

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JULY 26, 2016
9:00 A.M.**

Proceedings of a workshop meeting of the Board of County Commissioners (BCC) of St. Johns County, Florida, held in the auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Proof of publication for the notice of a public workshop on the FY 2017 Recommended County Budget, was received, having been published in *The St. Augustine Record* on July 18, 2016.

Present: Jeb Smith, District 2, Chair
 James K. Johns, District 1, Vice Chair
 William A. McClure, District 3
 Jay Morris, District 4
 Rachael L. Bennett, District 5
 Michael Wanchick, County Administrator
 Patrick McCormack, County Attorney
 Sindy Wiseman, Deputy Clerk

Also present: Regina Ross, Senior Assistant County Attorney; Joy Andrews, Assistant County Administrator

(07/26/16 - 1 - 9:00 a.m.)
CALL TO ORDER

Smith called the meeting to order.

(07/26/16 - 1 - 9:00 a.m.)
ROLL CALL

The clerk called the roll: All Board members were present.

(07/26/16 - 1 - 9:01 a.m.)
INVOCATION

Johns gave the invocation.

(07/26/16 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

Smith led the Pledge of Allegiance.

(07/26/16 - 1 - 9:03 a.m.)
PUBLIC COMMENT

Wendy Jo Williams, 10460 Turpin Avenue, spoke on the partnerships with the St. Johns County Libraries.

Mary Gear, 1165 CR 13 South, requested that commissioners examine the Florida Library Association Outcomes and Standards and consider a plan for long term revenue enhancement.

(9:09 a.m.) Mike MacNamera, 1551 CR 13 South, urged the Board to consider the Library budget requests carefully and fairly.

(9:10 a.m.) Christopher Paone, 1005 Kennedy Drive, voiced his concern with the Woodlawn Road improvements. He stated that the current improvements to not address pedestrian access, traffic issues, and public safety.

(9:14 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, requested a half cent sales tax increase for first responders and fair pay for teacher. He quoted the Counties' Code of Ethics, *Exhibit A*.

(9:18 a.m.) McCormack read into the record and incorporated by reference the construction plans, Paone had spoken on; including, construction plans for Woodland Road Improvements, PH 1, submitted by Matthews Design Groups, dated September 4, 2015; and contract plans for Woodlawn Road Realignment, submitted by Elton Allen, final submittal August 2015.

(9:18 a.m.) Dan Bushnell, 2516 Oleander Street, questioned whether Jurisdictional Wetlands could be factored in a building calculation on an old platted lot.

(9:21 a.m.) Floyd Phillips, 259 Pintaresco Drive, spoke on the Lincolnville Museum and Culture Center, housed in the Historical Excelsior School building.

(07/26/16 - 2 - 9:25 a.m.)

ADDITIONS/DELETIONS TO THE SPECIAL AGENDA

There were none.

(07/26/16 - 2 - 9:25 a.m.)

APPROVAL OF THE SPECIAL AGENDA

Motion by Bennett, seconded by Johns, carried 5/0, to approve the Special Agenda, as submitted.

(07/26/16 - 2 - 9:26 a.m.)

1. SPECIAL MEETING INTRODUCTORY COMMENTS

Michael Wanchick, County Administrator, gave an overview of the agenda items, via PowerPoint. He stated that there had been an 8.9 percent ad valorem growth, leaving 3.9 million available funds to be distributed, which was presented in the budget requests.

(9:31 a.m.) McClure commented that there were \$3.9 million in available funds; however still required an additional \$4 million was needed to balance the budget.

(9:33 a.m.) Tom Reynolds, 880 Beach Boulevard, voiced his concern with the cancellation of the January 1, 2016, and July 1, 2016, meetings.

(9:35 a.m.) Morris commented that large corporation's only meet once a quarter.

(07/26/16 - 2 - 9:37 a.m.)

2. PARKING IMPLEMENTATION STUDY. AS PART OF THE FY 2016 ADOPTED BUDGET, THE COMMISSION APPROVED A STUDY TO INVESTIGATE AN OFF-BEACH PARKING PROGRAM, WITH POTENTIAL REVENUE GENERATION, TO OFFSET AN INCREASING ANNUAL GENERAL FUND SUBSIDY. THE COUNTY'S FINANCIAL ADVISOR, PUBLIC FINANCIAL MANAGEMENT (PFM), IN CONCERT WITH PHILLIPS PARKING LLC,

EVALUATED MULTIPLE STRATEGIC OPTIONS AND CREATED A PARKING REVENUE PROJECTION MODEL. COUNTY STAFF FROM PARKS & RECREATION, BEACH SERVICES, AND OFFICE OF MANAGEMENT AND BUDGET (OMB) HAVE BEEN CONSULTED THROUGHOUT THE ANALYSIS. GREG BUTLER, SENIOR MANAGING CONSULTANT FOR PFM, WILL HIGHLIGHT FINDINGS FROM THE ATTACHED PARKING IMPLEMENTATION STUDY

Jesse Dunn, Assistant Director, Office of Management & Budget, gave an overview of the request to review the applicability of off-beach parking.

(9:40 a.m.) Greg Butler, PFM, presented the key findings of the potential Beach Parking Revenue Study, via PowerPoint. He reported that for the past five years the County had transferred, from the General Fund to the Beach Services Fund, approximately \$2.75 million, to help cover operational costs, associated with protecting and maintaining the County's beach system. He said PFM compared off-beach parking structures throughout the state and reviewed his findings.

(9:49 a.m.) McClure asked how to differentiate between resident and non-resident parking. Butler responded through residency pass/decals.

(9:51 a.m.) Dunn expounded that for those who did not seek an annual parking pass, the fee would be a flat rate, per day. Discussion ensued on off-beach parking passes, installation and maintenance of the meters. Bennett noted the associated problem with illegal parking.

(10:10 a.m.) Smith clarified that on beach parking fees would increase for non-resident vehicles. He asked Butler to explain why there was no differential for annual parking passes between resident and non-resident. Butler responded.

(10:15 a.m.) Wanchick commented on the concern with illegal parking and the possibility of using some of the access revenue, to provide more opportunity for appropriate legal parking.

(10:17 a.m.) Smith asked when the beach fees last changed. Billy Zeits, Parks and Recreation, stated that the non-resident fee was raised two years ago.

(10:18 a.m.) Bennett questioned if the \$800,000 shortfall included the \$400,000 for beach re-nourishment. Andrews responded that it did not. Discussion ensued.

(10:21 a.m.) Tom Reynolds, 880 A1A Beach Boulevard, supported beach parking fees; however, did not approve of using a private vendor. He also suggested veterans and seniors should have a reduced fee.

(10:24 a.m.) Andrea Samuels, Commissioner City St. Augustine Beach, 110 Mickler Boulevard, spoke on the impact on the beach residents. She noted that the consultant never contacted the City of St. Augustine Beach, for input, during the study. She questioned the allocation of the funds.

(10:26 a.m.) Max Royle, City Manager, 2200 A1A South, spoke on the effect of salt air on the parking meters. Samuels also questioned how the County intended to regulate the parking for the City of St. Augustine Beach's events.

(10:28 a.m.) Christopher Paone, 1005 Kennedy Drive, spoke in opposition of Beach parking fees and suggested reviewing counties that did not charge for beach parking.

(10:31 a.m.) Patricia Laurencelle, 26 Versaggi Drive, voiced her concern with speeding on the beach.

Ted McLemore, 229 Treasure Beach Road, spoke on the impact that parking fees would have on his restaurant business; enforcing oversized vehicles that took up multiple spaces; and asked where the meters would be located. He stated he was opposed to the parking meters; however, would support an increase in the sales or gas tax.

(10:39 a.m.) Jeremy Ticehurst, 308 Fifteenth Street, Reef Restaurant, spoke on the impact to his restaurant with metered parking.

(10:40 a.m.) BJ Kalaidi, 8 Newcomb Street, supported charging only non-residents for parking and was opposed to an increased sales or gas tax.

(10:43 a.m.) Dan Bushnell, 2516 Oleander Street, questioned the cost of the study.

(10:44 a.m.) Bennett directed staff to define the allocation of the additional funds. She stated she supported an outside firm to perform the study, and suggested no fee for residents, a reduced fee for seniors and veterans, including the City of St. Augustine and the City of St. Augustine Beach in the study. She spoke on locations of businesses which may be impacted by metered parking.

(10:48 a.m.) McClure spoke on fundamental issues, the cost of implementation, and enhanced overflow parking.

(10:51 a.m.) Johns questioned if a private property owner was allowed to build a parking lot and charge to park. Bennett said it was not allowed.

(10:55 a.m.) Morris stated that the problem would not be solved by charging for parking. He stated he would not be in favor of charging local residents for parking.

(10:57 a.m.) Bennett noted that residents were already charged for on beach parking.

(10:58 a.m.) Wanchick pointed out the item was for Beach Services and described the Beach Services duties.

The meeting recessed at 11:00 a.m. and reconvened at 11:10 a.m.

(07/26/16 - 4 - 11:10 a.m.)

3. TOURIST DEVELOPMENT TAX DISCUSSION. PRESENTATION ONLY, DISCUSSION OF THE LOCAL OPTION TOURIST DEVELOPMENT TAX TO EXAMINE (1) THE RATE OF GROWTH OF THE ANNUAL BUDGET, (2) THE ALLOCATION OF FUNDS ACROSS THE FOUR CATEGORIES, AND (3) THE POTENTIAL IMPLEMENTATION OF AN ADDITIONAL PERCENT TAX

Tera Meeks, Director of the Tourist Development Council, (TDC), presented details of the TDC bed tax and its' use, via PowerPoint. She said the TDC was working on a strategic plan, prioritizing projects for the next five years. She spoke on the Tourist Development Plan that divided funds into four categories: 1) Destination Marketing; 2) Arts, Culture, & Heritage; 3) Leisure & Recreation; and 4) Administrative Costs, Special Events, and Special Uses. She reviewed how the four-cent tax was divided across the categories. She broke down the revenue trend over the past 10 years. She spoke on reserve funds and category expenditures.

(11:25 a.m.) Jesse Dunn, Office of Management and Budget, spoke on growth in revenue, budget guidelines, reserve stabilization account, uniform applications, revenue allocations, and expenditures.

(11:39 a.m.) Bennett spoke on using beach parking revenue to build a regional sports park. Dunn responded on how the revenue could be used.

(11:41 a.m.) McClure spoke on the growth in Beach Services and asked if it would level out. Dunn responded. McClure also questioned if the TDC was able to cover the \$830,000 loss from the golf course. Meeks stated she could review and report back. Discussion ensued on the growth in Beach Services.

(11:57 a.m.) Irving Kass, 887 Garrison Drive, spoke on the bed tax collection.

(12:00 p.m.) Tom Reynolds, 880 A1A Beach Boulevard, spoke on Beach Services and supported a one cent increase.

(12:04 p.m.) Richard Goldman, Visitors Convention Bureau (VCB), presented details of the Tourist Development Tax (TDT), via PowerPoint. He stated that the TDT was conceived in 1977 and was an economic development engine. He said that tourism was the primary driver of economic growth for the County. He noted that the millennial generation was interested in new experiences and needed convincing to return to this destination.

(12:18 p.m.) Jeremy Ticehurst, 308 Fifteenth Street, spoke on the number of restaurants in the County and stated that without the benefit of the bed tax dollars the businesses would decline and/or go out of business, which would cause hardship and loss of jobs.

(12:20 p.m.) Andrew Witt, Executive Director of the St. Johns Cultural Council, 15 Old Mission Avenue, spoke on the importance of the bed tax dollars, to help fund and grow the cultural, heritage, and artistic infrastructures, by competing with major cultural destinations; create cultural, heritage, and artistic attractions, during the slower months; and marketing dollars, to help fund the renovation or building of new cultural facilities.

(12:23 p.m.) Steven DeMare, 4160 Creekbluff Drive, spoke in support of continued marketing of St. Johns County, for tourism, to support local businesses.

(12:27 p.m.) Andrea Samuels, Commissioner of St. Augustine Beach, 110 Mickler Boulevard, spoke in support of engaging with northeast cities, to combine efforts in Tallahassee, to obtain the necessary changes in the Law and Statute 125, to benefit all of the businesses.

(12:29 p.m.) Phil McDaniel, 112 Riberia Street, spoke in support of continued tourism marketing.

(12:32 p.m.) Nancy Shaver, Mayor, 82 South Street, spoke on dollar allocations and the five percent growth. She stated that the Statute did permit TDC dollars to be used for the operation and renovation of museums.

(12:37 p.m.) Shannon Lake, 3554 Carmel Road, spoke in support of continued marketing to support the local businesses.

(12:39 p.m.) Regina Gayle Phillips, 259 Pintoresco Drive, Lincolnville Museum, stated that the museum was a volunteer organization; however, with the help from bed tax dollars, the museum could provide more cultural and educational programming, by expanding the facility.

(12:42 p.m.) Virginia Whetstone, 297 St. George Street, advocated for not changing the allocation of the TDT funds.

(12:45 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke in support of using category 3 and 4 Funds, to take care of the beaches and maintaining existing infrastructure.

(12:49 p.m.) McClure questioned Goldman regarding the visitors' experiences. Goldman reiterated that the surveys showed that the visitors' expectations had been met or exceeded. Discussion ensued on occupancy rates.

(12:53 p.m.) McCormack stated that an agreement was being reviewed, to collect the taxes, for private home rental service companies.

(12:53 p.m.) Bennett clarified that there was no proposition to reduce the budget. She stated that instead of a thirty-two percent advertising increase, the amount would only increase four percent. Discussion ensued on advertising dollars.

(1:00 p.m.) Johns commended the TDC for having a successful operation and suggested coming together to find solutions to meet the budget.

(1:05 p.m.) Morris commended Goldman and the TDC for their hard work. He questioned Dunn on the carryover funds. Dunn explained that the carryover Funds included some one-time pick-ups, where the TDT conservatively projected, and cash balances. Discussion ensued on reserve funds.

(1:07 p.m.) Smith commented on the importance of the tourism industry and its' ever changing direction.

The meeting recessed at 1:15 and reconvened at 2:15 with all commissioners, Andrews and Deputy Clerk Bonnie Putman in attendance.

(07/26/16 - 6 - 2:15 p.m.)

4. PROPOSED FISCAL YEAR 2017 TENTATIVE MILLAGE RATES AND DATE OF FIRST PUBLIC HEARING. THE STATE OF FLORIDA, THROUGH THE TRUTH IN MILLAGE ACT (TRIM), OBLIGATES THAT THE COUNTY FOLLOW A PRECISE PROCESS IN THE ESTABLISHMENT OF ITS ANNUAL BUDGET. A RECOMMENDED BUDGET WAS PREPARED AND PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS (BCC) ON JULY 19, 2016. FOLLOWING THE DEVELOPMENT AND PRESENTATION OF A RECOMMENDED BUDGET, THE COUNTY IS OBLIGATED TO PROVIDE CERTAIN INFORMATION CONCERNING THAT BUDGET TO THE PROPERTY APPRAISER. THIS INFORMATION INCLUDES THE PROPOSED MILLAGE RATES FOR EACH OF THE COUNTY'S DEPENDENT TAXING DISTRICTS AND THE ESTABLISHMENT OF A DATE, TIME AND LOCATION OF THE FIRST PUBLIC HEARING, FOR MILLAGE RATE AND BUDGET ADOPTION. THIS INFORMATION IS PLACED ON DEPARTMENT OF REVENUE, DR-420 FORMS, AND FORWARDED TO THE PROPERTY APPRAISER. THOSE FORMS PROVIDE THE BASIS FOR THE "TRIM" NOTICE, MAILED BY THE PROPERTY APPRAISER TO PROPERTY OWNERS, IN ST. JOHNS COUNTY. THE BCC WILL NEED TO APPROVE TENTATIVE MILLAGE RATES (SEE THE ATTACHED SHEET) FOR THE COUNTY'S TRIM MAILING AND APPROVE SEPTEMBER 6, 2016, AT 5:30 PM IN THE COUNTY AUDITORIUM, AS THE DATE, TIME, AND PLACE OF THE FIRST PUBLIC HEARING, FOR THE ADOPTION OF THE FY 2017 ANNUAL BUDGET. FOR

PRACTICAL PURPOSES, ONCE THE TENTATIVE MILLAGE RATES ARE SET,
THEY CAN STILL BE DECREASED, BUT NOT INCREASED

Doug Timms, Director of Office of Management & Budget, presented details of the FY 2017 Budget Requests Funding Option, the recommended \$3.9 million distribution, and the tentative millage rate, via PowerPoint.

(2:16 p.m.) Smith stated that with setting the millage and capping a maximum millage rate, each individual millage rate would be set, as well. McCormack reiterated that the millage rates were capped today.

(2:17 p.m.) McClure questioned the recommended \$3.9 million, in additional requests, with an additional \$4 million in reserves. Discussion ensued on the \$2.5 million from General Fund reserves for deferred, priority one, maintenance projects; and the re-occurring revenue for Transportation and Pavement Management.

(2:21 p.m.) Smith recounted the history of millage rates and the Transportation Trust Fund. He proposed the Board increased the millage rate for the Transportation Trust Fund from 0.72 to 0.73. Discussion ensued on millage rates, the allocation of funding, and the opportunity to pull funds from the Sheriffs Office's budget.

Ross entered the meeting at 2:30 p.m.

(2:32 p.m.) Morris spoke on the County's capital expenditures, which totaled \$127 million in 2007 and the consistent reduction of expenditures, due to the County's lack of revenue. He reported on the reduction of revenue generated through millage rates, impact fees, and tax revenue over the past ten years and stated the Board was not looking at the big picture. He stated that there were two ways to handle the budget deficit, which were with a half-cent sales tax or a millage increase. He remarked that he would vote against nit-picking the budget, the Board was not looking at the big picture and that the County would run out of reserves in 2021.

(2:38 p.m.) Smith questioned Timms on the percentage of the \$127 million borrowed in 2007 and the fact that the County would be paying on the debt for the next two decades. He stated his opinion on the sales tax referendum, and analyzed and predicted the possibilities, if the referendum had made it on the ballot. He stated that each commissioner possessed views and principles proportionally indicative of the residents of St. Johns County; and described the type of residents he represented as those who were fiscally conservative, morally positioned, business minded, low tax, and of a limited government perception. He referenced the discussion held in spring of 2015 to cut budgets by ten percent and described a situation, from a County Department meeting, where he believed the employees were being strong-armed concerning their position on the surtax. He gave six reasons why he believed the sales tax referendum would fail, despite the success of the St. Johns County School Board sales tax increase, including: 1.) Voters of St. Johns County trust the St. Johns County School Board; 2.) Voters trust School Superintendent, Dr. Joyner; 3.) Voters do not trust the Board of County Commissioners; 4.) Voters do not trust the County Administrator; 5.) Geographical Inequity, which meant that voters do not believe they would receive an equitable portion of the proceeds; and 6.) Capital Investments, which meant the County using sales tax to build more infrastructure, with reoccurring costs, which was perceived as inequitable. He stated that there was no trust in the Board to rightfully allocate these potential funds, resulting in possibly borrowing more and ultimately more debt. He quoted, "The only way to curb an insatiable appetite of government and make it efficient was to constrain it".

(2:48 p.m.) Morris stated he disagreed with Smith's opinion and that the big picture, the \$270 million budget deficit, was not needed to build new infrastructure, but to maintain the current infrastructure. Discussion ensued on the \$270 million deficit that was in the Transportation Trust Fund, Water Quality, and other line items.

(2:50 p.m.) Bennett disagreed with Smith's opinion and spoke on the denied opportunity to vote on a sales tax and the need for a revenue source for the budget shortfall. She affirmed that the Office of Management and Budget (OMB) was extremely competent and that the voice of the people could have answered the question about funding, with an opportunity to vote on the sales tax increase. She expressed the need for library services.

(2:54 p.m.) McClure commented on the need for library services spoken by those who voted in favor of deferring \$100 million in developer transportation projects, specifically roads and drainage. Additionally, he was in opposition to the repeated conversation on the sales tax, while approval of new developments, new County buildings and voting in favor of transportation mitigation given to developers, continued. McClure agreed that the County was conservative and that the sales tax increase would have failed. He stated it was his responsibility, as one of five Commissioners, to protect the residents from a growing sales tax.

(3:00 p.m.) Morris commented that he did not feel that it was the right of a commission member to deny the registered voters their constitutional right to vote. He believed that the sales tax would be brought up next year. Discussion ensued on the need to move forward, as the sales tax issue was not on the table.

(3:05 p.m.) Timms clarified the millage rate's suggested adjustments.

(3:05 p.m.) Bennett suggested more research on off-beach parking, including a revenue source and to continue with the County's current fees for vehicular beach access. Discussion ensued regarding beach parking, fees for residents and non-residents, and funding sources, including potential discretionary funds from the Tourist Development Council (TDC) reserves.

(3:20 p.m.) Wanchick stated that General Fund reserves would be utilized until an approved program was in place. He stated the need for a Request for Proposal (RFP) and conjectured the program may be in place by the beginning of the budget year.

(3:23 p.m.) Andrea Samuels, City of St. Augustine Beach Commissioner, 110 Mickler Boulevard, spoke on the cost to residents for police officers to monitor the parking issue.

(3:24 p.m.) McClure questioned the responsibility and revenue. Wanchick responded that the details needed to be worked through and the generated revenue would be for Beach Services.

(3:25 p.m.) Motion by Bennett, seconded by Smith, carried 4/1, with McClure dissenting, to adopt the recommended vehicular beach access parking rates for non-residents, both daily (\$15) and annual (\$125); no increase in resident vehicular beach access parking rates, daily (\$6) or annual (\$40); off-beach parking rates for non-residents, both daily (\$5) and annual (\$50), as recommended; no daily off-beach parking costs for residents, with the implementation of a simple system, for example, a sticker; with a discount for St. Johns County resident and non-resident seniors, over the age of 70, and military veterans.

(3:25 p.m.) Smith requested a motion on the millage rates. Discussion ensued on the recommended millage rates, Smith's proposed changes, and which projects would receive funding from which budgets.

(3:34 p.m.) Wanchick indicated that with any increase of the Transportation Trust Fund millage, from the General Funds millage, would preclude the ability to address the Health Department and the Sherriff's Office requests.

(3:36 p.m.) BJ Kalaidi, 8 Newcomb Street, spoke on allowing people to express their opinion, agreed on Smith's millage proposal, and suggested a reduction to the Sheriff's Office budget.

(3:37 p.m.) Motion by McClure, seconded by Johns, carried 3/2, with Bennett and Morris dissenting, to authorize the completion and execution of the Fiscal Year 2017 form DR-420's, by the county administrator, with the approved tentative millage rates and the establishment of September 6, 2016, at 5:30 p.m., in the County Auditorium, as the first public hearing for the adoption of the Fiscal Year 2017 Annual Budget, including amending the millage rate of the General Fund 5.12 and Transportation Trust Fund to 0.73

(3:38 p.m.) McClure requested clarification on the use of TDC funds.

(3:39 p.m.) Morris requested that the TDC look at their carry over and stated the TDC was over-reserved, with \$3,374,402, or thirty percent of the TDC budget.

(3:40 p.m.) Irving Kass, Chair of the TDC, provided details on the TDC's reserves. He requested that at the TDC meeting scheduled for August 15, 2016, Tera Meeks, TDC Director, would provide a specific breakdown, detailing the dollar amounts, in TDC reserves.

(3:43 p.m.) Timms added that the proposed 0.8 millage rate, for off-beach parking, would actually be less; therefore, there would still be an on-going deficit. Smith stated that the projections were needed. Timms stated a change would affect next year's millage.

(3:44 p.m.) McClure questioned when a discussion on impact fees would take place. Wanchick stated a consultant had been hired and that suggested recommendations are forthcoming.

(07/26/16 - 9 - 3:46 p.m.)

5. RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR OR DESIGNEE, TO EXECUTE AN AMENDMENT TO MEMORANDUM OF UNDERSTANDING AND COUNTY DEED, CONVEYING TO THE CITY OF ST. AUGUSTINE BEACH, 6.11 ACRES OF PROPERTY, LOCATED AT 953 A1A BEACH BOULEVARD, FOR USE AS A PARK. ON JULY 1, 2005, ST. JOHNS COUNTY AND THE CITY OF ST. AUGUSTINE BEACH PARTNERED RESOURCES TO ACQUIRE 6.11 ACRES OF PROPERTY, FOR A FUTURE PASSIVE PARK AND/OR NATURE VIEWING AREA. THE COUNTY APPLIED FOR A FLORIDA COMMUNITIES TRUST (FCT) GRANT AND SCORED WELL, BUT IT WAS NOT FUNDED. SUBSEQUENTLY, THE CITY AND COUNTY AGREED TO JOINTLY PURCHASE THE PROPERTY. THE COUNTY PURCHASED THE PROPERTY IN ITS ENTIRETY, WITH THE UNDERSTANDING THAT IT WOULD BE REIMBURSED BY THE CITY FOR HALF THE PURCHASE AND ACQUISITION COSTS. THE BEACH RECENTLY FULFILLED THEIR FINANCIAL OBLIGATION AND IS NOW REQUESTING THE PROPERTY BE CONVEYED TO THEM BY COUNTY DEED. THE PROPERTY LIES WITHIN THE CITY LIMITS AND ITS

COMPREHENSIVE PLAN WAS AMENDED, DESIGNATING THE FUTURE LAND USE FROM COMMERCIAL TO PARKS AND RECREATION. THE COUNTY DEED WILL HAVE A RESTRICTION, STATING THE PROPERTY IS TO BE USED AS A PUBLIC PARK ONLY, OR WILL REVERT BACK TO THE COUNTY. IF THE CONVEYANCE OF THE PARKLAND IS APPROVED BY THE COUNTY, IT WILL BE MAINTAINED BY THE CITY, WITH NO FUTURE FINANCIAL PARTICIPATION OR INVOLVEMENT BY THE COUNTY REQUIRED

Mary Ann Blount, Land Management Systems Director, presented details of the amendment to the Memorandum of Understanding (MOU) and County Deed, via PowerPoint.

(3:48 p.m.) McClure questioned the amount paid by the County, ownership, and the details of the MOU.

(3:50 p.m.) Wanchick gave details on the history of the property and stated that when the MOU was agreed upon, there was a joint interest in acquiring the property for a park. He clarified that the County purchased the property and held the title; however, the County was not interested in making improvements to the property and building a park. He continued by stating that the City was interested and with the amendment to the MOU, the County would be released from all past promises or future responsibilities, attached to the original agreement.

(3:51 p.m.) McCormack pointed out that the arrangement had been made in 2005 and financially the County was in a much different situation. He stated that the choice before the Board was to maintain County ownership or not.

(3:53 p.m.) Bennett stated the deed restriction allowed for parking.

(3:53 p.m.) McCormack stated the Board could consider a condition, which stated if a parking/user fee was adopted; it would be the same for County and City residents.

(3:54 p.m.) McClure spoke on fiscal responsibility. Discussion ensued on the date and details of the agreement, an opportunity for parking and potential revenue, location and typography of the property, comprehensive plan land use changes, and the responsibilities/obligations of the City and County.

(4:00 p.m.) Johns questioned McClure's understanding of whether monies required for park development would be shared equally between the County and the City. McClure responded that the cost to develop the park would be on the City; however, in order to recuperate monies spent, the County would benefit in sharing any revenue from parking fees.

(4:01 p.m.) Andrea Samuels, Commissioner of St. Augustine Beach, 110 Mickler Boulevard, reaffirmed that the comprehensive plan and charter had changed. She stated that the City of St. Augustine Beach was actively engaged in saving park space. She reminded the Board that the City of St. Augustine Beach residents were also County residents, who paid taxes to the County.

(4:02 p.m.) Max Royal, St. Augustine Beach City Manager, 2200 A1A South St. Augustine Beach, Florida, spoke on the Charter Amendment and the sale of park land. He stated the park would be public, open to both City and County residents.

(4:03 p.m.) Motion by Bennett, seconded by Johns, carried 5/0, to adopt Resolution No. 2016-225, authorizing the county administrator, or designee, to execute an amendment to the attached Memorandum of Understanding and County Deed,

conveying to the City of St. Augustine Beach, 6.11 acres of property, located at 953 A1A Beach Boulevard, for use of a park; and authorizing the Office of the County Attorney to make such amendments to guarantee that the park would remain public, with equal costs for City and County residents.

RESOLUTION NO. 2016- 225

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING AND APPROVING THE BOARD CHAIR TO EXECUTE AN AMENDMENT TO MEMORANDUM OF UNDERSTANDING AND COUNTY DEED, CONVEYING 6.11 ACRES OF PROPERTY, LOCATED AT 953 A1A BEACH BOULEVARD, FOR A PARK TO THE CITY OF ST. AUGUSTINE BEACH

(07/26/16 - 11 - 4:04 p.m.)
ADJOURN

With there being no further business to come before the Board, Smith adjourned the meeting at 4:04 p.m.

Approved _____September 20_____, 2016

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

Jeb S. Smith, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: _____

Deputy Clerk

