

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JUNE 25, 2014
9:00 A.M.**

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

Proof of publication for the joint Board of County Commissioners and City of St. Augustine Commission meeting was received, having been published in *The St. Augustine Record* on June 11, 2014.

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
 Patrick McCormack, County Attorney
 Joe Boles, Mayor, Seat 3
 Nancy Sikes-Kline, Vice Mayor, Seat 5
 Donald Crichlow, Seat 4
 Leanna Freeman, Seat 2
 Roxanne Horvath, Seat 1
 Sindy Wiseman, Deputy Clerk

(06/25/14 - 1 - 9:05 a.m.)
CALL TO ORDER

Morris called the meeting to order.

(06/25/14 - 1 - 9:05 a.m.)
INVOCATION

Jerry Cameron gave the invocation.

(06/25/14 - 1 - 9:06 a.m.)
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(06/25/14 - 1 - 9:06 a.m.)
ROLL CALL

The clerk called the roll: All County and City Commissioners were present.

(06/25/14 - 1 - 9:07 a.m.)
GREETING BY COUNTY COMMISSION CHAIR

Morris welcomed the City Commissioners and their staff to the meeting.

(06/25/14 - 2 - 9:07 a.m.)

1. GENERAL DISCUSSION:

A. Discussion of West Augustine Initiatives and Alternatives

Joe Boles, City of St. Augustine Mayor, thanked the commission for hosting the meeting. John Regan, City Manager, gave a PowerPoint presentation, which was also distributed during the meeting. He referenced the resolution passed in 2009, regarding the development of a master plan for achieving state grants, determining the best use for existing funds, pursuing grants through the State revolving fund in the Community Development Block Grant programs, supporting congressional funding initiatives, evaluating other financing mechanisms, and implementing a connection policy. Regan referenced the letter between himself and Wanchick, which summarized that they needed to look at the utility acquisition from a non-financial perspective, *Exhibit A*. He talked about the West Augustine CRA boundaries, the planned sewer expansion, and available sewer and water services. He reviewed the City and County's utility acquisition costs. Regan recommended not transferring the responsibility of West Augustine from the City to the County; recommended that the City provide an annual line item, in the utility budget, of \$125,000 per year dedicated to the sewer propagation in West Augustine; and to look for a system that could phase out the 25% surcharge.

(9:36 a.m.) Boles said finding a non-financial resolution was the way to go.

(09:38 a.m.) Stevenson talked about the citizens of West Augustine being victimized with the highest rates in the County and asked what the City needed to relieve the bond coverage. Tim Burchfield, Assistant City Manager, said they needed fair market value. Discussion ensued. Bennett questioned the rates to the West Augustine citizens. Discussion ensued on requiring water hook-up where available, and the funds the City needed if the utilities were separated. Morris suggested staff work on an offer to try to find a workable solution. Discussion ensued.

(10:05 a.m.) Sanchez said the issue should have been resolved years ago, but since it was not, it was now up to this commission to fix it. Regan said they were proposing an incentive program to the City Commission, offering a 50% reduction for hook-up to residents for one year. McCormack stated, for the record, that he and the City Attorney had different views on the comment by Boles that only the County could require hook-ups in that area. Crichlow clarified that the surcharge was the same for all recipients outside the City limits. McClure asked when the City would be at capacity so they would not need to charge the additional surcharge.

(10:20 a.m.) Wanchick summarized that he was given authorization to pursue an action plan and, if successful, move forward with transferring the service area. If not successful, they would go with the plan Regan presented, because they cannot force non-county utility district residents to do anything.

(10:23 a.m.) Greg White, 905 Pearl Street, said he appreciated the commissions coming together to discuss the issue in the West Augustine area. He noted that he had entrepreneurs committed to investing in the community, but without infrastructure that was impossible. He requested the two commissions join together and find a solution. He offered the assistance of the CRA.

(10:27 a.m.) Ken Bryan, 126 Oyster Catcher Circle, reviewed the process that had transpired over the years, and was pleased they were continuing. He suggested establishing a steering committee to keep the process on track. He said he was also waiting for the infrastructure, to invest in the area.

(10:33 a.m.) BJ Kalaidi, 8 Newcomb Street, noted that the City did not impose impact fees, gave free water to City employees, and that utility bills increased every year. She spoke in opposition of funding the 450th Celebration, when there were residents in need of water and sewer.

(10:36 a.m.) Wanchick suggested that he, Regan, Tim Burchfield, and Darrell Locklear meet to discuss the issues. *Consensus was given to allow County Administration and City Manager staff to identify and recommend a solution to the West Augustine issue.*

The meeting recessed at 10:38 a.m. and reconvened at 10:45 a.m.

B. Economic Development
County Commissioner Bill McClure

(10:45 a.m.) McClure gave the presentation. He talked about the capacity in schools and referenced a map showing the capacity, *Exhibit A*. He asked for the Board's thoughts on concerns that needed to be addressed. Bennett noted the historically utilized commercial zones incentive in the Economic Ordinance. Melissa Glasgow, Director of Economic Development, talked about the qualifications for and the types of incentives. Discussion ensued on ways the City could participate in the incentive program. Stevenson mentioned the Ice Plant that had applied under the program.

C. Discussion of County's Involvement in the 450th Celebration
County Commissioner Bill McClure

(11:01 a.m.) McClure requested that the 450th Celebration be placed on the BCC Agenda for the City to present what was happening and discuss how the County could participate. Boles said Dana Ste. Clair could come and give an update on the 450th itinerary. McClure assured Boles that he was not alone in the venture. Regan said they would provide an update on the first available agenda.

(06/25/14 - 3 - 11:07 a.m.)
PUBLIC COMMENT

There was none.

(06/25/14 - 3 - 11:08 a.m.)
COMMISSIONERS' CLOSING COMMENTS

McClure mentioned the new rule by the EPA that would increase the number of County maintained ditches and roadside flood controlled stormwater under the Clean Water Act and suggested sending letters in opposition of the rule.

(11:10 a.m.) Sanchez noted that a lot of work had been done, but there was still more to be done. He suggested they continue to work together.

(11:10 a.m.) Stevenson thanked the City for the invitation to the celebration honoring enactment of the Civil Rights Act. She thanked the City for attending the meeting and for dealing with the hard issues.

(11:11 a.m.) Bennett and Morris thanked the City Commissioners for coming and for their cooperation.

(11:11 a.m.) Boles said he appreciated the invitation and commended the teamwork.

(11:12 a.m.) Sikes-Cline noted that State Road 313 was a high priority project for the City and the County. She said the segment between SR 207 and SR 16 would relieve

congestion for the City and create future economic development opportunities for West Augustine. She explained that FDOT was currently purchasing right-of-way, but that construction was not yet funded. She echoed McClure's comments about working together to resolve issues.

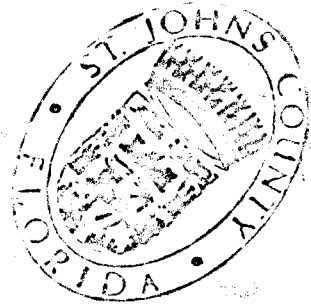
(11:14 a.m.) Crichlow suggested the commissions meet twice a year, to stay closely connected.

(11:15 a.m.) Horvath said she felt encouraged and hoped for continued progress on the issues discussed.

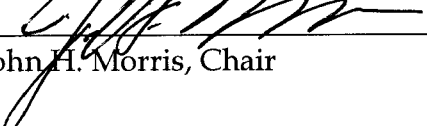
(06/25/14 - 4 - 11:16 a.m.)
ADJOURN

With there being no further business to come before the Boards, the meeting adjourned at 11:16 a.m.

Approved July 15, 2014



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk