

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
APRIL 7, 2004
(2:30 P.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: Karen Stern, District 2, Chair
Nicholas Meiszer, District 1
Marc Jacalone, District 3
James E. Bryant, District 5
Ben W. Adams, Jr., County Administrator
Dan Bosanko, County Attorney
Diane Gorski, Clerk's Office
Maguire arrived later in the meeting.

(04/07/04 - 1 2:42 p.m.)

The meeting was called to order by Chairman Stern.

(04/07/04 - 1 - 2:42 p.m.)

Jacalone gave the Invocation and Meiszer led The Pledge of Allegiance.

(04/07/04 - 1 - 2:43 p.m.)

ROLL CALL

Stern stated that Commissioner Maguire was absent but would be joining shortly.

(04/07/04 - 1 - 2:43 p.m.)

ADDITIONS/DELETION TO THE SPECIAL MEETING AGENDA

None.

Motion by Jacalone, seconded by Bryant, carried 4/0, with Maguire absent, to approve the Special Meeting Agenda.

(04/07/04 - 1 - 2:43 p.m.)

1. CIP WORKSHOP

ANNUALLY, THE COUNTY FUNDS CAPITAL IMPROVEMENT PROJECTS (CIP) IN MOST OF ITS FUNDS. AT THIS POINT IN TIME, THE DEPARTMENTS HAVE SUBMITTED THEIR REQUESTS FOR CIP'S FOR FY 2005. A PRESENTATION WILL BE MADE TO THE BCC OUTLINING THE DEPARTMENT'S REQUESTS AND COMPARING THEM TO PAST YEAR'S FUNDING LEVELS. A HIGHLIGHT OF THE PRESENTATION WILL BE THE DISPARITY BETWEEN CIP REQUESTS WITHIN THE GENERAL FUNDS AND AVAILABLE FUNDS. THE BCC WILL BE ASKED TO DISCUSS THAT DISPARITY AND TO ARRIVE AT A CONSENSUS ON A MINIMUM LEVEL OF FY 2005 CIP FUNDING FOR THE GENERAL FUND

Proof of Publication of Public Hearing on CIP Workshop, was received, and having been published in *The Saint Augustine Record* on April 2, 2004.

Joe Vonasek, Director, Office of Management and Budget gave a PowerPoint Presentation that reviewed the CIP (2:45 p.m.) Maguire entered the meeting. Vonasek explained that the Capital Improvement Plan was a major financial tool and that it identified Capital Improvement Projects for the next five years and allowed for further planning. He stated that a project would only be considered for this program if it were to cost over \$ 25,000 and have at least a one-year useful life. He stated that this would be the first part of the budgeting process and noted that all of the projects that were submitted by the Departments were shown here. He stated that projects could be added or deleted at this point and that Administrative Hearings would take place in May. He emphasized that these projects had not been reviewed in their entirety and that they were seeking Board direction. He reminded staff that only the first year of a five year CIP would be identified and eventually be adopted by the Board and that the remaining four years would essentially be a planning tool which would help identify future funding needs. He explained that each years projects were reevaluated in the following years budget process and that all projects would be ranked annually, excluding those which were mandated by the Board or had their own outside source of funding. (2:52 p.m.) Maguire questioned the Carry Forward amounts from 2004 and asked for clarification on the requested amount and the adopted amount. Discussion ensued. Vonasek re-emphasized that the projects listed in the CIP had been given to OMB from the requesting Departments and that no projects were being recommended at this time and that in some cases projects, due to funding decisions or issues that had arisen since this CIP was prepared had been eliminated from consideration. He anticipated that there would be a short fall for 2005 CIP in the General Fund. Vonasek stated that funds borrowed by the Golf Course and owed to the County General Fund were over \$900,000 and that based on the current financial status these funds might not be repaid until the Golf Course debt is retired in 2010. (2:59 p.m.) Meiszer mentioned that during the April 6, 2004 Board meeting it was mentioned that the Golf Course was showing some fiscal improvement and wondered if that enclosing the porch to increase dining space would cost \$500,000 and it that would be money well spent. (3:01 p.m.) Adams stated that the figure was accurate and that Mike Rubin, Director, Construction Services had investigated the cost of the project requested. Jacalone questioned the cost of the renovation and wondered what the scope of the project was. He concurred with Meiszer that enclosing the porch to increase the dining area and the installation of heat and air would not cost \$500,000. He suggested revising the specifications and requesting new bids. (3:02 p.m.) Doug Timms, stated that OMB had requested that Wes Tucker, Golf Course Manager break the project request up and define the different phases. (3:04 p.m.) Jacalone questioned the request for four public swimming centers and stated that this would not be something the Board would be interested in funding. Vonasek reiterated that every project that had been requested by a Department was included in presentation and that nothing would be considered included or excluded at this time. Jacalone suggested deleting the pool request. Stern concurred. (3:06 p.m.) Jacalone questioned the Medical Examiners (ME) request for generator replacement and relocation. He asked for clarification on the role and funding for the ME's office and staff. Vonasek stated that the ME worked for three Counties and that the Capital Costs of the ME had never been addressed. Jacalone requested that we ask the other Counties involved to share the expense. Meiszer gave some background on the ME's office. Discussion ensued. (3:13 p.m.) Jacalone asked for clarification on the request for Full Service Community Centers. Vonasek explained that they were recreation centers that contained auditoriums and meeting rooms and included facilities to be used as a recreation center. There were requests for two centers, in the north and south areas of the County with no location specified. Jacalone stated that he would need to know where they were going to be located and what they would like. Stern stated that in her opinion these requests should be made in future years once locations had been decided upon. Vonasek explained that the Board must identify a need for the centers, task the County Administrator to find locations and costs for the acquisition of the sites and

construction. Stern asked that staff present the request to the board. Maguire and Stern determined that more discussion would be needed to make a determination. Meiszer stated that reusing existing facilities would benefit the community and be cost effective. Stern asked Adams to schedule a workshop regarding this issue. Jacalone stated that the School Board already had the facilities and personnel and that they should be more involved. (3:21 p.m.) Jacalone questioned the Jail Annex Fire Sprinkler System request. Vonasek stated that the request was intended to address an accreditation issue. (3:23 p.m.) Meiszer questioned the request for renovations at the Old Switzerland Fire Station. He mentioned that it might be a historic building and should probably be preserved but that it would be a constant drain on the budget to maintain it. Discussion regarding the Old Fire Station continued. (3:28 p.m.) Bryant required information on the IP Telephony Project. Vonasek explained that it would redirect telephone calls and use the County Internet while lowering rates by reducing the number of lines used. Stern asked that Wylie Thibault, Director of MIS discuss the request with board. (3:29 p.m.) Maguire explained that the public had requested these Parks and Recreation projects and that they would require a large part of the budget and maintenance and operational funding year to year. (3:32 p.m.) Stern reviewed the mandated or grant match project requests. Vonasek mentioned mandated projects were improvements that were necessary to meet statute, projects directed to staff by the Board and projects that were funded outside the County. (3:33 p.m.) Jacalone asked about the plan for Bartram Trail Library. Adams stated that an expansion had been requested. Meiszer questioned the need for expansion at the new library. (3:34 p.m.) Jacalone also inquired about the climate control upgrade request at the St. Johns County Health Center. (3:35 p.m.) Gene Burns, Director of Maintenance, explained that monies were needed to replace small air conditioning units that were energy inefficient and impact air quality. (3:40 p.m.) Maguire left the meeting. Burns stated that the upgrades would be cost effective. (3:43 p.m.) Bryant asked if alternative funding and revenue sources had been sought. Adams replied that it might be possible to refinance the courthouse because interest rates were low. He mentioned borrowing as much as possible to retain the current payment and estimated that the amount would be around \$17 million dollars. Vonasek explained that for arbitrage purposes the county would have to borrow enough money to increase the debt service and it might be possible to borrow \$ 17 - \$19 million dollars after retiring the current debt. Adams stated that he would compile a list of project requests and provide the Board with a total amount of General Fund requests. Jacalone stated that more review would be needed and that this would be the first of several discussions referencing CIP requests. (3:51 p.m.) Stern stated that the requests needed to be reviewed and fine-tuned at a future date. (3:58 p.m.) Vonasek reviewed the Transportation requests in order of the CIP project cost. He examined requests from the Transportation Trust Fund. Bryant asked how the bond money targeted for SR 312 Extension was handled. Vonasek answered that it had been placed in a separate fund and had already been appropriated. Jacalone asked for clarification on the CR 13 paved shoulders request. Vonasek explained that it would be a paved shoulder on CR 13 from Hastings to U.S. 1 that would address a safety concern. Vonasek reviewed the Fire District Fund requests. He explained that the Fire District would be deeded property by the School Board for construction of a new facility. Mary Ann Blount, Real Estate Manager addressed the Board. She explained that Chief Hall and Dennis Baker with the Florida Communities Technical Institute (FCTI) had been sharing ways to enhance their programs. They plan for the FCTI to make a recommendation to the School Board who sponsors their Charter School and owns over a hundred acres off of Woodlawn to donate property. She explained that there would be an eight-acre parcel on Gaines Road deeded to the County for the new Fire Administration Building. Adams stated that the original Tree of Life location had been eliminated. (4:03 p.m.) Stern mentioned that the Gaines Road location was closer to the school and more appropriate. Vonasek reviewed the Enterprise Fund and stated that these requests were mostly utility related items. He explained the Tourist Development

Tax Fund requests that included the beach renourishment annual escrow for the future renourishment project and the partial funding for the county pier expansion. (4:06 p.m.) Discussion involving the new Building Department Permitting Center ensued. Scott Clem, Growth Management Director, was asked to explain the project. Clem stated that this center had been an issue for several years. Fees paid by builders have gone into a special fund for the sole purpose of constructing a one-stop permitting center. Adams stated that this project would also include the completion of Avenue D hookup to Avenue A. (4:09 p.m.) Meiszer asked when the property had been selected. Adams responded that the property had been purchased about a couple of years ago from Florida Eastcoast Railroad. Adams explained that the County still needed approval. Clem explained that an Architect had been chosen and would be willing to sit down with the builders. (4:14 p.m.) Bryant asked if there had been a consensus regarding approval of the permitting center. Jacalone stated that it had to be built because there were funds in place. Adams explained that once Growth Management moved from the Administration Building space would be made available for current staffing issues. Clem explained that a commitment had been made to the builders to readjust fees if necessary. Adams announced that there had been a consensus to move forward. (4:23 p.m.) Vonasek reviewed the Tourist Development Tax Fund requests and summarized the North Beach Fire/EMS Station requests, Impact Fees and Grant and Other Funding categories. (4:39 p.m.) Vonasek led a discussion that involved future funding requests and concerns. Bryant asked if the pipeline, DRI dollars were included in funding requests. The Commissioners asked why pipeline DRI dollars were not included in the budget process and requested the Office of Management and Budget coordinate with the Planning Department to obtain the total developers contributions and pipelining dollar amounts. (4:46 p.m.) Vonasek explained funding alternatives and options.

(4:54 p.m.) Richard Thomas, 4322 Palmetto Street, Civic Roundtable Spokesperson, was in favor of including all revenue and funding sources in the project requests. He requested accurate, understandable information be presented to the public.

(4:58 p.m.) Motion by Bryant, seconded Jacalone, carried 4/0, with Maguire absent, to adjourn the meeting.

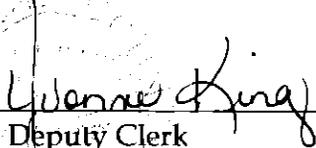
With there being no further business to come before the Board, the meeting adjourned at 4:58 p.m.

Approved April 20, 2004

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Karen R. Stern, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk