

RESOLUTION NO. 2024- 520

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE TRAILMARK PHASE 12A LOCATED OFF COUNTY ROAD 208.**

**RECITALS**

**WHEREAS**, Six Mile Creek Community Development District has executed and presented to the County a Bill of Sale with a Schedule of Values, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve Trailmark Phase 12A; and

**WHEREAS**, Jax Utilities Management, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Trailmark Phase 12A, attached hereto as Exhibits “B” and “C”, incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “D”, incorporated by reference and made a part hereof.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 3rd day of December, 2024.

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

Rendition Date DEC 03 2024

By:   
Krista Joseph, Chair

**ATTEST:** Brandon J. Patty, Clerk of  
the Circuit Court & Comptroller

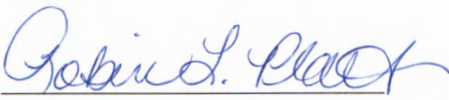
By:   
Deputy Clerk



Exhibit "A" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3F - CLOSEOUT - BILL OF SALE**

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**PROJECT:** Trailmark - Phase 12A

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Six Mile Creek CDD - 7808 Baymedows Road East Suite 205 Jacksonville, FL 32256

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Owners Name and Address, (the "Seller")

for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of Florida, the following personal property:

See "Exhibit A-Schedule of Values" for the project listed above. (*Note: The description listed should match the description listed on the "Release of Lien"*)

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.


**IN WITNESS WHEREOF**, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 11 of June, 2024.

**WITNESS:**

  
Witness Signature

Joe Cornelson  
Witness Print Name

**OWNER:**

  
Owner Signature

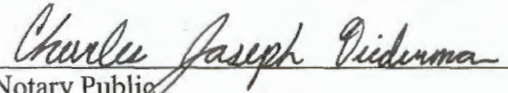
Gregg Kern  
Owner Print Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 11 day of June, 2024, by Gregg Kern as chairman for Six Mile Creek CDD.



**CHARLES JOSEPH BIEDERMAN**  
Commission # HH 518774  
Expires May 6, 2028

  
Notary Public  
My Commission Expires: May 6, 2028

Personally Known or Produced Identification  
Type of Identification Produced

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name:	TRAILMARK 12-A			
Contractor:	JAX UTILITIES MANAGEMENT, INC.			
Developer:	SIX MILE CREEK CDD			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
16" DR 11	LF	32	\$ 331.00	\$ 10,592.00
10" DR 11	LF	106	\$ 180.00	\$ 19,080.00
12" DR 18	LF	324	\$ 117.00	\$ 37,908.00
8" DR 18	LF	2217	\$ 80.00	\$ 177,360.00
6" DR 18	LF	42	\$ 65.00	\$ 2,730.00
<b>Water Valves (Size and Type)</b>				
8" GATE VALVES	Ea	9	\$ 3,200.00	\$ 28,800.00
6" GATE VALVES	Ea	7	\$ 2,800.00	\$ 19,600.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" FIRE HYDRANT	Ea	6	\$ 3,800.00	\$ 22,800.00
2" FLUSH HYDRANT	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Single 1" Poly	Ea	44	\$ 800.00	\$ 35,200.00
Double 1" Poly	Ea	22	\$ 800.00	\$ 17,600.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 371,670.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name:	TRAILMARK 12-A			
Contractor:	JAX UTILITIES MANAGEMENT, INC.			
Developer:	SIX MILE CREEK CDD			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" DR 11 PVC	LF	444	\$ 33.00	\$ 14,652.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" GATE VALVE	Ea	1	\$ 1,812.00	\$ 1,812.00
	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 26 PVC	LF	2643	\$ 141.00	\$ 372,663.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" DR 26 PVC	EA	83	\$ 900.00	\$ 74,700.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	2	\$ 9,000.00	\$ 18,000.00
6-8 foot deep	EA	3	\$ 10,000.00	\$ 30,000.00
8-10 foot deep	EA	2	\$ 10,700.00	\$ 21,400.00
10-12 foot deep	EA	3	\$ 11,700.00	\$ 35,100.00
> 12 foot deep	EA	1	\$ 14,817.00	\$ 14,817.00
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>			<b>\$</b>	<b>583,144.00</b>



Exhibit "B" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3C - CLOSEOUT - RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum

954,814.00

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

08.27-24 to Six Mile Creek CDD

Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
**Trailmark Phase 12A**

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

**IN WITNESS WHEREOF**, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 27th day of August, 2024.

**WITNESS:**

\_\_\_\_\_  
 Witness Signature  
Scott Mason III  
 Print Witness Name

**CONTRACTOR:**

\_\_\_\_\_  
 Lienor's Signature  
Thomas R. Johns, VP  
 Print Lienor's Name

STATE OF Florida  
 COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27th day of August, 2024, by Thomas R. Johns as Vice President for Jax Utilities Management, Inc.

Notary Public  
 My Commission Expires: 8.23.25

Personally Known or Produced Identification  
 Type of Identification Produced



**STEVEN JORDAN**  
 Notary Public  
 State of Florida  
 Comm# HH167946  
 Expires 8/23/2025

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name:	TRAILMARK 12-A			
Contractor:	JAX UTILITIES MANAGEMENT, INC.			
Developer:	SIX MILE CREEK CDD			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
16" DR 11	LF	32	\$ 331.00	\$ 10,592.00
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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Single 1" Poly	Ea	44	\$ 800.00	\$ 35,200.00
Double 1" Poly	Ea	22	\$ 800.00	\$ 17,600.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 371,670.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name:	TRAILMARK 12-A			
Contractor:	JAX UTILITIES MANAGEMENT, INC.			
Developer:	SIX MILE CREEK CDD			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" DR 11 PVC	LF	444	\$ 33.00	\$ 14,652.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" GATE VALVE	Ea	1	\$ 1,812.00	\$ 1,812.00
	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 26 PVC	LF	2643	\$ 141.00	\$ 372,663.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" DR 26 PVC	EA	83	\$ 900.00	\$ 74,700.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	2	\$ 9,000.00	\$ 18,000.00
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> 12 foot deep	EA	1	\$ 14,817.00	\$ 14,817.00
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 583,144.00</b>



Exhibit "C" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**

Date: 08/02/24 **3E - CLOSEOUT - WARRANTY**

Project Title: Trailmark Phase 12A

FROM: Jax Utilities Management, Inc.

Contractor's Name

Address: 5465 Verna Blvd.

Jacksonville, FL 32205

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

**Contractor:**

Jax Utilities Management, Inc.

Print Contractor's Name

  
Contractor's Signature

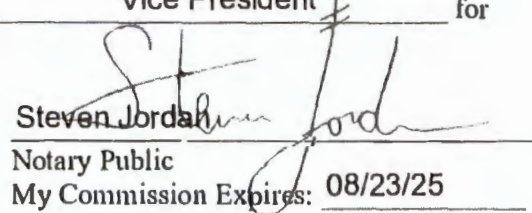
STATE OF Florida  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 2nd day of August, 2024, by

Thomas R. Johns as Vice President for  
Jax Utilities Management, Inc.



**STEVEN JORDAN**  
Notary Public  
State of Florida  
Comm# HH167946  
Expires 8/23/2025

  
Notary Public  
My Commission Expires: 08/23/25

Personally Known or Produced Identification  
Type  Identification Produced



Exhibit "D" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**I N T E R O F F I C E   M E M O R A N D U M**

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** October 24, 2024  
**SUBJECT:** Trailmark Phase 12A (ASBULT 2024000131)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Trailmark Phase 12A.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



2024 Aerial Imagery  
Date: 11/4/2024

Trailmark Phase 12A  
Bill of Sale, Final Release  
of Lien and Warranty



Land Management  
Systems  
(904) 209-0798

Disclaimer:  
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.