

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MARCH 6, 2001  
(9:00 A.M.)**

Proceedings of a special 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:       Mary Kohnke, District 4, Chair  
                      Marc Jacalone, District 3, Vice Chair  
                      Nicholas Meiszer, District 1  
                      John Reardon, District 2  
                      James E. Bryant, District 5  
                      Ben W. Adams, Jr., County Administrator  
                      Doug Burnett, Assistant County Attorney  
                      Lenora Newsome, Deputy Clerk

Also present were: Cheryl Strickland, Clerk of Court; Allen MacDonald, Finance Director

(03/06/01 - 1 - 9:27 a.m.)

CALL TO ORDER OF SPECIAL MEETING

The meeting was called to order by Kohnke.

(03/06/01 - 1 - 9:27 a.m.)

ADDITIONS TO SPECIAL MEETING

There were no additions to the Special Meeting Agenda.

(03/06/01 - 1 - 9:27 a.m.)

APPROVAL OF SPECIAL MEETING

**Motion by Jacalone, seconded by Reardon, carried 5/0, to approve the Special Meeting Agenda as submitted.**

(03/06/01 - 1 - 9:27 a.m.)

CONSIDER THE VAILL POINT PROPERTY PURCHASE CONTRACT

Burnett reviewed the documents in the agenda book. He reviewed the March 5, 2001, Draft Contract; the contract provides for a deposit of \$253,000, that is non-refundable and is subtracted from the total purchase price; expenses to the seller; financing contingency; title evidence, and stated the changes; page 3 of 8, Section 5 on closing of the contract; page 4 of 8, Section 9, reviewed what the County would be responsible for;. Section 11, changes 60 days to 10 days the seller shall provide the County with the Phase I Environmental Study of the Property, and the County has 20 days to review the audit and to conduct other investigations. Discussion followed on, if contamination is discovered on the property and what rights the County has in this situation. Burnett continued with the changes on Section 12, Default, if the seller defaults, the County can get a refund of the entire deposit, if default by County than the seller will keep the full deposit; and page 6 of 8, Section 19, Governing Law and Venue. Discussion followed on Section 1 regarding the deposit, and Section 3 regarding the financing contingency. Burnett reviewed the proposed resolution.

(9:53 a.m.) Joe Vonasek, Director of Management and Budget, spoke on effects of planned

borrowing and presented the outline of the presentation. He spoke on the Commercial Pooled Paper Grant, a short term borrowing source and stated that borrowing will affect the overall credit rating. Discussion followed on the credit rating. Vonasek spoke on short term not being a bond issue, reviewed the projects that are under consideration for the use of the Pooled Paper Financing; payments required in FY 2001, 2002, 2003, and 2004; the options that the Board has to mitigate some of the impact for the short term, is to not purchase the Vaill Property or to delay the Southeast Library construction; and the long term option of refunding the Pooled Paper debt and treating it as a bond anticipation. He gave recommendations if short term was selected. There was discussion on borrowing from the Enterprise Fund. (10:11 a.m.) Jim Sisco, County Attorney, spoke on there being restrictions on borrowing from the Enterprise Fund. Vonasek mentioned, as an alternative to short term solutions, there is a consideration of refunding the Pooled Paper debt.

The meeting recessed at 10:21 a.m. and reconvened at 10:30 a.m.

(10:30 a.m.) Discussion followed on the General Fund Reserves, the \$300,000 budgeted for the L.A.M.P. Board, the various reserves and unappropriated balance.

(10:38 a.m.) Bill McQuilkin, 225 Lamplighter Lane, Ponte Vedra Beach, spoke in support of the County acquisition of the Vaill Point Property and the development of the CARL Application for the Intercoastal "Blueway". Reardon requested for McQuilkin to give the Board a copy of the list of all the potential sources of funding that he had.

(10:43 a.m.) Robin Nadeau, 26 Mickler Blvd., mentioned the \$300,000 given to the L.A.M.P. Board and stated that they were assured that they would be able to roll it over and add it to the next year. She spoke in support of acquiring the Vaill Point Property.

(10:44 a.m.) Roger Van Ghent, 4005 Moultrie Foreside Blvd., spoke in favor of acquiring the Vaill Point Property.

(10:46 a.m.) Dante Salamone, 5225 Datil Pepper Road, spoke on not prolonging the Southeast Library.

(10:47 a.m.) Leo O'Farrell, 85 Catalina Circle, spoke in support of acquiring the Vaill Point Property.

(10:48 a.m.) Barrie Higgins, 902 San Remo, spoke in support of the acquisition of the Vaill Point Property.

(10:49 a.m.) Susan Grandin, 118 West Adams Street, #500, Jacksonville, The Trust for Public Land, spoke on them offering the piece of property to the County and stated that this is not a typical land deal transaction. She mentioned that The Trust for Public Land is only buying the property to sell it to the County. She spoke on the risk her company would be taking by buying this property, there being some rule changes in the County's favor, and reviewed them. Jacalone mentioned being impressed with the memorandum from Kevin Mooney regarding the Florida Communities Trust Rule Rewrites/Vaill Tract, submitted by Grandin. Kohnke mentioned the things that disturbed her, and requested for the Board to commit to a sales tax to go on the ballot next fall. **Motion by Jacalone, seconded by Meiszer, carried by roll call vote 5/0, to adopt Resolution No. 2001-37 and suggested language from Burnett; authorizing the County Administrator to execute a Purchase and Sale Agreement with The Trust for Public Land for the Vaill Point Property, pursue necessary funding from the Florida Local Government Finance Commission Pooled Commercial Paper Loan Program and transferring \$200,000 and \$53,000 from the Reserves.**

**Roll Call Vote**

**Jacalone**     **yes**  
**Kohnke**     **yes**  
**Bryant**     **yes**  
**Meiszer**    **yes**  
**Reardon**    **yes**

**The motion passed 5/0.**

(03/06/01 - 3 - 11:13 a.m.)

CONSIDER THE PURSUIT OF THE NORTHEAST FLORIDA “BLUEWAY” PHASE II CONSERVATION AND RECREATION LANDS (CARL) APPLICATION

Jan Brewer, Planning Division, Environmental Section, stated that this is an item that has been before the Board previously concerning a “Blueway” on the Intercoastal Waterway. She recapped a couple of issues on the Blueway and stated that the Board would be committing to \$12,500 to accomplish this project. (11:15 a.m.) Isabelle Lopez, Assistant County Attorney, entered the meeting and Burnett left the meeting. Brewer reviewed the contract services, and in-kind services, and stated that the Board’s major concern is on how the funding would occur and the cost to the County. She stated that the motion would be to direct Staff to pursue the Northeast Florida “Blueway” and also to approve the \$12,500 funding from the General Revenue Reserves.

(11:20 a.m.) Robin Nadeau, 26 Mickler Blvd., spoke in favor of acquiring the “Blueway” Property.

(11:22 a.m.) Roger Van Ghent, 4005 Moultrie Foreside Blvd., spoke in favor of acquiring the “Blueway” Property.

(11:23 a.m.) Kohnke questioned where the other half of the funding was coming from. Brewer replied that \$12,500 will come from the Water Management District and the additional \$12,000 will come from General Fund Reserve. **Motion by Reardon, seconded by Jacalone, carried 5/0, to direct Staff to pursue the Northeast Florida “Blueway” - Phase II CARL Application with half of the total project funds of \$12,500 coming from the General Fund Reserves and the other half coming from the St. Johns River Water Management District.**

(03/06/01 - 3 - 11:24 a.m.)

ADJOURN SPECIAL MEETING

The Special Meeting was adjourned at 11:24 a.m.

Approved: March 27, 2001

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
Mary F. Kohnke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: \_\_\_\_\_  
Deputy Clerk