

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
DECEMBER 17, 2013  
9:00 A.M.**

Proceedings of a regular meeting of the Board of County Commissioners of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Present: John H. Morris, District 4, Chair  
Rachael Bennett, District 5, Vice Chair  
Cyndi Stevenson, District 1  
Ron Sanchez, District 2  
William A. McClure, District 3  
Michael Wanchick, County Administrator  
Darrel Locklear, Assistant County Administrator  
Jerry Cameron, Assistant County Administrator  
Patrick McCormack, County Attorney  
Paolo Soria, Assistant County Attorney  
Natasha Lirette, Deputy Clerk

(12/17/13 - 1 - 9:00 a.m.)  
CALL TO ORDER

Morris called the meeting to order.

(12/17/13 - 1 - 9:00 a.m.)  
ROLL CALL

The clerk called the roll. All board members were present.

(12/17/13 - 1 - 9:00 a.m.)  
INVOCATION

Pastor Ronnie Warren, Christ the Redeemer Church, gave the invocation.

(12/17/13 - 1 - 9:02 a.m.)  
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(12/17/13 - 1 - 9:02 a.m.)  
PUBLIC COMMENT

BJ Kalaidi, 8 Newcomb Street, spoke on Pasco County's mobility fee, *Exhibit A*. She also spoke on the St. Johns County transportation concurrency meetings.

(12/17/13 - 1 - 9:05 a.m.)  
DELETIONS TO CONSENT AGENDA

McClure requested that Consent Agenda Item 14 be pulled and added to the Regular Agenda as Item 5A.

**Motion by Stevenson, seconded by McClure, carried 5/0, to approve the Consent Agenda, as amended.**

1. Approval of the Cash Requirement Report
2. Minutes: None.
3. Motion to adopt **Resolution No. 2013-268**, approving the terms of, and authorizing the chair, or designee, to execute, an easement to Florida Power and Light Company to install electrical service to the Masters Tract property. No funding is required

**RESOLUTION NO. 2013-268**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY CHAIR, OR DESIGNEE, TO EXECUTE AN EASEMENT OF FLORIDA POWER AND LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE TO THE MASTERS TRACT PROPERTY**

4. Motion to adopt **Resolution No. 2013-269**, approving the final plat for Las Calinas Parcel 3A, Unit 2, Phase 3A

**RESOLUTION NO. 2013-269**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR LAS CALINAS PARCEL 3A, UNIT 2, PHASE 3**

5. Motion to declare a list of County assorted equipment items (from County Departments that are of varying conditions) as surplus; and authorize the county administrator, or his designee, to dispose of the same, in accordance with County Purchasing Policy 308 and Florida Statute 274
6. Motion to adopt **Resolution No. 2013-270**, recognizing unanticipated revenue in the amount of \$851.64 from the family of Kyle W. Good, for a bench to be placed on the St. Johns County Pier in his memory; and increasing the revenue budget for General Fund contributions in the said amount, and appropriating to the Recreation Facilities Department Other Maintenance account

**RESOLUTION NO. 2013-270**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2014 BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY RECREATION AND PARKS DEPARTMENT**

7. Motion to adopt **Resolution No. 2013-271**, recognizing unanticipated revenue in the amount of \$3,120 from the Friends of the St. Augustine Amphitheatre, Inc., increasing the revenue budget for Cultural Events Division contributions revenue line and appropriating \$3,120 to the Cultural Events Operating Supplies expenditure line. The contribution will be used to purchase three computers for the Cultural Events Division

**RESOLUTION NO. 2013-271**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2014, COUNTY CULTURAL CENTER FUND BUDGET TO RECEIVE UNANTICIPATED REVENUE; AND AUTHORIZE ITS EXPENDITURE BY THE ST. JOHNS COUNTY CULTURAL EVENTS DIVISION

8. Motion to adopt **Resolution No. 2013-272**, approving the terms and conditions of the State of Florida Domestic Preparedness Strategy HazMat Sustainment Grant; and appropriating \$14,925 in related unanticipated grant funds within the Fire District Fund. The grant is funded through the U.S. Department of Homeland Security - Office of Domestic Preparedness to the State Homeland Security Program. The Federal share is 100% and requires no match from the County

**RESOLUTION NO. 2013-272**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, IN WHICH THE FIRE DISTRICT FUND IS ANTICIPATED TO RECEIVE A GRANT FROM THE STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT MADE AVAILABLE BY THE US DEPARTMENT OF HOMELAND SECURITY OFFICE OF DOMESTIC PREPAREDNESS TO BE APPROPRIATED IN THE FY 2014 BUDGET

9. Motion to adopt **Resolution No. 2013-273**, approving the terms and conditions of the agreement between the St. Johns County Board of County Commissioners and the City of St. Augustine to provide for certain tourist related services and operation of the St. Augustine/St. Johns County Visitors Information Center ("VIC"); and authorizing the county administrator, or designee, to execute the agreement on behalf of the County

**RESOLUTION NO. 2013-273**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND THE CITY OF ST. AUGUSTINE/ST. JOHNS COUNTY VISITORS INFORMATION CENTER ("VIC"); AND AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

10. Motion to adopt **Resolution No. 2013-274**, approving the terms, conditions, and requirements of the Contract between St. Johns County and EPIC Community Services for the provision of services through the THINK! for Success Program; and authorizing the county administrator to execute the Contract on behalf of the County

**RESOLUTION NO. 2013-274**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND EPIC COMMUNITY SERVICES FOR THE THINK! FOR SUCCESS PROGRAM; AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY

11. Motion to accept the required triennial report from the St. Johns County Affordable Housing Advisory Committee
12. Motion to adopt **Resolution No. 2013-275**, approving and adopting the 2013 Local Mitigation Strategy Plan; and directing the Director of Emergency Management to notify the Florida Division of Emergency Management of the County's approval and adoption of the local mitigation strategy plan

**RESOLUTION NO. 2013-275**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, MAKING FINDINGS OF FACT; APPROVING AND ADOPTING THE ST. JOHNS COUNTY LOCAL MITIGATION STRATEGY PLAN; DIRECTING THE DIRECTOR OF EMERGENCY MANAGEMENT TO NOTIFY THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT OF THE COUNTY'S APPROVAL AND ADOPTION OF THE LOCAL MITIGATION STRATEGY PLAN; AND PROVIDING AN EFFECTIVE DATE

13. Motion to adopt **Resolution No. 2013-276**, authorizing the county administrator, or his designee, to award Bid No. 14-03, Purchase of Hot Mix Asphalt; and to execute a contract with Oldcastle Southern Group d/b/a APAC Southeast, Inc., to provide hot mix asphalt for an initial term of one year, and up to four one-year renewals

**RESOLUTION NO. 2013-276**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD AND EXECUTE AN AGREEMENT FOR BID NO. 14-03, PURCHASE OF HOT MIX ASPHALT FOR THE ST. JOHNS COUNTY ROAD AND BRIDGE DEPARTMENT

*(Consent Agenda Item 14 was pulled and added to the Regular Agenda as Item 5A.)*

14. Motion to authorize the county administrator, or his designee, to award a contract for Bid No. 14-09, Demolition and New Construction of Bartram Oaks Water Treatment Plant to Sawcross, Inc., as the lowest responsive, responsible bidder for a total lump sum bid of \$541,500; and to allow County staff to investigate and negotiate value engineering opportunities with the successful bidder that best serve the interests of St. Johns County
  
15. Motion to adopt **Resolution No. 2013-277**, authorizing the county administrator, or his designee, to negotiate fee schedules and enter into contracts for RFQ No. 14-11, Water Well Assessment & Rehabilitation Services, with the three top ranked firms: Partridge Well Drilling Co., Inc.; Rowe Drilling Co., Inc.; and Thompson Well & Pump, Inc., for an initial three-year contract with the option to renew contracts two times, each with a two-year term. If an agreement cannot be reached with all three firms, authorization is requested to enter into contracts with the number of firms with whom negotiated fee schedules can be reached

**RESOLUTION NO. 2013-277**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 14-11; AND TO EXECUTE AGREEMENTS FOR WATER WELL ASSESSMENT & REHABILITATION SERVICES (SJC UTILITY DEPT)**

16. Motion to adopt **Resolution No. 2013-278**, authorizing the county administrator, or his designee, to award a contract for Bid No. 14-16, Northwest Wellfield Floridan Aquifer Production Well NW4 to Applied Drilling Engineering, Inc., as the lowest responsive, responsible bidder for a total lump sum bid of \$117,350

**RESOLUTION NO. 2013-278**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 14-16; AND TO EXECUTE AN AGREEMENT FOR NORTHWEST WELLFIELD FLORIDAN AQUIFER PRODUCTION WELL NW4**

17. Motion to adopt **Resolution No. 2013-279**, authorizing the county administrator, or his designee, to purchase one new Caterpillar 750KW Generator from Florida Sheriff's Association and Florida Association of Counties Contract No. 13-11-0904 from Ring Power Corporation in the amount of \$261,743. A generator is needed for the Utility Administration Building as it provides a central work location and hub during long-term outages and natural disasters. This request was included in the approved FY 2014 budget

**RESOLUTION NO. 2013-279**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE A PURCHASE ORDER FOR A NEW 750KW GENERATOR**

18. Motion to approve a transfer from Fire/EMS Impact Fee Capital Reserves (1172-59927) in the amount of \$148,250 for design and engineering related to the construction of a Nocatee Fire/Rescue Station
19. Motion to approve **Resolution No. 2013-280**, to contract with Musco Lighting and utilize the piggy-back option from the Clay County RFP No. 08/09-3 for the West Augustine field lighting project

**RESOLUTION NO. 2013-280**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PURCHASE AND TO EXECUTE A CONTRACT FOR WEST AUGUSTINE PARK FIELD LIGHTING**

20. Motion to adopt **Resolution No. 2013-281**, approving the insurance committee recommendation for health and dental plan providers; and authorizing the county administrator, or designee, to enter into contract with Florida Blue for health benefits and Humana for dental benefits

**RESOLUTION NO. 2013-281**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AMENDMENTS TO THE CURRENT ADMINISTRATIVE SERVICES AGREEMENT WITH BLUE CROSS AND BLUE SHIELD OF FLORIDA, INC., D/B/A FLORIDA BLUE**

21. Motion to adopt **Resolution No. 2013-282**, approving the insurance committee recommendation for stop loss coverage; and authorizing the county administrator, or designee, to enter into a contract with RMTS effective January 1, 2014

**RESOLUTION NO. 2013-282**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO ACCEPT THE QUOTE AND ENTER INTO A LEGALLY SUFFICIENT AGREEMENT FOR STOP LOSS COVERAGE WITH RMTS (GERBER/NATIONWIDE)**

(12/17/13 - 6 - 9:07 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Morris requested that Regular Agenda Items 2 and 3 be pulled.

McClure requested that Consent Agenda Item 14 be pulled and added to the Regular Agenda as Item 5A.

Morris requested to add the discussion of capital trust agency public hearing for Rimlock Devlin, LLC, as Regular Agenda Item 9 and the dentition control system upgrade for the St. Johns County Jail as Regular Agenda Item 10.

(12/17/13 - 7 - 9:08 a.m.)

APPROVAL OF REGULAR AGENDA

**Motion by Stevenson, seconded by McClure, carried 5/0, to approve the Regular Agenda, as amended.**

(12/17/13 - 7 - 9:09 a.m.)

DISTRICT 3

1. PUBLIC HEARING - MAJMOD 2013-08, MOULTRIE BLUFF PLAZA PUD (RESIDENTIAL). REQUEST TO MODIFY EXISTING MOULTRIE BLUFF PLAZA PUD TO CHANGE AND CLARIFY THE PHASING SCHEDULE SO THAT PHASE II, RESIDENTIAL MAY BEGIN IN 2013 AND BE CONSTRUCTED SIMULTANEOUSLY WITH PHASE I, COMMERCIAL. STAFF RECOMMENDS APPROVAL OF THE REQUEST, WITH THE REQUESTED WAIVER, BASED ON ITS CONSISTENCY WITH THE FUTURE LAND USE DESIGNATION OF RESIDENTIAL-C, CONSISTENCY WITH DEVELOPMENT TRENDS IN THE AREA AND COMPATIBILITY WITH SURROUNDING PROPERTIES. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE REQUEST AT ITS OCTOBER 3, 2013, MEETING BY A VOTE OF 7 TO 0

Proof of publication of the notice of public hearing on MAJMOD 2013-08, Moultrie Bluff Plaza, was received, having been published in *The St. Augustine Record* on November 4, 2013.

Chelsea Glenn, Planner, Growth Management Department, gave a presentation, *Exhibit A*. She reviewed zoning and aerial maps; the project summary, which included a waiver, proposed text changes for the phasing section of the Planned Unit Development (PUD), and a proposed Master Development Plan (MDP) map. She also reviewed recommendations.

(9:14 a.m.) Morris stated the item was an ex parte item. Morris, Stevenson, and Sanchez stated they met with the applicant's attorney, Doug Burnett. Bennett stated she met with Burnett and the applicant.

(9:15 a.m.) Doug Burnett, St. Johns Law Group, 509 Anastasia Boulevard, gave an overview of the request. He also spoke about the waiver and language revisions of the Master Development Plan (MDP) text.

(9:17 a.m.) Bennett suggested adding the following language to page 12, section R (Phasing), under Commencement of the MDP text: *Commencement of the office/commercial portion shall not vest the residential portion. Commencement of the residential portion shall not vest the office/commercial portion.*

(9:19 a.m.) Discussion ensued on ownership interest; natural vegetated ponds; responsibilities of commercial and residential owners, which included the main entrance roadway and the right turn lane; and Wildwood Drive road improvements.

(9:24 a.m.) **Motion by McClure, seconded by Sanchez, to enact Ordinance 2013-39, known as MAJMOD 2013-08, adopting findings of fact 1-6 to support the motion.** McCormack suggested adding the following language to page 12, section R (Phasing), under Commencement of the MDP text: *Commencement of the office/commercial portion shall not vest the residential portion. Commencement of the residential portion shall not vest the office/commercial portion, carried 5/0, as amended.*

ORDINANCE NO. 2013-39

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, APPROVING A MAJOR  
MODIFICATION TO THE MOULTRIE BLUFF PLAZA  
PLANNED UNIT DEVELOPMENT, ORDINANCE  
NUMBER 2009-31, AS AMENDED, MAKING FINDINGS  
OF FACT; REQUIRING RECORDATION; AND  
PROVIDING FOR AN EFFECTIVE DATE

(12/17/13 - 8 - 9:25 a.m.) (This item was pulled to a date uncertain.)

2. PUBLIC HEARING - VACPLA 2013-02, ST. AUGUSTINE CIRCLE PLAT VACATION

(12/17/13 - 8 - 9:25 a.m.) (This item was pulled to a date uncertain.)

3. PUBLIC HEARING - PUD 2013-07, CHASEWOOD PUD

(New Regular Agenda Item 2.)

(12/17/13 - 8 - 9:25 a.m.)

DISTRICT 5

4. PUBLIC HEARING - DEVAGRMOD 2013-02, SR16 PROPERTY DEVELOPMENT AGREEMENT MODIFICATION. THE SR 16 PROPERTY DEVELOPMENT AGREEMENT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON MAY 2, 2006, FOR THE SR 16 PROPERTY COMPREHENSIVE PLAN AMENDMENT (AKA TOMOKA FOREST PUD) TO ADDRESS IDENTIFIED PUBLIC FACILITY DEFICIENCIES FOR THE DEVELOPMENT OF 54 SINGLE FAMILY UNITS. THE AGREEMENT PROVIDED NO ASSURANCE OF CONCURRENCY, AND INCLUDED PROVISIONS FOR THE DEVELOPER TO PARTICIPATE IN A SCHOOL CONCURRENCY SYSTEM, PROPORTIONATE FAIR SHARE PROGRAM, AND UTILITY AGREEMENTS WITH THE ST. JOHNS COUNTY UTILITY DEPARTMENT, IF ADOPTED AFTER THE AGREEMENT WAS APPROVED. THE REQUEST SEEKS TO TERMINATE THE DEVELOPMENT AGREEMENT BASED ON THE UPDATED CONCURRENCY REVIEW FINDING THAT ADEQUATE TRANSPORTATION, WATER, AND WASTEWATER CAPACITY IS AVAILABLE; AND THE STIPULATION THAT MITIGATION FOR SCHOOLS THROUGH A SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT IS REQUIRED. TWO PUBLIC HEARINGS ARE REQUIRED TO MODIFY OR TERMINATE A DEVELOPMENT AGREEMENT. THIS IS THE SECOND OF TWO REQUIRED PUBLIC HEARINGS. THE FIRST PUBLIC HEARING WAS HELD ON NOVEMBER 19, 2013

Proof of publication of the notice of public hearing on DEVAGRMOD 2013-02, SR 16 Tomoka Forest PUD, was received, having been published in *The St. Augustine Record* on November 4, 2013.

Phong T. Nguyen, Transportation Development Division Manager, gave a presentation, *Exhibit A*. He stated the hearing was the second of two required hearings; and that the modification was seeking to terminate the agreement. He reviewed the site location, which included an aerial map. He also reviewed background information, required improvements, benefits, current findings, the request summary, and staff's recommendation.

(9:30 a.m.) Doug Burnett, applicant's attorney, St. Johns Law Group, 509 Anastasia Boulevard, highlighted the request summary.



(9:31 a.m.) Discussion ensued on road improvements, water and sewer improvements, school concurrency, Development Agreement language, and funding for road improvements.

(9:42 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke on the St. Johns County concurrency workshops and the possibility of increased taxes.

(9:46 a.m.) Bennett echoed Stevenson's concerns on the Development Agreement language.

**(9:47 a.m.) Motion by Bennett, seconded by Sanchez, carried 5/0, to approve the agreement terminating the SR 16 Property Development Agreement, finding that the request is consistent with Article XI of the Land Development Code.**

(9:47 a.m.) Wanchick commented on the St. Johns County concurrency workshops.

(9:47 a.m.) Soria left the meeting, and Rebecca Lavie, Assistant County Attorney, entered the meeting.

*(New Regular Agenda Item 3.)*

(12/17/13 - 9 - 9:48 a.m.)

5. CONSIDER AN ECONOMIC DEVELOPMENT GRANT APPLICATION FOR PROJECT PANTHER; AND CONSIDER A RESOLUTION RECOMMENDING PROJECT PANTHER BE APPROVED AS A QUALIFIED TARGET INDUSTRY (QTI) BUSINESS FOR THE STATE OF FLORIDA QTI TAX REFUND PROGRAM TO COMMIT TO PAY UP TO \$18,000 AS 20% LOCAL FINANCIAL SUPPORT TO ATTRACT A NEW MANUFACTURING COMPANY; AND INSTRUCTING THE COUNTY ATTORNEY TO DRAFT AN ECONOMIC DEVELOPMENT GRANT AGREEMENT OF \$21,560 FOR LATER CONSIDERATION BY THE BOARD UPON FINAL SELECTION OF ST. JOHNS COUNTY AS THE PROJECT PANTHER SITE

Melissa Glasgow, Director of Economic Development, gave an overview of the request.

(9:52 a.m.) Stevenson and Sanchez spoke in favor of the economic development grant application.

(9:54 a.m.) Discussion ensued on the cost benefit analysis, and the qualified target industry (QTI) business program.

(9:55 a.m.) BJ Kalaidi, 8 Newcomb Street, questioned the expiration of the grant.

(9:56 a.m.) Discussion ensued on the expiration of the grant.

**(9:59 a.m.) Motion by Sanchez, seconded by Stevenson, carried 5/0, to adopt Resolution No. 2013-283, recommending Project Panther be approved as a Qualified Target Industry Business for the State of Florida QTI tax refund program to commit to pay up to \$18,000 as 20% local financial support to attract a new manufacturing company; and instructing the county attorney to draft an Economic Development Grant Agreement of \$21,560 for later consideration by the Board upon final selection of St. Johns County as the Project Panther site.**

#### RESOLUTION NO. 2013-283

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOMMENDING PROJECT PANTHER BE APPROVED**

**AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO SECTION 288.106, FLORIDA STATUTES; AFFIRMING THIS IS A MANUFACTURING PROJECT; REQUESTING A WAIVER OF THE AVERAGE WAGE REQUIREMENT OF SECTION 288-106(4)(b)1.a, FLORIDA STATUTES; PROVIDING FOR LOCAL FINANCIAL SUPPORT IN THE FORM OF CASH FOR THE QUALIFIED TARGET INDUSTRY TAX REFUND; PROVIDING FOR THE CORRECTION OF ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

(12/17/13 - 10 - 10:25 a.m.) *(Formerly Consent Agenda Item 14.)*

5A. CONSIDER A RESOLUTION TO AWARD BID NO. 14-09 FOR DEMOLITION AND NEW CONSTRUCTION OF BARTRAM OAKS WATER TREATMENT PLANT TO SAWCROSS, INC.

William G. Young, Director of Utilities, gave an overview of the project; and discussion ensued on the service area, funding, abandoned utilities, extending the service area, and pocket plants.

(10:34 a.m.) Motion by McClure, seconded by Bennett, carried 5/0, to adopt Resolution 2013-284, authorizing the county administrator, or his designee, to award a contract for Bid No. 14-09, demolition and new construction of Bartram Oaks Water Treatment Plant to Sawcross, Inc., as the lowest responsive, responsible bidder for a total lump sum bid of \$541,500; and to allow County staff to investigate and negotiate value engineering opportunities with the successful bidder that best serve the interests of St. Johns County.

#### RESOLUTION NO. 2013-284

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 14-09; AND TO EXECUTE AN AGREEMENT FOR DEMOLITION AND NEW CONSTRUCTION OF BARTRAM OAKS WATER TREATMENT PLANT**

The meeting recessed at 10:35 a.m. and reconvened at 10:46 a.m.; Migut left the meeting

*The meeting moved to Regular Agenda Item 8.*

(10:01 a.m.) David Migut, Senior Assistant County Attorney, entered the meeting, and Lavie left the meeting.

*(New Regular Agenda Item 4.)*

(12/17/13 - 10 - 10:01 a.m.)

6. REPORT ON THE ST. JOHNS COUNTY UTILITY INTEGRATED WATER RESOURCES PLAN (IWRP). THIS IS A PRESENTATION ON THE INTEGRATED WATER RESOURCES PLAN, WHICH IS A PLAN TO DEVELOP BOTH LONG AND SHORT TERM STRATEGIES TO ENSURE SUSTAINABLE WATER SUPPLY SOLUTIONS FOR ST. JOHNS COUNTY RESIDENTS FOR THE NEXT 25 YEARS

William G. Young, Director of Utilities, spoke on the St. Johns County Utility Department. He also introduced Gordon Smith, St. Johns County Utility Engineering Manager.

(10:03 a.m.) Smith gave an overview of the St. Johns County Utility Department Integrated Water Resources Plan (IWRP), *Exhibit A*. He reviewed the water supply challenge, IWRP goals, IWRP elements, projected utility service area growth, IWRP SIM computer model, expected service needs, potential water supply options, stakeholder involvement, and next steps.

(10:09 a.m.) McCormack left the meeting.

(10:13 a.m.) Discussion ensued on infrastructure funding needs.

(10:17 a.m.) Morris suggested adding Ponte Vedra to the stakeholder list.

*(New Regular Agenda Item 5.)*

(12/17/13 - 11 - 10:19 a.m.)

7. CONSIDER A RESOLUTION APPROVING JOINT DEFENSE/COMMON INTEREST AGREEMENT BETWEEN CITY OF ATLANTIC BEACH, CLAY COUNTY UTILITY AUTHORITY, CITY OF GAINESVILLE, CITY OF JACKSONVILLE BEACH, JEA, CITY OF NEPTUNE BEACH, TOWN OF ORANGE PARK, AND ST. JOHNS COUNTY

Gordon Smith, Utility Engineering Manager, gave an overview of the item, and requested that the Board take no action.

Ellen Whitmer, 1178 Natures Hammock Road South, spoke about the Jacksonville Electric Authority (JEA) ratepayers who reside in Fruit Cove, FL.

(10:25 a.m.) McCormack entered the meeting.

*The meeting moved to Regular Agenda Item 5A.*

*(New Regular Agenda Item 6.)*

(12/17/13 - 11 - 10:46 a.m.)

8. PRESENTATION ON THE HASTINGS POTATO GROWERS BUILDING

Jerry Cameron, Assistant County Administrator, gave an overview of the item and introduced Michael Rubin, Director of Construction Services.

(10:47 a.m.) Rubin briefed the Board on the construction assessment and reviewed background information on the existing building. He also reviewed the following options: 1) Potato Growers building, remodel for all code compliance in the existing footprint. He stated the remodel would be 6,000 sq ft with an estimated cost of \$1,200,000 and a net yield of 3,500 sq ft, plus or minus, for useable library space, 2) Potato Growers building, remodel to maintain the historic integrity of the building. He stated that the architectural firm suggested building a new 2,500 sq ft core that would meet all code compliance, which included ADA requirements. He also stated that the remodel would be 6,000 sq ft with an estimated cost of \$1,200,000 and an additional 2,500 sq ft with an estimated cost of \$250,000, totaling \$1,450,000 with a net yield of 6,000 sq ft, plus or minus, for useable library space, or 3) Build a new building on a new site. He stated the new building would be 8,000 sq ft with an estimated cost of \$1,120,000 and a net yield of 7,000 sq ft, plus or minus, for useable library space. He noted that the above estimates were hard building costs only and that \$150,000 would need to be added to each option to cover soft cost and site work. He also noted that the

above estimates did not include land costs, books or furniture, fixtures, and equipment (FF&E).

(10:51 a.m.) Morris spoke on option 3, and McClure questioned the square footage of the existing library/building.

(10:52 a.m.) Cameron spoke on the conditions of the existing library/building, which included the roof, drainage and moisture concerns, and the insulation and energy efficient windows. He stated the repair cost of the roof would be \$200,000 to \$300,000, and that the life expectancy of the existing library/building was two years.

(10:55 a.m.) Debra Rhodes-Gibson, Director of Library Services, spoke on the layout of the existing library/building, the Potato Growers building, and construction grants. She stated that the St. Johns County Library Advisory Board and the library staff supported a new facility. She noted that a new facility would meet the needs of the Hastings community and would be the most efficient to the County.

(10:59 a.m.) Sanchez spoke on the Collins Title building, owned by TD Bank, and grants/funding sources.

(11:05 a.m.) Discussion ensued between the Board and Rhodes-Gibson on the Collins Title building; a primary location for option 3, which included the St. Johns County Equestrian Center; patron visits; and funding sources.

(11:18 a.m.) Stevenson suggested that the Board request that staff pursue and bring back building and building location options to meet the needs of the Hastings library.

(11:19 a.m.) Discussion ensued on alternative library locations, construction grants, funding sources, long-term community needs, purchasing property, and the expansion of the book mobile service.

(11:30 a.m.) Wanchick stated that today's meeting was to assess the Potato Growers building, which the Board found not to be the preferred course of action.

(11:31 a.m.) Terry Pacetti, 36 Colony St., spoke on the renovation costs of the Potato Growers building and in favor of option 1.

(11:35 a.m.) Katherine Dvornick, Chair of the Library Advisory Board, 1261 Paradise Pond Road, and on behalf of the Library Advisory Board, spoke on the deterioration of the current Hastings library. She also suggested that the Board make a timely decision regarding the location or relocation of the library.

(11:38 a.m.) Rubin replied to Pacetti's comments on the renovation cost of the Potato Growers building.

*(New Regular Agenda Item 7.)*

(12/17/13 - 12 - 11:40 a.m.)

9. CONSIDER A BUDGET TRANSFER FOR THE NECESSARY FUNDING FROM GENERAL FUND RESERVES AND INCREASE THE BORROWING AUTHORIZATION FROM THE MAXIMUM OF \$4 MILLION AS NECESSARY TO AWARD THE NEW HEALTH AND HUMAN SERVICES CENTER CONSTRUCTION CONTRACT

Doug Timms, Director of Management and Budget, gave an overview of the budget transfer request; discussion ensued on increasing the borrowing amount.

(11:49 a.m.) **Motion by Sanchez, seconded by Morris, carried 5/0, to transfer the necessary funding from General Fund Reserves; and increase the borrowing authorization from a maximum of \$4 million to \$4.5 million as necessary, to award the new Health and Human Services Center construction contract, as amended.**

*(New Regular Agenda Item 8.)*

(12/17/13 - 13 - 11:50 a.m.)

10. **CONSIDER A RESOLUTION APPROVING THE SETTLEMENT AGREEMENT AND THIRD ADDENDUM TO THE ST. JOHNS COUNTY/JEA WATER AND WASTEWATER INTERLOCAL AGREEMENT**

Patrick McCormack, County Attorney, outlined Jacksonville Electric Authority (JEA) and St. Johns County's relationship. He also reviewed the proposed resolution and the proposed Settlement Agreement and Third Addendum to the St. Johns County/JEA Water and Wastewater Interlocal Agreement, which included the following revisions: 1) Page 5, paragraph 23.2 (a), (b), and (c), language change from *credit in respect of such payment* to *credit revenue in respect of such payment*; and 2) Page 6, paragraph 23.3 (a), language change from *pass-through taxes or fees paid to third parties* to *pass-through taxes or pass-through fees paid to third parties*.

(12:07 p.m.) Discussion ensued on the general law of dispute resolution/venue.

(12:10 p.m.) Doug Timms, Director of Management & Budget, submitted a revised Exhibit A of the agreement, *Exhibit A*.

(12:12 p.m.) Discussion ensued on the JEA payment credit, the 5% calculation, environmental charge, and the expiration term of 2029.

Ellen Whitmer, 1178 Natures Hammock Road South, stated the agreement was equitable.

(12:21 p.m.) **Motion by Stevenson, seconded by Bennett, carried 5/0, to adopt Resolution 2013-285, approving and accepting the Settlement Agreement and Third Addendum to the St. Johns County/JEA Water and Wastewater Interlocal Agreement, as presented by staff; and including the recommended revisions as enumerated by the office of the County Attorney, as amended.**

#### **RESOLUTION NO. 2013-285**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, APPROVING A SETTLEMENT AGREEMENT AND THIRD ADDENDUM TO THE ST. JOHNS COUNTY/JEA WATER AND WASTEWATER INTERLOCAL AGREEMENT BETWEEN ST. JOHNS COUNTY ("COUNTY") AND JACKSONVILLE ELECTRIC COMPANY ("JEA"); AND PROVIDING AN EFFECTIVE DATE**

(12:21 p.m.) Cameron left the meeting.

(New Regular Agenda Item 9.)(This item was added to the Regular Agenda.)

(12/17/13 - 14 - 12:22 p.m.)

11. DISCUSSION OF CAPITAL TRUST AGENCY PUBLIC HEARING FOR RIMLOCK DEVLIN, LLC

Bennett gave an overview of the item and read a letter, written by one County commissioner representing the Board, regarding the issuance of bonds for Living Ventures of World Golf Village, St. Augustine, FL, *Exhibit A*.

(12:27 p.m.) Bennett spoke about home rule; in favor of the Commission responding to the letter, explaining that the letter was not written based on consensus from the St. Johns County Board of County Commissioners; and implications to the County.

(12:29 p.m.) Wanchick spoke about public notice and in favor of the Commission responding to the letter. He suggested that the letter explain that the item was new to the Commission and the Commission would like time to perform an appropriate evaluation before any action was taken.

(12:30 p.m.) Discussion ensued between McClure, Bennett, Stevenson, and McCormack on public notice/public approval on tax exempt bonds for private activity.

(12:35 p.m.) Stevenson questioned McCormack on application of bond proceeds. She also asked if the letter implied a basis for others to make investment based decisions.

(12:37 p.m.) Deputy Clerk Lenora Newsome entered the meeting and Deputy Clerk Natasha Lirette left the meeting.

(12:37 p.m.) Stevenson said it only took three board members to vote on decisions, what board members could do, and working together as a board; lengthy discussion followed on the letter.

(12:42 p.m.) Bennett mentioned directing the county administrator and county attorney to work together to prepare a letter for the chair to sign, to send to the Capital Trust Agency, letting them know that the above mentioned letter to the Division of Bond Finance, Tallahassee, was sent by a commissioner and not by the entire Board, *Exhibit B*.

(12/17/13 - 14 - 12:44 p.m.)

10. DETENTION CONTROL SYSTEM UPGRADE, ST. JOHNS COUNTY JAIL

Mike Rubin, Director Construction Services, gave a brief background on the item. He mentioned that the jail was 20+ years old, and was installed with an analog control system. He said the St. Johns County Sheriff's Office advertised, through the RFQ process, for a vendor to put in an electronic system. He said that Montgomery Technology Systems, LLC, was selected as the vendor and the Sheriff's Office was asking the Board for authorization for the county administrator to enter into a contract with that firm to proceed. McClure asked if the funding was coming from the General Fund or the Sheriff's budget. Rubin said it was part of the deferred maintenance from the General Fund.

(12:46 p.m.) **Motion by Sanchez, seconded by Morris, to authorize the county administrator, or his designee, to enter into a contract with Montgomery Technology Systems, LLC, in the amount of \$240,000 to upgrade the Detention Control System. Sanchez included in the motion Resolution No. 2013-286, seconded by Morris, carried 5/0.**

RESOLUTION NO. 2013-286

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD AND EXECUTE AN AGREEMENT FOR THE INSTALLATION/ COMPLETION OF DETENTION CONTROL SYSTEM UPGRADES, ST. JOHNS COUNTY JAIL

(12/17/13 - 15 - 12:48 p.m.)  
COMMISSIONERS' REPORTS

Commissioner Stevenson:

Stevenson congratulated the St. Augustine Yacht Club on their 33rd Annual Light Regatta; Melinda Peoples and her volunteers at the Spuds/ Elkton/Armstrong event for a trail celebration dedicating historic signs; and Derik Hankerson for unveiling a sign for the Gullahgeechee Trail.

Stevenson mentioned that the St. Johns County Pet Center had a nice ad in paper for adopting animals.

Stevenson said that she appreciated the official County Commission newsletter and suggested to the public that they sign up for the quarterly newsletter.

(12:52 p.m.) Commissioner Bennett:

Bennett echoed Stevenson's congratulations to the Armstrong/Spuds/Elkton group, regarding the trails.

Bennett announced that she attended the gala for Habitat for Humanity and said that she was looking forward to the Habitat St. Johns County build, scheduled on January 23 and 24, 2014.

(12:53 p.m.) Commissioner Sanchez:

Sanchez announced that he attended the Northeast Florida Elected Officials and Regional Leaders Luncheon where awards were presented. He congratulated the St. Johns County Housing Partnership for receiving an Award for Excellence in affordable housing, and Sheriff Shoar for receiving an original Award for Excellence in public safety.

Sanchez also congratulated the St. Augustine Amphitheater staff for selling over 100,000 tickets in 2013.

Sanchez said the Wildflower Clinic deserved a lot of credit for taking care of 3,026 patients and putting in 3,603 volunteer hours.

(12:55 p.m.) Commissioner McClure:

McClure reminded everyone that Murray Middle School would be performing *Annie Jr.* at the amphitheater on Thursday, December 19, 2013.

McClure echoed congratulations to the St. Johns County Housing Partnership and Sheriff Shoar for winning the Northeast Florida Regional quality awards.

(12:56 p.m.) Commissioner Morris:

Morris mentioned receiving a letter on December 6, 2013, from the Department of Elder Affairs, State of Florida, *Exhibit A*, for a lifetime initiative, inviting the community to

apply for funding through their 2013-14, Support Project for Elders funding application process. *There was consensus to move forward with applying for the grant.*

Morris said *The St. Augustine Record* was praising the cooperation of St. Johns County and the City of St. Augustine, which resulted in a reduction of the ISO ratings for the City. The article stated that the new 800MHz communication system, with its backup generator, was a factor in lowering the records for the City.

Morris announced that the Park Group had invited the Board of County Commissioners to participate in a brief check dedication ceremony at the site of the new Nocatee fire station, after the first of the year.

(12/17/13 - 16 - 12:59 p.m.)

#### COUNTY ADMINISTRATOR'S REPORT

Wanchick commended the efforts of staff regarding the JEA Agreement, and said the staff and employees wanted him to thank the Board of County Commissioners for granting the additional day off on December 26, 2013.

(12/17/13 - 16 - 1:00 p.m.)

#### COUNTY ATTORNEY'S REPORT

McCormack said the City of St. Augustine Beach and the County had scheduled mediation for January 13, 2014, pertaining to disagreements about solid waste, and related issues. He recommended that the Board authorize one commissioner to participate with County staff; Bennett volunteered.

McCormack mentioned that Resolution No. 2013-248, contained a typo in the dollar amount under the "whereas" clause regarding the Department of Transportation way-finding signs. He stated the motion and the agreement had the correct figure, but the "whereas" clause in the resolution had a typo. He said that he would like to have the chair sign a revised resolution. *There was consensus to do so.*

(1:03 p.m.) Stevenson said the Board was very grateful for staffs support. She thanked all the individual departments.

(12/17/13 - 16 - 1:05 p.m.)

#### CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 1:05 p.m.

#### REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 502514-502525, totaling \$207,409.07 (11/26/13)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 502526-502540, totaling \$53,870.73 (11/26/13)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 502541-502711, totaling \$399,543.46 and Voucher Register, Check Nos. 15198-15239, totaling \$927,650.51 (12/03/13)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 502712-502715, totaling \$154,731.28 (12/05/13)

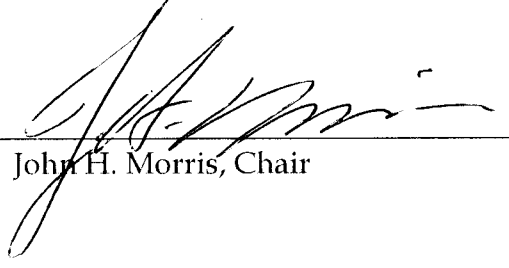


5. St. Johns County Board of County Commissioners Check Register, Check Nos. 502716-502908, totaling \$887,982.66 and Voucher Register, Voucher Nos. 15240-15272, totaling \$160,150.08 (12/10/13)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 502909-502910, totaling \$2,512.00 and Voucher Register, Voucher Nos. 15273-15283, totaling \$12,560.00 (12/11/13)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 502911-502927, totaling \$20,225,369 and Voucher Register, Voucher Nos. 15284-15292, totaling \$18,644.70 (12/11/13)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 502928-502943 totaling \$54,541.72 (12/12/13)

Approved March 4, 2014

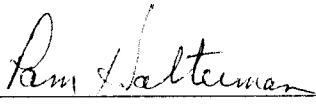
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_

  
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: \_\_\_\_\_

  
Deputy Clerk

