

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MAY 24, 2011  
(9:00 A.M.)**

Proceedings of a joint meeting of the Board of County Commissioners of St. Johns County, Florida, and the City of St. Augustine Commissioners, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

The proof of publication of the joint meeting was received, having been published in *The St. Augustine Record* on May 19, 2011.

Present: J. Ken Bryan, County Commissioner, District 5, Chair  
Mark Miner, County Commissioner, District 3, Vice Chair  
Cyndi Stevenson, County Commissioner, District 1  
Ron Sanchez, County Commissioner, District 2  
Jay Morris, County Commissioner, District 4  
Michael Wanchick, County Administrator  
Jerry Cameron, Assistant County Administrator  
Patrick McCormack, County Attorney  
Joe Boles, Mayor/City Commissioner, Chair  
Leanna Freeman, City Commissioner, Vice Chair  
Nancy Sikes-Kline, City Commissioner  
Errol Jones, City Commissioner  
Bill Leary, City Commissioner  
John Regan, City Manager  
Ron Brown, City Attorney  
Lenora Newsome, Deputy Clerk

(05/24/11 - 1 - 9:01 a.m.)  
CALL TO ORDER

County Commissioner Chair Bryan called the meeting to order.

(05/24/11 - 1 - 9:02 a.m.)  
INVOCATION

Reverend Warren Owen gave the invocation.

(05/24/11 - 1 - 9:03 a.m.)  
PLEDGE OF ALLEGIANCE

Morris led the Pledge of Allegiance.

(05/24/11 - 1 - 9:04 a.m.)  
ROLL CALL

The clerk called the roll for the Board of County Commissioners and City Commissioners; all members were present.

(9:05 a.m.) Bryan welcomed everyone and thanked them for coming. He stated that this was only the second time, in the history of the County and the City, that there had been a joint meeting of the City Commissioners and the County Commissioners.

(9:06 a.m.) Mayor Boles stated that the City of St. Augustine (City) was pleased to have hosted the first joint meeting between the City of St. Augustine and St. Johns County (County), which he thought went well. He said he was excited about this meeting.

(9:06 a.m.) Wanchick mentioned that they were pleased to have everyone there, and that he thought these meetings did not occur frequently enough, the financial difficulty they were facing. He said that communication was the hallmark of the government, whether it's with the residents or among the elected officials. He stated that they were pleased to have the meeting and hopefully they would receive some good, positive, constructive direction from it.

(9:07 a.m.) Reagan said that this was what was needed to affect the outcome that they would be talking about this morning and they were pleased to be there.

(9:07 a.m.) Brown joked that the fewer words an attorney had to speak at a meeting like this, the better off they all were, so he was going to try to remain silent, if at all possible.

(9:07 a.m.) McCormack mentioned that he and Brown had a very cordial, professional relationship, and said they were able to get a lot done on a lot of issues without involving the elected officials. He said the better the elected officials worked together, the more confidence staff would have to work together on the myriad of issues that would not need to be addressed by the Commissioners.

(05/24/11 - 2 - 9:08 a.m.)

1. UPDATE ON WEST AUGUSTINE SEWER

Reagan gave a quick overview of how the City got to this point with Black and Veatch today. He spoke on a lift station along Butler Avenue that was a joint co-financed City/County project. He said in 2009 the City and County raised the commitment to West Augustine and the propagation of utilities. He stated that they passed a very specific resolution from that joint meeting, and that resolution had strategies that they had been following from the County and City's prospective: 1) to develop a comprehensive master plan or utilities propagation, 2) a commitment to determine the best use of existing funds in partnerships, 3) to pursue grants through the State Revolving Fund and Community Development Block Grant, 4) they would jointly support any type of effort by any government agency, on any congressional funding initiatives, to create developing utilities, and 5) evaluate other financing mechanisms. He reviewed the major projects. He said the best method of self-determination in West Augustine was for West Augustine to be under the control of the County, from a utility point of view. He mentioned that the net present value of the utility system for the City was \$6,000,000, so basically the acquisition cost became \$6,000,000. He said that they worked with the County to look at a variety of ways to creatively finance \$6,000,000 from cash transactions to financing to territory swaps, and it wasn't viable right now. He stated that brought them back to looking for creative financing mechanisms and that was where Black and Veatch came in. He mentioned that Black and Veatch was a global engineering company, probably in the top ten listings in America. He stated the City would sign a contract with Black and Veatch. He mentioned that all the work and building blocks that Black and Veatch would use, was a direct result of the last joint board meeting.

(9:19 a.m.) Tami Ray, Director of Black and Veatch, and Tom Bryant, Utility Director, City of Tallahassee, Florida, both gave a presentation on Black and Veatch, *Exhibit A*. Bryant reviewed the utility pain points: economic slowdown, increasing regulatory requirements, aging infrastructure, customer demands, and limited funds. He spoke on implementing a funding program. Ray shared, in detail, their alternative finance service process. She said their goal was to make sure their clients didn't have audit

problems. She reviewed the example of a completed funding scenario-wastewater treatment facility upgrade; an example of a completed funding scenario- economic development initiative; and an example of a completed funding scenario- water supply project. Bryant addressed the West Augustine planning issues. Ray spoke on the West Augustine project's potential funding sources. Bryant reviewed the West Augustine target initiatives. Boles asked about the regulatory requirements in the County. Regan replied that was the strategic plan that had to do with implementing connection policies. Stevenson stated that she would appreciate a reiteration of those policies. Ray reviewed the West Augustine agency qualifiers that were critical to the program's success.

(9:42 a.m.) Bryan mentioned that they had come a long way from February/March of 2008, when they had their first meeting regarding West Augustine's infrastructure and sewer. He said with the County and City working together, it gave them a better chance of being awarded many of the grants. He stated that they could see the potential of 50, to 100 jobs being created in the future, once they worked on the entire infrastructure.

(9:44 a.m.) Stevenson asked for a recap on the policies regarding connections. She stated that the physical impact to the residents was so important. Ray replied that it was brought to their attention in the very first meeting, when they talked with the County, and then again when they discussed this project with the City. He said it was critical that they look at every opportunity to keep this in a reasonable realm for the constituents who live within the West Augustine community, to make it affordable for them to connect to the system and become partners with the City and this utility. She said that they knew and understood that component. They had targeted the Community Development Block Grant Program to assist with as many of those connections as they possibly could. She said that they would actually pay for the lateral connection to the houses and the crush and fill septic tanks with those grant monies, if they were successful on their applications.

(9:46 a.m.) Mayor Boles asked if the deal was dead for the County to take over service in West Augustine. Wanchick responded that there was not a simple solution. He mentioned that they were going to need assistance from the Federal Government, and the State, in order to do that. An engineering study would need to be done, like what was showcased this morning. He spoke on everyone hooking up to the sewer system. Boles spoke on the St. Augustine Utility System servicing residents outside the City of St. Augustine for some time, it being a gamble either way, and asked which way they would explore first. Regan responded that it depended on the project, developing a connection policy, and as they moved forward, it being a parallel process. Boles asked if they would have to have the whole system up or would they be running parallel. Regan replied, "running parallel." Bryan spoke on the connection process at St. Augustine Beach. Wanchick said that every situation was different, that this would be a joint solution, and they were trying to answer questions, but didn't have enough information. Bryan spoke on placing the mainline down King Street to connect to Homes Boulevard. Stevenson stated that they needed a way to focus on the trunk that enabled the most economic benefit for the community. She spoke on the West Augustine capital improvement projects. Ray mentioned that there were two things that dictated the project's phasing timeline: 1.) the short-term critical elements; and 2.) the long-term assets of the area; and most importantly, how to afford it.

Regan stated that he had a proposal for the Board: to put Florida Memorial College, two other businesses they had been working on, and representatives of the City and County in a room. He also said they needed a partnership from the private sector, and to work with them to find out what they were willing to do from an economic viewpoint. He said to then take that partnership to Black and Veatch to determine the specific

economic elements that they demonstrated today. He stated if it was the consensus of the Boards, they needed to put together that strike team. (10:03 a.m.) *There was a consensus by both Boards to move forward with that particular initiative, as far as, trying to get the parties together.*

(10:03 a.m.) Leary questioned if it was possible for the County to focus on economic development initiatives in that area. Bryan mentioned that they were hiring a Director of Economic Development very soon. Wanchick said that it would be totally appropriate, and that they should share with the City, what the County's initiatives were, and it would be better if they created a partnership. Leary mentioned that would have a very important impact on the City if they had good economic development in West Augustine. He asked about Black and Veatch's housing patterns, public health, and crimes data being made available to them. Ray spoke in regards to their data, and stated that there wasn't any pertinent data that hadn't been collected by Federal, State, or local processes. Bryan said the County had data they could share with Black and Veatch. Stevenson said that St. Johns County had demonstrated a commitment in economic development by investing in drainage and infrastructure.

(05/24/11 - 4 - 10:10 a.m.)

## 2. DISCUSSION ON THE CIVIL RIGHTS MUSEUM - EXCELSIOR BUILDING

Darrell Locklear, Assistant County Administrator of Operations, gave a presentation, *Exhibit A*. He spoke on the County recently completing a couple of in-house studies to review County owned lands and County occupied buildings. He said the result was that they had surplused several of those properties and were continuing to modify how they occupy certain buildings, in particular, reviewing the need for lease space. He gave a brief history of the Excelsior Building. He mentioned that their lease with the State was assignable, and was good for another 14 years, with an option for an additional 20 years. He said that they brought this forward to see if the City had any interest in pursuing any future use of the property. Jones asked how much square footage the County currently occupied, and how much was leased to the Museum. Locklear replied that the building, and the adjacent property, was leased from the State, and all of it was subleased to the Friends of the Excelsior. He said there was a joint use agreement written into the management plan and the County occupied about 9,000 square feet of the building. Wanchick mentioned that they were not really sure how or why the County entered into this arrangement years ago. He spoke on selling the property. He mentioned that the County was putting about \$50,000 into maintenance and upkeep of the building. Jones stated that the structure, with its history, definitely had a future. Discussion followed on the leasing and subleasing of the building and the historical significance of the building. Jones stated that he liked the idea of a partnership between the County and the City, regarding the building, because of its history. Freeman mentioned the purpose of the conversation was to gage the City's interest in the property, and the potential to create a perfect partnership. McCormack spoke on the management plan that pertained to the property. He said any plan for the property would have to fall into the existing language or they would have to request an amendment to it. He said the State would be flexible with doing it, especially with a County and City joint request. (10:30 a.m.) *There was a consensus from both Boards to move forward and let the respective administrators work out the formalities and legal documents, if necessary, in order to explore it, and also to engage with discussion on the Excelsior Building.* Wanchick mentioned if anyone knew of any interested parties, to let them know so they could bring them into the discussion.

(10:30 a.m.) The Boards recessed at 10:30 a.m. and then resumed at 10:49 a.m.

(05/24/11 - 4 - 10:49 a.m.)

## 3. UPDATE ON HOME AGAIN ST. JOHNS' PROGRESS, DIRECTION, AND GOALS

Mike Davis, A.D. Davis Construction, distributed a handout of his presentation; reviewed the goals from the original committee meetings regarding *Home Again St. Johns*; shared the progress to this point; reviewed the direction they were headed; then reviewed the new goals of the organization, *Exhibit A*. He spoke on getting everybody involved to help in the funding. Freeman commented on the support of this organization. Davis spoke on channeling some County and City funds to *Home Again St. Johns* through the United Way.

(11:07 a.m.) Sanchez said that he commended Davis for what he was doing, and his leadership. He also thanked the volunteers. He stated that the County was giving money to help the situation, but it was indirectly going to the agencies that helped these people. Davis said that there had been a lot of County staff that had been at the meetings and helping.

(11:08 a.m.) Miner stated that the County provided a lot of resources, and at this time, it was not an option for the County to give any more funding to a specific position.

(11:09 a.m.) Freeman voiced concern regarding an interruption in the feeding process of the homeless, in which the City and County both were going to feel, and see. She asked the City if they were willing to put up ten hours to help out.

(11:10 a.m.) Stevenson said there was a ripple cost to homelessness. She mentioned that it would require the private sector's involvement, and that couldn't be ignored in order to succeed. Wanchick mentioned that he received a letter last week from United Way asking the County for a \$5,000 donation. He said the money would be easier to find than the time right now. He stated if it was a one time donation, the County could find \$5,000 of unused funding which was targeted for this kind of activity, and had not been completely used this year. He said it would not be a long-term relationship, but a bridge to help the effort get back on track.

(11:14 a.m.) Mayor Boles said that he was going to ask the City Commissioners to support at least the matching amount. Davis responded. Leary spoke on a business group list and a provider group list. Sikes-Kline stated that she was in favor of Mayor Boles suggestion. Miner stated that the County gave a lot, continued to give a lot, and that the County was not in a position to allocate any more funding. Morris suggested checking with the PGA Tour about donating to the *Home Again St. Johns*. Davis asked Morris for the contact information and stated that he would contact them. Bryan spoke on the business community getting involved. Freeman spoke on everyone donating whatever amount they could, and everyone not being expected to donate the same amount. Stevenson stated that homelessness was a problem in St. Johns County, and the commitment may take different forms, but there would be a commitment from the County as well. Bryan said that homelessness was all over the country, but the only difference was that St. Johns County was taking the initiative to do something about it. Boles spoke on the private sector being educated on the cost to the community of a homeless person. He mentioned adding a layer to *Home Again St. Johns* that brought in a private sector component to start raising some funds.

(11:32 a.m.) Bryan reviewed the comments from the Boards regarding a shared idea of a \$100 personal donation from each Board member. He said the City of St. Augustine was going to actually provide some financial assistance, and the County Administrator mentioned a one-time donation from the County. Wanchick stated that they would like to do something on behalf of the County, as a one-time bridge contribution to keep the momentum alive. He said that they did have \$5,000 and suggested to the Commission that they make the commitment to provide that \$5,000 out of the Social Service funds that were not used this year, as a one-time bridge contribution.

(11:34 a.m.) Regan spoke on providing to the United Way and finding a site for the homeless. Davis thanked everyone for their help.

(11:37 a.m.) Mayor Boles left the meeting.

(05/24/11 - 6 - 11:37 a.m.)

PUBLIC COMMENT

Robert Nimmons, 871 West Ninth Street, questioned what the cost of a sewer hookup on Duval Street, in West Augustine, for residents would be, who had the existing unit. Martha Graham replied approximately \$3,000 to \$5,000 dollars.

(11:39 a.m.) McCormack reviewed the procedures for public comments. Nimmons asked questions regarding the sewer lines on Duval Street.

(11:42 a.m.) Ed Slavin, P.O. Box 3084, asked both Commissions to consider the possibility of a joint resolution supporting the National Historical Park and Seashore and the National Civil Rights Museum. He mentioned the dedication of the Foot Soldier Monument.

(11:46 a.m.) Reverend Ron Rawls, Pastor of St. Paul A.M.E. Church, 85 Martin Luther King Avenue, addressed utilities in West Augustine, and also addressed the Civil Rights Museum.

(11:49 a.m.) Greg White, 905 West Pearl Street, thanked both Boards and staff.

(05/24/11 - 6 - 11:51 a.m.)

OTHER BUSINESS

Sikes-Kline voiced concern about the revitalization of Lincolnton. She asked if the County and City ended the interlocal agreement concerning the pool and/o, the Galimore Center, would the County Commission consider giving the City a community redevelopment area. She also asked if the County would consider a partnership with the City, or give the City the ability to fund that center through the TIF long-term. Wanchick stated that the Galimore pool obligation expired at the end of the year and they were not renewing it. There was a legal concern regarding who backstopped the financial losses and the short run of the CRA. He said they currently have three CRAs in the County and they were financially upside down on all three of them because of the economy. He stated that he did not see the County backstopping a CRA because it was the Commission's decision, but he was confident that it would not be his recommendation to create one, if they had to backstop it financially. Sikes-Kline asked what backstop meant and Wanchick explained. Cameron spoke on the City having the authority to do the CRA, and if the County would be willing to sign-off any increase in tax revenue to that CRA, which would not be an out of pocket expense, except for future revenues from tax increases. Miner spoke on the County's financial situation: He stated there was a lot that they would like to do, but did not have the money to do it. Stevenson addressed the backstop issue. Jones said it would be the City's CRA and the County would have to sign it. Sanchez said when CRA's were established, someone had to back them financially, if their tax increment did not increase.

Regan stated that a CRA within the City limits would not be backstopped by the County; it was backed by the General Fund of the City. Stevenson said the big issue for the County was that they did not want funding to come out of the General Fund. Wanchick said what he heard was, would the County be willing to create a CRA, not if the County would be willing to participate in the City's creation of a CRA. Freeman clarified what was proposed and what they were not able to reconcile. Sanchez stated

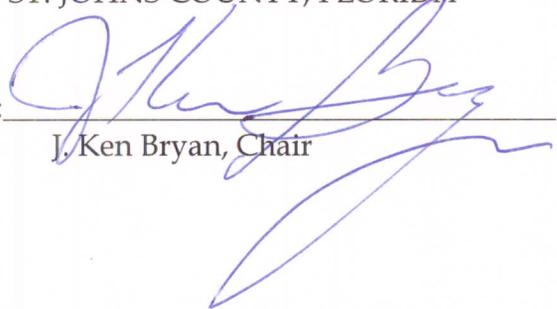
that he was not comfortable talking about this issue until Administration brought the discussion to the County Commission to be considered. Bryan addressed the options regarding the pool. Sikes-Kline thanked the County for answering her questions. Bryan mentioned the reason for having a joint meeting was to have discussions between the City and the County. Stevenson spoke on the existing facility and operating it two-for-one. She also spoke on revitalizing Lincolnville. Bryan said that there was clear direction for the respective staffs. Freeman addressed the offer of both pools for the price of one with the City picking up any overage in the cost.

(05/24/11 - 7 - 12:13 p.m.)  
ADJOURN

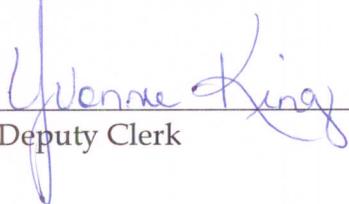
With there being no further business to come before the Boards, the meeting adjourned at 12:13 p.m.

Approved June 21, 2011

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
J. Ken Bryan, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk

