

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JANUARY 27, 2009
(9:00 A.M.)**

Proceedings of a special meeting of the Board of County Commissioners of St. Johns County, Florida, held in the San Sebastian Conference Room, County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Proof of publication of the notice of a special meeting on a Goal Setting Workshop was received, having been published in *The St. Augustine Record* on January 16, 2009.

Present were: Cyndi Stevenson, District 1, Chair
 Ron Sanchez, District 2, Vice Chair
 Mark P. Miner, District 3
 Phillip Mays, District 4
 Ken Bryan, District 5
 Michael D. Wanchick, County Administrator
 Patrick McCormack, County Attorney
 Lenora Newsome, Deputy Clerk

(01/27/09 - 1 - 9:08 a.m.)
CALL TO ORDER

Stevenson called the meeting to order.

(01/27/09 - 1 - 9:08 a.m.)
ROLL CALL

Everyone introduced themselves for the record.

(01/27/09 - 1 - 9:08 a.m.)
ADDITIONS/DELETIONS TO SPECIAL AGENDA

There were none.

(01/27/09 - 1 - 9:09 a.m.)
APPROVAL OF SPECIAL AGENDA

Motion by Sanchez, seconded by Bryan, carried 5/0, to approve the Special Agenda as submitted.

(01/27/09 - 1 - 9:09 a.m.)

1. GOALS OF THE BOARD OF COUNTY COMMISSIONERS

Wanchick spoke on the goals they wanted to set that day. He stated that he asked the staff and the public not to participate because these were the Commissioners' goals. He spoke on the importance of organizational goals; to provide direction to an organization, highlight priorities, facilitate better planning and decision making, and to motivate employees and the community through enhanced communication. He reviewed the benefits of group goal setting, the organizational goal setting process, organizational goals, organizational objectives, organizational action plan, and an example of an action plan. He stated that goals were very broad and represented the future condition that they wanted to achieve. He mentioned that the objectives, in

support of the goal, represented a desired accomplishment that was a subcomponent of the goal itself, in a shorter time frame. He stated that the action plan confided a very specific task that needed to be done, assigned to specific departments and divisions, to establish a specific measure of performance, to have a specific timeline for completion and was supported by necessary organizational resources. He stated that he would like to share the goals achieved that morning with the staff, to make sure nothing was being missed, and see if they had any objectives that they may want to insert into the goals. He stated that they would want to end up with five, maybe seven goals at the most.

(9:17 a.m.) Doug Burnett entered the meeting.

(9:18 a.m.) Bryan stated that based on his experience with goals, they should be realistic and achievable.

(9:18 a.m.) Proposed Commission Goals:

Goal: Economic Development-multi pronged, diverse and stable local economy-easy for businesses to locate here.

Bryan spoke on the number of minority businesses in St. Augustine, St. Johns County.

Objective: Countywide as well as key areas (minorities)

Stevenson spoke on a diverse and stable local economy. Bryan spoke on opportunities in development.

Objective: Agriculture

Objective: Tourism

Sanchez spoke on increased business activities in the County, fast tracking, and having things business ready. Wanchick mentioned that they would explore business ready sites.

Objective: Explore business ready sites

(9:24 a.m.) Sanchez spoke on industrial areas being beautiful. Mays spoke on economic development, it being difficult to do business in St. Johns County, and concurrency. Stevenson stated that she didn't want to send the message that they were ever competing with the private sector.

Objective: Balance residential and commercial

Bryan stated that they needed to do a better job at reaching out to the businesses. Discussion followed on businesses being able to start building right away. (9:31 a.m.) Stevenson spoke on using efforts wisely, and that JEA said no more CIPs. Sanchez mentioned being in business to provide areas for businesses to compete. Wanchick spoke on exploring sites for businesses.

Objective: Eliminate obstacles for businesses development

Wanchick spoke on in-house positions. Mays suggested getting together with the different Chambers of Commerce.

Objective: Pursue opportunities for County-hosted summit

Bryan spoke on being fair when attracting businesses. Stevenson spoke on having a program for relieving impact fees for targeted industries. Bryan mentioned that there was now a new commission and a whole new focus. Mays spoke on the private sector.

(9:39 a.m.) Sanchez spoke on getting businesses to come to St. Johns County and needing to find contacts in St. Johns County to help. Mays spoke on raising fees. Sanchez stated that all the incentives were designed to help the businesses get started.

Objective: Dedicated County employed ED (Economic Development) expert

Objective: Incentives-ROI for County, business helpful

Stevenson spoke on stabilizing home values, diversifying economy, and having different elements in the County. Sanchez stated that they should drop the suggestion to anyone coming into the County, because it might be nice to look at the local people/businesses and use the local people. Bryan mentioned that was where the Chamber of Commerce could come in, because the local businesses were encouraged to register and be involved with the Chamber, so they could be listed as vendors within the Chamber itself. Sanchez mentioned contacting the businesses through the Chamber, so they could get ready for that kind of approach. Wanchick stated that they needed to put together a competitive package of incentives and impact fee waivers.

Objectives: Partnerships-with private industry, Chamber, universities, City, boards, airport, adjacent counties, etc

(9:50 a.m.) Mays spoke on light industry. Stevenson stated that if they came here, there would have to be a reason, like adding value to it, but they needed to be careful not to incur a lot of traffic. Mays spoke on limiting attraction to certain kind of warehouses. Stevenson stated that the opportunity for research was something that the State was looking at. Wanchick mentioned that in Dallas there was a real effort, on their behalf, to reach out to the university systems, to have tie-ins for economic development.

Objective: Industrial-light, research, fit with quality of life

(9:52 a.m.) Sanchez stated that no one had ever pushed in the same direction together. Stevenson spoke on working on the planning process to make it look more attractive. Sanchez stated that they needed to know and understand each others' Boards, and needed to all push in the same direction. Miner suggested including the airport. Stevenson stated that businesses wanted to be part of the community. Sanchez stated that they needed to meet with surrounding County Boards. Wanchick said that the County had never asserted itself fully; that they didn't have to have all the answers, but needed to show leadership in establishing some goals.

Objective: Assert County as the ED leader for the community

(9:58 a.m.) Sanchez stated that the County was here to assist the municipalities in guiding them. Wanchick stated that they should be creating an environment where they were all successful. Mays spoke on being ready when the lobbyist was ready, or they would miss the boat. He stated that they needed an organized plan and lobby, to get what would be hundreds of billions of dollars flowing in the State of Florida. He mentioned that they should have the governor on their side to get the heavy amount of support needed. Wanchick stated that they were in the final stages of pulling it all together. Mays suggested revisiting hiring a lobbyist for the County.

Objectives: Lobbyist for the County (ED + other)

(10:03 a.m.) Stevenson mentioned that the School Board and the Florida Association of Counties were trying to collaborate on some of the local effort, and spoke on priorities. Sanchez spoke on lobbyists. Stevenson stated that it wasn't just knowing the legislators, but knowing the staff and knowing everything that's going on. Mays mentioned that good lobbyists were hard to get. He stated that they needed to let the governor know what they expected. Stevenson stated that they were trying to get their share of money back into the County. Mays stated that he thought that the governor's office and John Mica would be glad to help them. Stevenson suggested having another meeting on priorities.

(10:10 a.m.) Locklear spoke on federal money, and the local government not being experienced working in the federal area. He stated that the money would come with strings and they needed to be ready, or they would not be in the first rush. He spoke on the federal process. Sanchez spoke on the matching fund requirement. Locklear replied that they had decided to waive the match. Wanchick stated that the governor would consider it extremely embarrassing to send money back, so they were screening the projects very tightly. Discussion followed. Wanchick stated that they were putting together the macro list and identifying the few projects that they knew could be ready on a short list. He stated that they were not curtailing what they were submitting at all. He suggested on ED, that unless they were missing something, to set it aside, and put it in the goal and objective terminology, and bring it back within the next week or two to give them time to test it and give comments on it. Sanchez stated the main concern was to put people to work.

The meeting recessed at 10:19 a.m. and reconvened at 10:40 a.m.

Wanchick mentioned on the lobby effort, that the Board was meeting with the Legislative Delegation the next day and would have an opportunity to mention it.

GOAL: Public Safety

Objectives: Communications-upgrade emergency system countywide (technology, organizational efficiencies); 10/2011

Wanchick stated that they needed to upgrade their emergency communication system. Sanchez stated that all communications county wide needed to be on it and it was going to cost a lot of money. Wanchick stated that they were working with all the parties on the system, and that it would serve everyone's needs countywide. Sanchez spoke on buying systems that didn't work, and maintenance costs being unbelievable. Miner mentioned that he would like to look at the way it was being done now and stated that he thought there was room for efficiency in how the 911 operation worked. He suggested making it one entity. Cameron spoke on observation and deadlines. Stevenson spoke on FEMA support. Wanchick stated that he learned that you can't depend on anyone in time of an emergency, and you can't afford becoming overwhelmed with communications in the time of an emergency. Cameron stated that within 90 days they should have a pretty concrete proposal. McCormack mentioned that this might be an opportunity for some regional discussion.

Objective: Sustainable fire funding

Objective: Jail sufficiency (neighboring partnerships, rehab)

(10:51 a.m.) Bryan spoke on partnering with surrounding counties on debt regarding the jail system. Sanchez replied that Clay County recently extended their jail and it wasn't that expensive. Stevenson spoke on touring the jail. She explained the

difference between a jail and prison; a jail was County and housed misdemeanor offenders under a year, and prison was over a year. Bryan stated that Sheriff Shoar was working on a rehab program for prisoners after they were released from jail or prison. Wanchick told the Board that they were going to see some of the jail sufficiency discussion on the BCC agenda on Feb. 3rd, because in the commercial bank loan, there was proposed funding for the work farm. He spoke on meeting with Juvenile Justice Representatives in Tallahassee, and stated that they were going to give them the vacant property behind the jail for temporary facilities, and perhaps some of the buildings back there that they were not using. He spoke on rehab solutions. Mays said that he felt that it was a revolving door at the jail, if you didn't offer some other services and a way back into the community. Wanchick stated that unfortunately, on the front end, those types of programs were expensive, and it was a challenge, but a worthy challenge, that they needed to work on with the Sheriff. Mays suggested checking with budget-Doug Timms. Stevenson spoke on the rehabilitation system. Discussion followed on the federal stimulus packets.

Objective: Annexation guidelines -review, clarify, establish

(11:00 a.m.) Bryan stated that they needed to revisit, and develop some guidelines on annexation. Sanchez stated that the property owner had the right to request annexation. McCormack stated that it certainly was the state statute that governed that area. However, there was an opportunity to do an interlocal agreement with one or more municipalities, and this topic could be brought up in joint meetings. He stated that there was a Florida chapter on annexation, but there could be interlocal agreements to coordinate these. Wanchick spoke on waiving impact fees. Discussion followed on annexation.

Objective: Coordinate emergency services (i.e. annex, interlocal agreements)

(11:06 a.m.) Bryan spoke on surcharges. Sanchez mentioned there was something going through the courts on surcharges. He stated that if a provider charged a fee outside of their area, that fee had to be spent outside of their area. Sanchez stated that annexation had to start with the property owner, requesting it. McCormack stated that he believed in some instances, the city could initiate it and a municipality could force annexation. He stated that it was generally easier with uninhabited property. Bryan spoke on West Augustine being in the service area, and that the City felt like they could not afford to provide the services that they needed. Sanchez mentioned that if the City was expanding the area within West Augustine, it would increase taxation to the people tremendously. Discussion followed on improving West Augustine.

GOAL: West Augustine Community

Objective: Explore inter-local agreement

Objective: Partnership discussion with the City

(11:13 a.m.) Stevenson spoke on water and sewer hookups. Sanchez stated that there was already a fund to pay for hook up fees that was offered to the City of St. Augustine, and they did not want to expand their system at that time.

Objective: Utility access, cost, connection

(11:15 a.m.) Sanchez stated that he thought that the City needed to provide the utility. Mays mentioned that the lack of infrastructure was the number one problem.

Objective: Lack of infrastructure

(11:17 a.m.) Stevenson mentioned the need to make sure that what they were doing in West Augustine was right and not moving too fast. Sanchez spoke on phases in West Augustine. Stevenson mentioned focusing on the CRA and making it viable.

Objective: CRA

(11:19 a.m.) Sanchez spoke on the drainage and retention ponds in West Augustine. Sanchez stated that West Augustine had been promised things and never received them. Wanchick suggested to let staff put together a status report, not only on infrastructure, but everything in St. Augustine as they knew it. Stevenson stated the meetings were better if they worked them through staff before the Board got involved. Wanchick stated that when you get Commissioners in a room, you send a message. He stated that when meeting with the City, they could just express concern, and did not have to look for commitment or to indict anybody. Sanchez spoke on impact fee structure, and stated that part of the impact fee could be charged by the County, and that part would take in the services, the roads, transportation and schools. McCormack replied that it was true for schools, but the roads he would have to look at. Stevenson mentioned that the biggest exposure that they had for expansion right now, was Hastings. Mays mentioned that he had asked Greg White, on behalf of the CRA Steering Committee, to put together a letter of needs they felt they had, that could be addressed by the County.

Objective: Enhance communication

(11:26 a.m.) Stevenson spoke on CRAs. Sanchez stated that the problem with West Augustine was that there were a lot of groups involved that were separated and not communicating with each other. Discussion followed on CRAs.

Objective: Facilitate diverse stake holders

(11:30 a.m.) Mays spoke on paying more taxes. Wanchick stated that in a larger sense, West Augustine looked at the County as being the agency/organization that helped them through. Stevenson stated that it was absolutely a good thing, because CRAs were tools.

(11:32 a.m.) Mays mentioned that one of the major concerns with West Augustine was a better or different type of public safety presence there. Sanchez mentioned that he checked, and within the last six months, there was an enormous amount of arrests and arrests on warrants that were being served through the Weed and Seed Program. He stated that those guys were doing a very good job, without much cooperation. Stevenson spoke on stress and juveniles.

(11:36 a.m.) Stevenson spoke on orderliness in the development area, the Greenway plan, and planning of job centers. Wanchick stated that he was not a big believer in pushing the market, and that they needed to identify the areas they wanted to develop. Sanchez stated that he had talked about a master plan for the southern part of the county. He stated that there was a really diverse attitude among the farmers and every one of them was independent of each other. Wanchick stated that he thought there was a role for the timing of their infrastructure. Stevenson stated that she was interested in, if PRDs were going to be a big development pattern and if so, that they figure out how to coordinate the open space. Wanchick stated that it would be an on-going process. Stevenson spoke on legislative mandates. Wanchick replied that they did not have a lot of control; they had to do what the State said. Sanchez spoke on dealing with

infrastructure. Bryan asked if that area would involve the new planning person. Locklear replied that this was a big utility issue, and that they had been uninvited in Hastings with their utilities. Stevenson stated that she was concerned about them annexing the southern area, which would leave a northern pocket, which could be like West Augustine in the future. Cameron stated that Locklear was correct, that they were not invited. Stevenson mentioned that there was discussion of regional transportation and water supply. She stated that Hastings saw the City and County as competitors. Sanchez stated that he would have to investigate the attitude over in Hastings, because he wasn't sure that it was the same over there now. Stevenson stated that there may be times when the smaller cities were able to get grants that the County couldn't because of their size. Wanchick stated that he thought that this was an excellent goal to pursue, the financial future of the county. Wanchick stated that they would take that day's discussion and make it easier to follow, and plan another meeting like that where they could talk finance as a goal.

GOAL: Finance Future

(11:50 a.m.) Wanchick stated that what he would like to do was take what they did that day, put it together, hand it out as separate handout, and have it available, so at the next meeting if they wanted to adjust or edit it, they could do that. He stated that once the Commission agreed on the goals and objectives, he would get with staff and do the action plan.

(01/27/09 - 7 - 11:51 a.m.)

2. OTHER BUSINESS AS NECESSARY

Stevenson mentioned that the First Coast Manufacturer's Association had contacted the County and would like to have a working lunch meeting, sponsored by one of their business partners to talk about goals and issues. Sanchez said he didn't have a problem with it, but he didn't think the people providing the lunch, should be anyone with whom they did direct business. Stevenson replied that she thought it was someone that they did lunch with and she was going to tell them that she would provide her own lunch. Wanchick suggested getting expenditure from Allen McDonald to host it themselves. Wanchick suggested letting them look into it. Stevenson suggested doing it on a non meeting Tuesday at lunch. Sanchez stated that Diane Gorski was checking the committees out to see if the commissioners were really needed at them. Stevenson encouraged the Commissioners to go to the next Regional Transportation meeting.

(11:56 a.m.) McCormack mentioned that the Board asked the County Attorney's Office to work on a resolution where the activities needed be approved by the Board or the Chair. He stated Commissioner Miner had come up with a good idea that promoted public safety and pertained to sexual predators in parks. He stated that they would like to have areas posted in parks announcing sexual predators in that area. Sanchez mentioned that he was 100 percent behind it, but also 100 percent in favor of anyway possible, proposing a real severe penalty for that infraction, because if you did not penalize them, they were not going to change. Discussion followed. McCormack asked for a consensus from the Board to do it. (12:00 a.m.) *There was a consensus of the Board to have McCormack explore it.*

(12:00 a.m.) McCormack mentioned that the City of St. Augustine updated their Adult Entertainment Ordinance and expressed to the Board that the County needed to review their Adult Entertainment Ordinance. Stevenson mentioned that it was important to plan for it. (12:02 p.m.) *There was a consensus of the Board to have the County Attorney's Office review the County's Adult Entertainment Ordinance.*

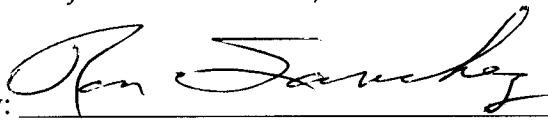
(12:02 p.m.) McCormack stated that there had been some conversation about the Noise Ordinance. McCormack asked for consensus from the Board to explore and make the Noise Ordinance user friendly and bring it back to the Board for approval. Sanchez stated that he was dealing with something in his District, and the nuisance ordinance was brought up, and stated that they had no nuisance ordinance for St. Johns County. He stated that they had one on file, but it only pertained to an area in Ponte Vedra Beach. He also stated that the State had one, but he couldn't understand why they didn't have one for the County, which should cover the entire County. McCormack stated that the one that the County had only pertained to a section of the Ponte Vedra Beach area. He stated that, if the Board would like, they could explore the nuisance issue and the County could have a more general ordinance pertaining to it. (12:04 p.m.) *There was a consensus of the Board to explore the nuisance issue.* Discussion followed on Churches being targeted as assemblies.

(12:06 p.m.) Dwight Hines spoke on having more transparency on the local level.

Motion by Sanchez, seconded by Bryan, carried 5/0, to adjourn. With there being no further business to come before the Board, the meeting adjourned at 12:07 p.m.

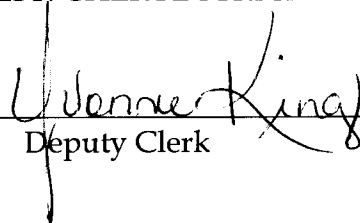
Approved _____ February 17 _____, 2009

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 

Ron Sanchez, Vice Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk

