

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MAY 2, 2000
(9:00 A.M.)**

Proceedings of a workshop meeting of the Board of County Commissioners of St. Johns County, Florida, began and held in the Auditorium at the County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. 1 North, St. Augustine, Florida.

Present were: James E. Bryant, District 5, Chair
Mary Kohnke, District 4, Vice Chair
Pal Howell, District 1
John Reardon, District 2
Mark Jacalone, District 3
Ben W. Adams, Jr., County Administrator
James G. Sisco, County Attorney
Lenora Newsome, Deputy Clerk

(05/02/00 - 1 - 11:10 a.m.)

Bryant opened the Workshop Meeting.

(05/02/00 - 1 - 11:10 a.m.)

DISCUSSION OF THE FOLLOWING UTILITY DEPARTMENT ISSUES

Bill Young, Director of Utilities, reviewed the Utility Department issues using audio-visual display.

(11:10 a.m.) Water Supply Strategy

Young reviewed the water supply strategy on water plants, storage tanks, capacity to meet demands, CR 214 water supply plan options, and the District's planning process. Bryant spoke on the issue on page 7 regarding the low pressure reverse osmosis treated water. Reardon voiced concern about going to outside suppliers for water and stated that the County needed to maintain their own water supply. Young stated that a long term plan, 15 to 20 years, for water treatment supply strategy is the smart way to go. Reardon mentioned having people contact him on the offshore spring, off of Crescent Beach. Barbara Vergara, Water Management District, came to the meeting to provide support on the water plans presented by Young. She stated that the plan that Young presented is a strategy and needed a lot of additional work, but is consistent with what they identified in the District Water Supply Plan. She stated that the concept of a brackish ground water well field in the northern part of the County is directly consistent with the water supply component of the plan. She spoke on it being extremely difficult to develop any significant additional quantities of fresh water, not being easy to develop the brackish ground water, concentrate disposal, purchasing water from JEA, supplying long term security and cost control, and purchasing water from someone else shouldn't be looked on negatively. Kohnke agreed with using all the strategies mentioned, need to start working with JEA now, and suggested Vergara come back before the Board to present the final recommendations. Jacalone spoke on the Florida Aquifer not being able to meet the demands that has been projected for freshwater needs. Vergara spoke on desalination plans in Florida. She stated the make up of ground water that is desalted in this Water Management District is brackish ground water, and has a slightly different chemical make up than sea or surface water. (11:38 a.m.) Reardon left the meeting. Discussion followed on desalination operations, the location of the water supply in the northern part of the County, and having very little ground water data for the northern part of the County.

(11:44 a.m.) Utility Rates & Rate Structure

Young reviewed this item stating that they have identified some reductions in the revenue requirements, recommending eliminating automatic cost of living raise, and rates decreasing across the board. Discussion followed on lowering rates, paying for the infrastructure to be put into the ground, and where the money comes from to pay the bond debt.

(11:50 a.m.) Utility Efficiency

Young spoke on consolidation of Utility maintenance crews, increased automation, enhance preventative maintenance efforts, and commitment to customer service. He mentioned sending out surveys to customer for ideas.

(11:53 a.m.) Proposed Ordinance Changes

Young reviewed this item stating that they wanted to cap sewer charges for single family residences, refund deposit, reduce customer deposit, construction meters, modification to water and sewer bill, and mandatory water and sewer connections to coincide with LDR.

(11:57 a.m.) Utility Acquisition Strategy

Young spoke on the financial implications with the Utility Acquisition Strategy and the goal was to lower rates for customers. Lavon Wisher, Public Financial Advisor to the County, mentioned that there are 12 Counties that are pursuing to be the single provider of utilities within their jurisdiction because they think they need to be in control of the growth and to manage it. She mentioned to take private utilities out of the domain and put them in the public domain does a lot for the user of the system. (12:03 p.m.) Kohnke left the meeting. Bryant questioned how long it would take to purchase the private utilities. Wisher answered that with a team that would work hard and long, it would probably take a minimum of 90 days. Young suggested forming a small committee, approaching the utilities as they become available and investigating the feasibility of the County requirements.

(12:07 p.m.) Young stated he would be investigating the fire hydrant policy.

The meeting recessed for lunch at 12:08 p.m.

The meeting reconvened at 1:30 p.m. with Bryant, Kohnke, Howell, Jacalone, Reardon, Bosanko, Adams, and Judy Hamilton, Deputy Clerk, in attendance.

(05/02/2000 - 2 - 2:18 p.m.)

DISCUSSION OF THE CURRENT ZONING CATEGORIES FOR MINI-WAREHOUSES IN ST. JOHNS COUNTY

Howell stated there are approximately six different zoning classifications that mini-warehouses can go under: Commercial General; Commercial Intensive; Commercial Neighborhoods; Planned United Development; Planned Special Development; and Industrial Warehousing. He stated he would like to limit these mini-houses to Industrial Warehousing and get it out of the other five zoning classifications. Discussion followed. (2:20 p.m.) Jacalone stated he disagreed with that totally and thought that zoning classifications which mini-warehouses were able to be constructed in currently are appropriate. He stated if there were activities happening in mini-warehouse facilities that were unlawful, there were means and enforcement options to prevent them. If violators are cited and they did not comply, they would be fined and Jacalone stated he thought that was the route they should pursue. (2:22 p.m.) Kohnke stated she agreed with Howell. She

said these did not belong in Commercial General. She said that Commercial Intensive and Industrial Warehousing would be better locations. (2:22 p.m.) Bryant asked Staff about the compatibility chart in the new LDRs, if that would control anything transitionally. Clem advised the Board and discussion followed on zoning classifications. (2:30 p.m.) Reardon stated he agreed with Jacalone and stated he did not foresee changing anything at this time. Further discussion was held on zoning classifications. (2:35 p.m.) ***Bryant asked Staff to look at the pros and cons, and see if there are any solutions, get with Howell, and bring it back at a later date.*** Further discussion ensued.

(2:42 p.m.) Ellen A. Whitmer, 1178 Natures Hammock Road S., Fruit Cove, stated she supported Kohnke and Howell in their efforts.

(3:16 p.m.) **Motion by Reardon, seconded by Kohnke, carried 4/0, with Jacalone absent, to adjourn the meeting.** There being no further business to come before the Board, the meeting adjourned at 3:16 p.m.

Approved _____ May 16 _____, 2000

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
James E. Bryant, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: _____
Deputy Clerk