

WOODLAND DRIVES ASSOCIATION – BOARD OF DIRECTORS MEETING



TUESDAY, NOVEMBER 14, 2023 – MEETING SUMMARY REPORT

Opening

Greg Youchock, President, opened the meeting at 6:00 pm

Board Members Present

- ✓ Nasrin Belbasi
- ✓ Tomas Berger
- ✓ Jeff Blair
- ✓ Sue Conte
- ✓ Deborah Lawson
- ✓ Greg Youchock

Members Absent

- ✓ John Lemon
- ✓ Zach Teders

Agenda

Approved unanimously.

Meeting Minutes

Motion and Second to approve Minutes from the September 19, 2023 meeting passed unanimously.

Treasurer's Financial Report

Treasurer, Tomas Berger, reported there is currently \$28,500 in the bank (savings and checking). We now have 140 members. Motion made, seconded and passed to accept the Financial Report.

Discussion: Continue to publish list of paid members in newsletter, produce annual expense breakdown on expenditures for Board review, and prepare a Budget for next year to be reviewed at the Annual Meeting.

President's Updates

Neighbors Helping Neighbors Update: Things are quiet for now. The system is in place and operational though not many have sought service. Joel Dawson has resigned from the committee. Peter Stone has offered to write an article on indoor air quality for the next newsletter.

ATN and Governmental Affairs Update

Governmental Affairs

Magnolia Drive Trail

- Phase 1 and 4 Complete (Monroe to Pontiac). Construction was from Q3 2021 – Q4 2022.
- Phase 2 (Pontiac to Diamond) design complete.
- RK&K (Rummel, Klepper and Kahl) civil engineering selected as CEI for on-site consultant to inspect construction (CEI: construction, engineering, and inspection).
- Phase 2 (Pontiac to Diamond) is ready for construction.
- Construction bid will be issued in mid-November, 2023.
- Board approval for the contract expected in January, 2024.
- Construction expected to start in February or March, 2024.
- Phase 2 Construction is from Q1 2024 – Q4 2025 (20 months).
- Phase 2 Project includes:
 - Overhead electric lines will be installed underground,
 - All utilities that are co-located on City power lines will be underground (Xfinity, CenturyLink, and MetroNet),
 - Water and sewer lines upgraded,
 - Entire roadway will be reconstructed,
 - South and east ditches will be enclosed,
 - 8-foot trail with 4' landscape buffer,
 - Landscaping with irrigation,
 - Street lighting,
 - Jim Lee intersection signalized,
 - Sidewalk will be on north side of Magnolia (WD side) between Seminole and Alban with a crosswalk on the west side of Jim Lee to cross Magnolia.
- Phase 3 (Diamond to Apalachee) design is 90% complete and right-of-way acquisition is ongoing and scheduled to be complete in Q3 2024. There is currently not a schedule for Phase 3 construction.

ATN

Community Engagement

- ATN proceeding with Community Engagement Policy.
- Met again (August 16) with Ashley Edwards (Director, Parks, Recreation, and Neighborhood Affairs); Artie White (Director, Planning); and John Reddick (Director, Growth Management).
- Provided them with requested triggers and project type examples.
- Staff (John, Artie, Ashley) will get with other department heads including Underground Utilities and Infrastructure (UUPI), and the Communications Department to discuss our proposal.
- John Reddick will take the lead in arranging internal discussions and compiling staff's feedback.
- They agreed to provide us with single-text feedback by mid to end-of-September.
- John Reddick noted that with the change in leadership—Laurel Harbin is the new planning director—the City team was delayed, but has discussed our proposal and will provide us with feedback in January 2024.
- We will meet with them after we review and evaluate the City's feedback.
- They appreciate our constructive and collaborative approach and feel there is nothing inconsistent with our proposal and Policy 122 (Neighborhood Notification, Engagement, and Involvement).
- Our Process could be perceived as providing a clear and consistent framework for implementing Policy 122, they will test this with department heads.
- We are making good progress, with a give-and-take collaborative approach to creating a win-win process for staff and the Community.

Comp Plan Development Schedule

- Urban Exploration Tour (Available September 18 - October 13)
- Community Building Blocks Survey (Anticipated in Fall 2023)
- Strengthen, Transform, Enhance, Preserve (STEP) Design Workshop Events (Anticipated in Winter 2023)
- Vision Plan Survey (Anticipated in Fall 2023)
- Scenario Workshop (Anticipated Spring 2024)
- Goals Objectives and Policies Survey (Anticipated Fall 2024)
- Adoption Hearings (Anticipated Early 2025)

Land Use Element: Goals, Objectives and Policies - Goal 1: [L] (EFF. 7/16/90)

The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods

Mobility Element: Goals, Objectives and Policies - Overall Goal (EFF. 12/15/11)

Establish a safe, energy efficient multi-modal transportation system that provides mobility for pedestrians, bicyclists, transit users, motorized vehicle users, users of rail and aviation facilities, supports public health through active living, and is sensitive to the cultural and environmental amenities of Tallahassee and Leon County.

Comp Plan Update – Vision 2055

- ATN priority
- Comp Plan revision of Land Use and Mobility Elements for 2055.
- City-County hired Halff and Associates as the consultant for the updates.
- I attended an Education Roadshow on September 19 at Jack McClean hosted by the consultant and provided input.
- I also participated in a virtual round table discussion on September 26 (by invitation) hosted by Halff: “to hear from a cross-section of stakeholders throughout the community. These sessions will provide valuable insights into current challenges, opportunities, needs and priorities.”
- Talked to URP students and consultants about our Comp Plan issues.

Beautification Committee Update (Deborah)

Traffic Circles and Islands Maintenance

- Deborah has been picking up trash at the key intersections into WD.
- Workday was sparsely attended.
- Cleaned up and mulched (pine straw) the Circle Drive traffic circles, and Santa Rosa triangle.

Newsletter Boxes

- Prepared four (4) new posts for Hartsfield students to paint for the newsletter boxes.
- Purchased solar lights for top of the posts.
- Hartsfield student art club will paint the posts.
- We have photos of students painting the posts.
- There continues to be a lack of volunteers assisting with projects.

Entrance Signs

- The WD entrance signs need work.
- The entrance signs posts are degrading and need to be replaced lettering is peeling, and they are weather stained.
- We need to get quotes from sign companies regarding the cost to pull signs, repaint them, replace posts, and reinstall signs.
- We plan to seek a City neighborhood grant in 2024 to either repair or replace the signs.
- Deborah will get quote from Wakulla Sign Company who made the signs, and will work with her committee to compare that with other replacement options for signage.

Fall Picnic Debrief

- Treasurer's table worked well.
- Overall feedback has been positive.
- Sound system was excellent.
- We should use pictures from picnic in e-newsletter.
- There are still plates, bowls and utensils to be returned.

Other Discussion, Updates and Action Requests

Neighborhood Social Activity – Suggestions included Garage Sale, Movie Night. Need volunteers to organize. Will solicit in next newsletter.

Website Hosting, Domain Name, and Updates

Discussion about options. Motion was made, seconded and passed to allow Sue to pay up to \$500.00 for transferring to a new host and domain.

Traffic Calming Update

All three road applications have been submitted to the City for evaluation. Of note, traffic calming is a separate contract from repaving. The City requested, and was provided with, a few addresses along Country Club and Old Fort Drives for speed checks. Next step for City is to conduct a study to look at factors such as speeds and volumes.

Board Meeting Snacks

A motion was made, seconded and passed to provide up to \$20 worth of snacks at future Board Meetings. Host should pay and seek reimbursement.

Next Board Meeting

January 16, 2024. Location Greg and Martha's.

Adjournment

The Meeting was adjourned at 7:35 p.m.