5	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

10/20/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 10, 2026**

FROM: **Corey Bowens, Director, Land Management Systems** **PHONE:** **904 209-0776**

SUBJECT OR TITLE: **Resolution accepting a Bill of Sale with a Schedule of Values, Final Release of Lien, and Warranty associated with the water system to serve Hastings Baptist Church Gym located off of N. Main Street.**

AGENDA TYPE: **Consent Agenda, Resolution**

BACKGROUND INFORMATION:

The First Baptist Church of Hastings Corporation has executed and presented a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve Hastings Baptist Church Gym. Ground Control of Florida LLC has executed a Final Release of Lien and Warranty for work performed at Hastings Baptist Church Gym. St. Johns County Utility Department has reviewed and approved the documents as stated in the Memo included in this agenda package.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to adopt Resolution 2026-_____, accepting a Bill of Sale with a Schedule of Values, Release of Lien, and Warranty for the water system to serve Hastings Baptist Church Gym.

For Administration Use Only:
Legal: Lex Taylor 9/14/2026 **OMB: CR 9/14/2026** **Admin: JDD 9/28/2026**

RESOLUTION NO. 2026-_____

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 SYSTEM TO SERVE HASTINGS BAPTIST CHURCH GYM LOCATED OFF OF N. MAIN STREET.

RECITALS

WHEREAS, The First Baptist Church of Hastings Corporation, a Florida not for profit corporation, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve Hastings Baptist Church Gym, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and

WHEREAS, Ground Control of Florida LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Hastings Baptist Church Gym, 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**,** scriveners 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 _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By:_____
Clay Murphy, Chair

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

_____
Deputy Clerk

Exhibit "A" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT

3F - CLOSEOUT - BILL OF SALE

PROJECT: First Baptist Church of Hastings New Building

First Baptist Church of Hastings

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 27th of March, 2026.

WITNESS:

Witness Signature

Bethany Zelaske

Witness Print Name

OWNER:

Owner Signature

Travis Coleman Pres

Owner Print Name

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of V physical presence or _____ online notarization, this 27 day of March, 2026, by Travis Coleman as President for [illegible]rch of Hastings.

Notary Public

My Commission

Notary Public State of Florida
Frances E Murray
My Commission HH 641536
Expires 5/6/2029

Personally Known or Produced Identification

Type of Identification Produced

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

Project Name:	First Baptist Church of Hastings New Building
Contractor:	Ground Control of Florida, LLC.
Owner:	First Baptist Church of Hastings

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" HDPE DR11	LF	45	$ 80.00	$ 3,600.00
6" HDPE DR11	LF	5	$ 145.00	$ 725.00
	LF			$ -
	LF			$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
6"x4" Tapping Valve	Ea	1	$ 3,340.00	$ 3,340.00
6"x6" Tapping Valve	Ea	1	$ 3,885.00	$ 3,885.00
	Ea			$ -
	Ea		$ -	$ -
	Ea			$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
6" SJCUD Public Fire Hydrant	Ea	1	$ 5,985.00	$ 5,985.00
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
	Ea			$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
		Total Water System Cost		$ 17,535.00

Exhibit "B" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT

3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

17,535.00

The undersigned lienor, in consideration of the sum

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

3/19/26 to First Baptist Church of Hastings

Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

First Baptist Church of Hastings New Building

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 19th day of March ,20 26 .

WITNESS:

Witness Signature

Maria DiMare

Print Witness Name

CONTRACTOR:

Lienor's Signature

David DiMare

Print Lienor's Name

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 19th day of March ,20 26 , by David DiMare as Manager for Ground Control of Florida, LLC.

Notary Public

My Commission Expires: 8/22/27

Personally Known or Produced Identification

Type of Identification Produced

JACOB PALMER
Notary Public
State of Florida
Comm# HH436150
Expires 8/22/2027

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

Project Name:	First Baptist Church of Hastings New Building
Contractor:	Ground Control of Florida, LLC.
Owner:	First Baptist Church of Hastings

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" HDPE DR11	LF	45	$ 80.00	$ 3,600.00
6" HDPE DR11	LF	5	$ 145.00	$ 725.00
	LF			$ -
	LF			$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
6"x4" Tapping Valve	Ea	1	$ 3,340.00	$ 3,340.00
6"x6" Tapping Valve	Ea	1	$ 3,885.00	$ 3,885.00
	Ea			$ -
	Ea		$ -	$ -
	Ea			$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
6" SJCUD Public Fire Hydrant	Ea	1	$ 5,985.00	$ 5,985.00
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
	Ea			$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
		Total Water System Cost		$ 17,535.00

Exhibit "C" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT

3E – CLOSEOUT - WARRANTY

Date: 3/19/2026

Project Title: First Baptist Church of Hastings New Building

FROM: Ground Control of Florida, LLC.
Contractor's Name

Address: 3545 US-1 SOUTH
St. Augustine FL
32086

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:

Ground Control of Florida, LLC.
Print Contractor's Name

Contractor's Signature

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ on-line notarization, this 19th day of March, 2026, by David DiMare as Manager for Ground Control of Florida, LLC.

Notary Public
My Commission Expires: 8/22/27

Personally Known or Produced Identification
Type of Identification Produced

JACOB PALMER
Notary Public
State of Florida
Comm# HH436150
Expires 8/22/2027

Exhibit "D" to the Resolution

ST. JOHNS COUNTY UTILITIES
1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager

FROM: Melissa Caraway, Utility Review Coordinator

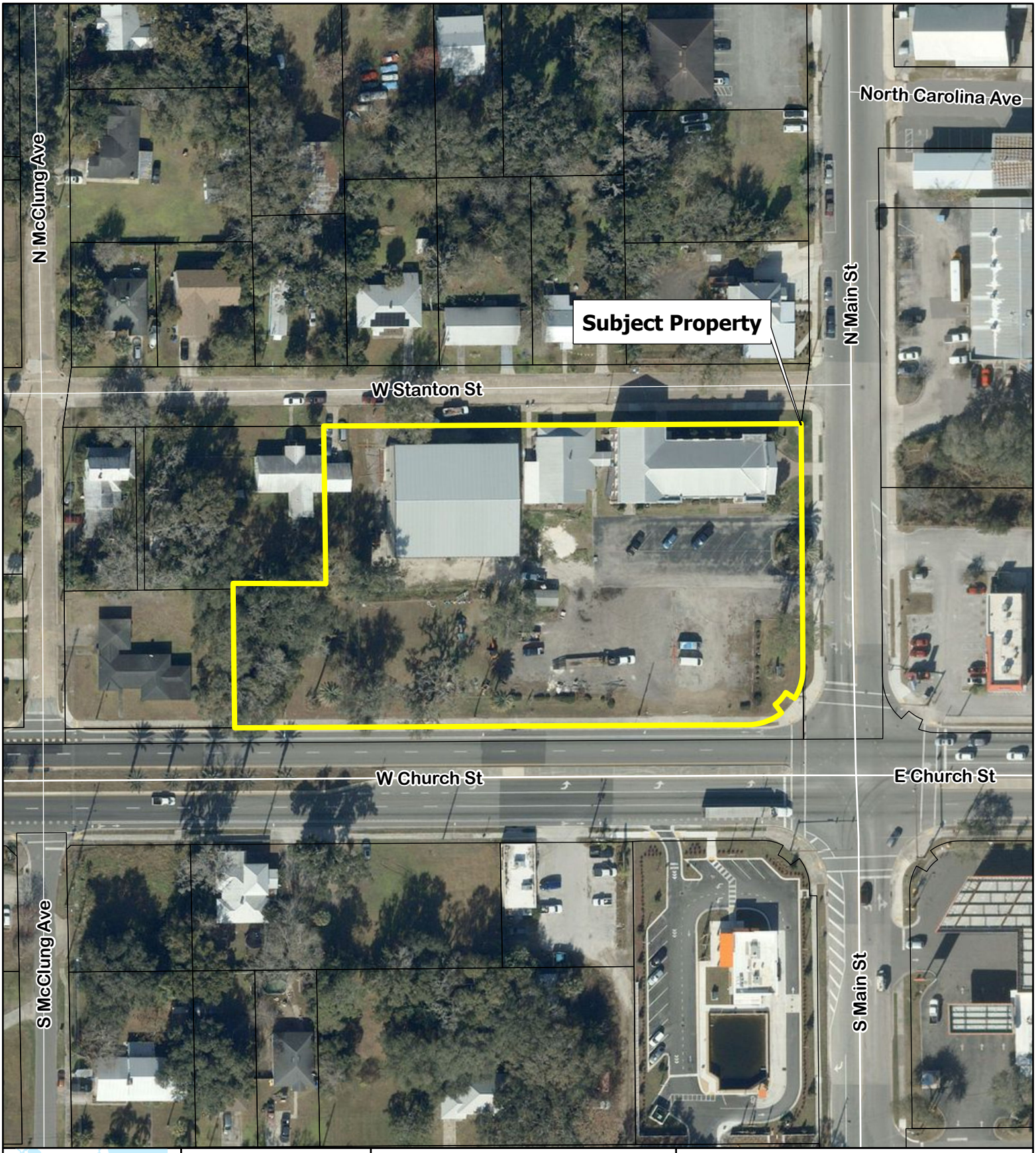
DATE: September 8, 2026

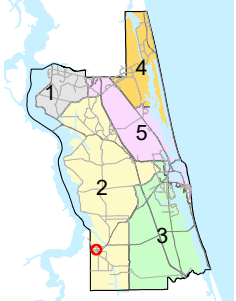
SUBJECT: Hastings Baptist Church Gym (ASBULT 2026000084)

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 Hastings Baptist Church Gym.

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.





Imagery Date: 1/2026

Date: 9/10/2026

Hastings Baptist Church Gym

Bill of Sale with Schedule of Values, Release of Lien, and Warranty

ST. JOHNS COUNTY EST. 1821 FLORIDA AT FIRST SIGHT

Land Management Systems
Real Estate Division
(904) 209-0790

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.