

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
DECEMBER 5, 2000  
(9:00 A.M.)**

Proceedings of a workshop meeting of the Board of County Commissioners of St. Johns County, Florida, began and held in the Auditorium at the County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. 1 North, St. Augustine, Florida.

Present were: Mary Kohnke, District 4, Chair  
Marc Jacalone, District 3, Vice Chair  
Nicholas Meiszer, District 1  
John Reardon, District 2  
James E. Bryant, District 5  
Ben W. Adams, Jr., County Administrator  
Daniel Bosanko, Deputy County Attorney  
Lenora Newsome, Deputy Clerk

Also present were: Cheryl Strickland, Clerk of Courts; and Michael Givens, Chief Deputy-Finance; Isabelle Lopez, Assistant County Attorney

(12/05/00 - 1 - 8:59 a.m.)

The meeting was called to order by Chair Kohnke.

(12/05/00 - 1 - 8:59 a.m.)

The Invocation was given by Bryant. The Pledge of Allegiance was led by Meiszer.

(12/05/00 - 1 - 8:59 a.m.)

ROLL CALL

Roll was called by the Deputy Clerk.

(12/05/00 - 1 - 8:59 a.m.)

PUBLIC COMMENT

Louise Thrower, 288 Orange Avenue, spoke on news reporting and saluting James Sutton for being objective in news reporting.

(12/05/00 - 1 - 9:04 a.m.)

ADDITIONS/DELETIONS TO WORKSHOP AGENDA

There were no additions nor deletions to the Workshop Agenda.

(12/05/00 - 1 - 9:05 a.m.)

APPROVAL OF WORKSHOP AGENDA

**Motion by Reardon, seconded by Jacalone, carried 5/0, to approve the Workshop Agenda as submitted.**

The meeting recessed for the Special Meeting at 9:05 a.m.

Givens and Lopez left the meeting.

The Workshop reconvened at 10:03 a.m.

(12/05/2000 - 2 - 10:03 a.m.)

#### REVIEW OF THE ST. JOHNS COUNTY UTILITY RATE STUDY

Bill Young, Director of Utilities, reviewed the St. Johns County Utility Rate Study with proposed modifications to the existing structure. (10:06 a.m.) Doug Burnett, Assistant County Attorney, entered the meeting and Bosanko left the meeting. Mike Rocca, Hartman and Associates, reviewed the important criteria that was used to end up with the results that are being presented to the Board: goals and objectives, what was done, what was concluded, important accomplishments, what is proposed, rate component comparison on residential and commercial customers, neighboring utilities rate comparison, impact of proposed rates on water and sewer customers, and impact of proposed rates on water only customers. Discussion followed on single family and non residential regarding one inch meters, single family comparisons on gallon usage, a 20% revenue reduction, and using below 4,000 gallons and getting a rate reduction. Meiszer commented on the Conservation Rate, stating that this would be the way to go and hoped that the Board adopted this proposal. Young requested direction to move on.

(10:31 a.m.) Carrie Lynn, 4600 A1A South, representing Ocean Gallery, spoke in favor of figuring the rate by usage. Frank Kendon responded that Ocean Gallery is definitely looking at approximately a 15% decrease in their monthly bill. She stated that they are very water conservative.

(10:33 a.m.) Andre Monde, 5330 Fifth Street, spoke on being charged for 4,000 gallon usage, even if he did not use it. He requested a copy from Rocca of the grafts used in the study.

(10:39 a.m.) Sandy Hinrichs, 516 Peninsula Court, spoke on being charged for a minimum of 4,000 gallons of water, even if she did not use it. Kohnke requested for Young to correct the one inch, and correct the residential ER equivalencies. She questioned why it took four months to put this in place. Young remarked that there are steps to go through. Discussion followed on doing a cost benefit on every plant, the methodology used to generate the overall rate reduction, coverage calculations, and the percentage of unit connection fees.

(12/05/2000 - 2 - 10:53 a.m.)

#### DISCUSSION OF A PROPOSED RESOLUTION FOR A POLICY ON UTILITY UNIT CONNECTION FEE WAIVERS

Young reviewed this item stating that this proposed resolution will allow for a policy on utility unit connection fee waivers. Jacalone stated that a policy on utility unit connection fee waivers is outstanding and supports it. Discussion followed on people having a year to connect, and new homes being built having to connect right away. Givens left the meeting.

(12/05/2000 - 2 - 10:58 a.m.)

#### DISCUSSION OF A REQUEST FOR ST. JOHNS COUNTY TO ACCEPT COMMERCIAL DRIVE INTO THE COUNTY'S MAINTENANCE SYSTEM

Daniel Bosanko, Deputy Attorney, entered the meeting. Adams gave background information on this item. Charles Usina, 2595 CR 208, announced that he was present to answer questions. Usina reviewed this item with the assistance of video display, explaining all the businesses located on Commercial Drive. Meiszer voiced concern on the County assuming maintenance of a private road. Usina stated that the right-of-way was being offered to the County at no charge, so the County could take over maintenance of the road. Joe Stephenson, Public Works Director, stated that as he understands it, the Board wants him to work with Mr. Usina, his engineers and attorneys to work out an agreement in which the roads are inspected, brought up to current standards, and then accept the road

once it is up to standards. (11:16 a.m.) Mr Loren Jones, 906 Anastasia Blvd., spoke on the construction of the road being up to standards in 1996 and the letter dated July 26, 1996 asking the County to take over the maintenance of the right-of-way. Stephenson mentioned that he needed clear direction from the Board to proceed with assessment of the road and working out an agreement with Mr. Usina and Mr. Jones to accept the road once it is brought up to standards, or if the Board is directing him to accept the road in its current condition, on the assumption that it was originally built to County standards. Jacalone requested to access the roadway and have the parties improve the roadway up to County standards and bring it back to the Board to assume it.

(12/05/2000 - 3 - 11:19 a.m.)

#### REPORT ON APPOINTMENT ELIGIBILITY REQUIREMENTS FOR THE CODE ENFORCEMENT BOARD

Burnett reviewed this item, stating that the Florida State Statute Chapter 162 requires that there be seven members on the Code Enforcement Board and the issue that the Board was concerned with, was what the requirement for serving on the Code Enforcement Board was. He stated that his role is advising the Board on the law, but in this situation he is also in the role of advising Staff on the issues of code enforcement. Mike Griffin, Director of Development Services, concurred with Burnett on staying with the business person, architect, and engineer whenever possible. Kohnke questioned if the member could be retired, not actively employed. Griffin responded yes. Discussion followed on having a full Code Enforcement Board, and letting retirees know that they are eligible.

(12/05/2000 - 3 - 11:25 a.m.)

#### DISCUSSION OF A CITIZENSHIP AWARD FOR HIGH SCHOOL STUDENTS.

Reardon reviewed this item stating that he would like to have this recognized as the County's citizenship award that would be offered to graduating seniors out of each high school in the County. Reardon explained how the child would be chosen for the award. ***It was the consensus of the Board to place this item on the Consent Agenda.***

(12/05/2000 - 3 - 11:28 a.m.)

#### COMMISSIONERS' REPORTS

##### Commissioner Meiszer:

No report.

(11:29 a.m.)

##### Commissioner Jacalone:

Jacalone spoke on the Board policy on getting a consensus of the Board before directing the County Attorneys to work on ordinances. He stated resolutions are a different matter and don't have to have a consensus, but is suggesting that resolutions have a consensus before directing the County Attorneys to work on them. (11:34 a.m.) James Sisco, County Attorney, entered the meeting. Discussion followed on resolutions not coming before the Board for decision until they are presented in a meeting, not having one policy to cover all the resolutions, and the Board controlling what goes on the agenda. Meiszer questioned being able to approve a contract by a motion instead of a resolution. Sisco replied that it depends on the contract, if there are issues involved that are not in the contract. (11:37 a.m.) Sisco left the meeting.

Jacalone mentioned attending the City's Swearing In Ceremony last night and that he presented the outgoing mayor with a plaque recognizing the City's cooperation with the County.

(11:39 a.m.)

Commissioner Kohnke:

Kohnke reminded the Board of the groundbreaking for the bridge in Palm Valley being scheduled for December 13, 2000, at 1:30 p.m.

Kohnke mentioned the Staff Christmas party at the Rod and Gun Club on December 15, 2000. Discussion followed.

(11:41 a.m.)

Commissioner Reardon:

Reardon mentioned receiving phone calls on repaving or filling in the pot holes on Master Drive. Adams responded that he would check into it and that the County could fill in some of the pot holes.

(11:44 a.m.)

Commissioner Bryant:

Bryant requested for all the Commissioners to show up at the employee party.

(12/05/2000 - 4 - 11:45 a.m.)

COUNTY ADMINISTRATOR'S REPORT

Adams announced that Mayor Pacetti in St. Augustine Beach was re-elected as Mayor last night.

(12/05/2000 - 4 - 11:45 a.m.)

COUNTY ATTORNEY'S REPORT

No report

(12/05/2000 - 4 - 11:45 a.m.)

CLERK OF COURT'S REPORT

Cheryl Strickland, Clerk of Court, announced that, effective January 1, 2001, Mike Givens, Chief Deputy-Finance, is resigning his position. She requested time at the last meeting in December to do a formal presentation. Adams stated that he would add it to the December 19, 2001, meeting agenda.

The meeting recessed for lunch at 11:46 a.m. and reconvened at 1:30 p.m. with Kohnke, Jacalone, Meiszer, Reardon, Bryant, Adams, and Deputy Clerk Yvonne King present.

(12/05/2000 - 4 - 1:36 p.m.)

PRESENTATION OF THE NORTHWEST SECTOR PLAN PROGRESS REPORT AND COMMUNITY PROFILE

Georgia Katz, Special Projects Coordinator, made a presentation of the Northwest Sector Plan Progress Report and Community Profile.

(1:40 p.m.) Dan Hiden, Ayres & Associates, Consultant that was hired by the County to develop the North South Corridor Study, gave a progress report of the study; introduced the plan; reviewed the traffic analysis; reviewed the existing conditions report development; explained the alternatives analysis. During the presentation, the Board asked questions of Mr. Hiden.

(1:56 p.m.) Dan Kristoff, Project Manager for Sverdrup Corporation for the CR 210 Corridor Study, reviewed the boundaries of the project; reviewed the project objectives; reviewed the four phases of the project; reviewed the current project development; reviewed the alignment, the lane configuration, and access management. Discussion followed on alternative analysis, the alignment of the CR 210 Corridor, and the lane configuration.

(2:25 p.m.) Jeff McNeil, Principal in charge of Planning at Miller, Sellen, Conner & Walsh, gave an overall planning effort of the Northwest Sector Progress Report.

(3:07 p.m.) Dave Tillis, 410 Tradewind Lane, expressed concerns with the St. Joe Company owning four miles of river frontage. Tillis encouraged the Board to help them figure out a way to capitalize on that four miles of river frontage.

**Motion by Reardon, seconded by Bryant, carried 5/0, to adjourn the meeting.** The meeting thereupon adjourned at 3:11 p.m.

Approved \_\_\_\_\_ December 19 \_\_\_\_\_, 2000

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
Mary F. Kohnke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: \_\_\_\_\_  
Deputy Clerk