

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
DECEMBER 4, 2018
9:00 A.M.**

Proceedings of a regular 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.

Present: Paul M. Waldron, District 3, Chair
Jeb S. Smith, District 2, Vice Chair
James K. Johns, District 1
Henry Dean, District 5
Jeremiah R. Blocker, District 4
Michael Wanchick, County Administrator
Patrick McCormack, County Attorney
Natasha McGee, Deputy Clerk

Also present: Darrell Locklear, Senior County Administrator; and Paolo Soria, Senior Assistant County Attorney

(12/04/18 - 1 - 9:00 a.m.)
CALL TO ORDER

Waldron called the meeting to order.

(12/04/18 - 1 - 9:00 a.m.)
ROLL CALL

The clerk called the roll, and all Board members were present.

(12/04/18 - 1 - 9:00 a.m.)
INVOCATION

Reverend Ken Wilcox, Center for Spiritual Living, gave the invocation.

(12/04/18 - 1 - 9:01 a.m.)
PLEDGE OF ALLEGIANCE

Blocker led the Pledge of Allegiance.

(12/04/18 - 1 - 9:02 a.m.)
PUBLIC COMMENT

(9:03 a.m.) Ed Slavin, P.O. Box 3084, spoke on County fiscal controls of the County; and the future of the St. Johns County Ocean and Fishing Pier and Park.

(9:06 a.m.) Rose Bailey, 403 A Street, spoke in opposition of the JAXUSA initiative to rebrand Northeast Florida to Jacksonville.

(9:07 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke in opposition of redrawing St. Johns County territorial boundaries.

(9:09 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of allowing chickens in residential areas.

(12/04/18 - 2 - 9:12 a.m.)
DELETIONS TO CONSENT AGENDA

There were none.

(12/04/18 - 2 - 9:12 a.m.)
APPROVAL OF CONSENT AGENDA

Motion by Smith, seconded by Dean, carried 5/0, to approve the Consent Agenda, as submitted.

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2018-405**, approving the final plat for Arbors at Valencia, Phase One

RESOLUTION NO. 2018-405

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR ARBORS AT VALENCIA, PHASE ONE

3. Motion to adopt **Resolution No. 2018-406**, approving the final plat for Coastal Oaks at Nocatee, Phase 2D, Unit 2A

RESOLUTION NO. 2018-406

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR COASTAL OAKS AT NOCATEE, PHASE 2D, UNIT 2A

4. Motion to adopt **Resolution No. 2018-407**, approving the final plat for Northridge Lakes, Unit 6

RESOLUTION NO. 2018-407

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR NORTHRIDGE LAKES, UNIT 6

5. Motion to adopt **Resolution No. 2018-408**, authorizing the county administrator to execute an Impact Fee Transfer Indemnity Agreement, with Morgan's Cove Ventures, LLC, for the Morgan's Cove Planned Unit Development

RESOLUTION NO. 2018-408

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN IMPACT FEE CREDIT TRANSFER INDEMNITY AGREEMENT BETWEEN THE COUNTY AND MORGAN'S COVE VENTURES, LLC, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE

**AGREEMENT ON BEHALF OF THE COUNTY;
RESCINDING RESOLUTION 2018-107**

6. Motion to adopt **Resolution No. 2018-409**, accepting a Final Release of Lien, Warranty, Easement for Utilities, and a Bill of Sale, conveying all personal property associated with the water and sewer systems to serve Palencia North, Phase III, A-5, located off US 1 North

RESOLUTION NO. 2018-409

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND A BILL OF SALE, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE PALENCIA NORTH, PHASE III, A-5, LOCATED OFF US 1 NORTH

7. Motion to adopt **Resolution No. 2018-410**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer systems to serve Markets of St. Augustine Shores, Phase 1, located off US 1 South

RESOLUTION NO. 2018-410

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE MARKETS OF ST. AUGUSTINE SHORES, PHASE 1, LOCATED OFF US 1 SOUTH

8. Motion to adopt **Resolution No. 2018-411**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Special Warranty Deed, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer force mains systems to serve Makarios South PUD, located off US 1 South

RESOLUTION NO. 2018-411

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, SPECIAL WARRANTY DEED, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER FORCE MAINS SYSTEMS TO SERVE MAKARIOS SOUTH PUD, LOCATED OFF US 1 SOUTH

9. Motion to adopt **Resolution No. 2018-412**, accepting a Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer systems to serve property, located off US 1 South

RESOLUTION NO. 2018-412

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE PROPERTY, LOCATED OFF US 1 SOUTH

10. Motion to adopt **Resolution No. 2018-413**, accepting a Final Release of Lien, Warranty, Easement for Utilities, Bill of Sale and Schedule of Values, conveying all personal property associated with the water and sewer systems to serve Cottages at Glenmoor, located off WGV Boulevard

RESOLUTION NO. 2018-413

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, BILL OF SALE AND SCHEDULE OF VALUES, CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE COTTAGES AT GLENMOOR, LOCATED OFF WGV BOULEVARD

11. Motion to adopt **Resolution No. 2018-414**, accepting an Easement for Utilities associated with the water system to serve the Palencia Circle K, located off US 1 North and International Golf Parkway

RESOLUTION NO. 2018-414

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE WATER SYSTEM TO SERVE THE PALENCIA CIRCLE K, LOCATED OFF US 1 NORTH AND INTERNATIONAL GOLF PARKWAY

12. Motion to adopt **Resolution No. 2018-415**, declaring certain County owned property, located on Avenue A, as surplus property, and authorizing the appraisal and advertisement for sale bids pursuant to Florida Statute 125.35

RESOLUTION NO. 2018-415

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY OWNED PROPERTY, LOCATED ON AVENUE A, AS SURPLUS PROPERTY, AND AUTHORIZING THE APPRAISAL AND ADVERTISEMENT FOR SALE BIDS PURSUANT TO FLORIDA STATUTE 125.35

13. Motion to declare the attachments as surplus and authorize the county administrator, or his designee, to dispose of same in accordance with the Purchasing Policy 308 and Florida Statute 274

14. Motion to adopt **Resolution No. 2018-416**, authorizing the county administrator, or designee, to award RFP No. 18-42, Disaster Debris Removal Services to the top six ranked firms, as provided herein, to enter into negotiations, and upon successful negotiation, execute contracts, in substantially the same form and format as attached, for performance of the services provided in RFP No. 18-42

RESOLUTION NO. 2018-416

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFP NO. 18-42, AND TO EXECUTE AGREEMENTS FOR DISASTER DEBRIS REMOVAL SERVICES

15. Motion to adopt **Resolution No. 2018-417**, authorizing the county administrator, or designee, to award Bid No. 19-06, SR 16 Wastewater Treatment Facility (WWTF) Filter Improvements to SGS Contracting Services, Inc., and to execute a contract, in substantially the same form and format as attached, for completion of work, at a contract price, in the amount of \$776,500

RESOLUTION NO. 2018-417

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD BID NO. 19-06, AND TO EXECUTE AN AGREEMENT FOR STATE ROAD 16 WASTEWATER TREATMENT FACILITY (WWTF) FILTER IMPROVEMENTS

16. Motion to adopt **Resolution No. 2018-418**, authorizing the county administrator, or his designee, to award RFQ No. 19-16, Digital Orthophotography and LiDAR Deliverables, to negotiate, and upon successful negotiations, executed a contract, in substantially the same form and format as attached hereto, with Woolpert, Inc., for the provision of Digital Orthophotography and LiDAR Deliverables for St. Johns County as provided in RFQ No. 19-16

RESOLUTION NO. 2018-418

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO AWARD RFQ NO. 19-16, AND TO EXECUTE AN AGREEMENT FOR DIGITAL ORTHOPHOTOGRAPHY AND LIDAR DELIVERABLES

17. Motion to adopt **Resolution No. 2018-419**, authorizing the chair and the county administrator, or designee, to enter into the Stipulation of Parties for the Opening of State Road 313 Florida Department of Transportation (FDOT) Crossing Number 273276T Railroad-Highway Grade Crossing, St. Johns County, Florida

RESOLUTION NO. 2018-419

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS,

CONDITIONS, AND REQUIREMENTS OF A STIPULATION OF PARTIES FOR THE OPENING OF STATE ROAD 313 FDOT CROSSING NUMBER 273276T RAILROAD-HIGHWAY GRADE CROSSING, ST. JOHNS COUNTY, FLORIDA, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

18. Motion to adopt **Resolution No. 2018-420**, approving the terms, conditions, and requirements of the contract between St. Johns County and Flagler Hospital, CoC Lead Agency, for the provision of rapid rehousing services for homeless individuals and families, and authorizing the county administrator, or designee, to execute the contract, substantially in the same form and format as attached, on behalf of the County; and recognizing and appropriating the grant, in the amount of \$57,500, into the General Fund Social Services Department for Fiscal Year 2019

RESOLUTION NO. 2018-420

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT FUNDS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN ADDENDUM TO THE HOMELESSNESS UNIFIED CONTRACT AGREEMENT PROVIDING ADDITIONAL RAPID REHOUSING FUNDS FOR THE EMERGENCY SOLUTIONS GRANT, WITH FLAGLER HOSPITAL, LEAD AGENCY OF THE ST. JOHNS COUNTY CONTINUUM OF CARE, FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES, ON BEHALF OF THE COUNTY; AND APPROPRIATING GRANT FUNDS WITHIN THE SOCIAL SERVICES DEPARTMENT BUDGET FOR FISCAL YEAR 2019

19. Motion to adopt **Resolution No. 2018-421**, recognizing unanticipated revenue, associated with the construction of the Pacetti Bay Public Park, in the amount of \$15,000, to 0001-36603 Contributions and appropriating to 0080-56301 Improvements O/T Building

RESOLUTION NO. 2018-421

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RECOGNIZING AND APPROPRIATING UNANTICIPATED CONTRIBUTIONS

20. Motion to adopt **Resolution No. 2018-422**, authorizing the County Administrator to enter into the Agreement for Traffic Control on Private Roads, with the St. Johns County Sheriff's Office and The Gables at Wingfield Townhome Owners Association, for the Sheriff's Office to enforce traffic control on private roads

RESOLUTION NO. 2018-422

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN

**AGREEMENT FOR TRAFFIC CONTROL ON PRIVATE
ROADS BETWEEN ST. JOHNS COUNTY, THE ST.
JOHNS COUNTY SHERIFF'S OFFICE, AND THE GABLES
AT WINGFIELD TOWNHOME OWNERS
ASSOCIATION, INC., AND AUTHORIZING THE
COUNTY ADMINISTRATOR TO EXECUTE THE
AGREEMENT ON BEHALF OF ST. JOHNS COUNTY**

21. Proofs:
- a) Proof: Request for Proposals, RFP No. 19-09, St. Johns County Cultural Events Division Website Redesign, published on October 17, 2018, and October 24, 2018, in *The St. Augustine Record*
 - b) Proof: Request for Bids, Bid No. 19-13, 16th Street Road Replacement, published on October 18, 2018, and October 25, 2018, in *The St. Augustine Record*
 - c) Proof: Request for Bids, Bid No. 19-19, Purchase of Hot Mix Asphalt Requirements for SJC Road and Bridge, published on October 20, 2018, and October 27, 2018, in *The St. Augustine Record*
 - d) Proof: Request for Bids, Bid No. 19-12, Fire Extinguisher Services, published on October 22, 2018, and October 29, 2018, in *The St. Augustine Record*
 - e) Proof: Request for Qualifications, RFQ No. 19-14; Professional Engineering Services for Five CDBG-DR Transportation and Drainage Projects, published on October 20, 2018, and October 27, 2018, in *The St. Augustine Record*
 - f) Proof: Request for Bids, Bid No. 19-17, Signalization Replacement at Intersection of Race Track Road and Durbin Creek Boulevard, published on October 26, 2018, and November 2, 2018, in *The St. Augustine Record*
 - g) Proof: Request for Bids, Bid No. 19-11, Commercial Solid Waste Collection Services, published on October 29, 2018, and November 5, 2018, in *The St. Augustine Record*
 - h) Proof: Request for Bids, Bid No. 19-21, St. Johns County Northwest Fire Station No. 19, published on October 29, 2018, and November 5, 2018, in *The St. Augustine Record*
 - i) Proof: Request for Bids, Bid No. 19-08, West Augustine Drainage Improvements - Service Area 1, published on October 31, 2018, and November 7, 2018, in *The St. Augustine Record*
 - j) Proof: Notice of Meeting, St. Johns County Insurance Committee Meeting, held on the third Thursday of every month, beginning in November 2018, published on November 8, 2018, in *The St. Augustine Record*
 - k) Proof: Request for Bids, Bid No. 19-23, Demolition of Hasting Civic Center, published on November 3, 2018, and November 10, 2018, in *The St. Augustine Record*
 - l) Proof: Request for Bids, Bid No. 19-05, Automobile Tire Removal and Disposal/Recycling, published on November 7, 2018, and November 14, 2018, in *The St. Augustine Record*
 - m) Proof: Notice of Meeting, Special Meeting for the St. Johns County Board of County Commissioners for annual reorganization of the Board, held on Tuesday, November 20, 2018, published on November 13, 2018, in *The St. Augustine Record*
 - n) Proof: Notice of Public Hearing, Board of County Commissioners and Planning and Zoning Agency to hear amendment to Land Development Code Ordinance No. 99-51, published on November 12, 2018, in *The St. Augustine Record*
 - o) Proof: Request for Proposals, RFP No. 19-10, St. Johns County Growth Management - Electronic Permitting, Plan Review and Inspection System (EPRIS), published on November 8, 2018, and November 15, 2018, in *The St. Augustine Record*

- p) Proof: Request for Bids, Bid No. 19-25, Purchase of Personal Computers, published on November 8, 2018, and November 15, 2018, in *The St. Augustine Record*
- q) Proof: Request for Proposals, RFP No. 19-22, Land Exchange for St. Johns Golf Club Renovation, published on November 8, 2018, and November 15, 2018, in *The St. Augustine Record*

(12/04/18 - 8 - 9:12 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

There were none.

(12/04/18 - 8 - 9:13 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Dean, seconded by Smith, carried 5/0, to approve the Regular Agenda, as submitted.

(12/04/18 - 8 - 9:13 a.m.)

1. PUBLIC HEARING, DRIMOD 2018-03, TWIN CREEKS (S. JAX). REQUEST FOR A DEVELOPMENT OF REGIONAL IMPACT (DRI) MODIFICATION TO ADD AN APPROVED AMENDMENT TO TWIN CREEKS SCHOOL SITING AND PROPORTIONATE SHARE MITIGATION AGREEMENT CONFIRMING NO ADDITIONAL SCHOOL MITIGATION IS REQUIRED AND TO CONVERT 544 RESIDENTIAL UNITS TO AGE-RESTRICTED. IN ADDITION, THE DRI MODIFICATION INCORPORATES SEVERAL ALREADY APPROVED CHANGES TO THE DEVELOPMENT ORDER TEXT: AS PERMITTED BY DEVELOPMENT ORDER SPECIAL CONDITION 25(D), TRANSFER 224 NEW PM PEAK HOUR EXTERNAL TRIPS AND RELATED LAND USES FROM PHASE 3 TO PHASE 1 BASED ON THE MASTER DEVELOPER'S ELECTION TO CONSTRUCT COUNTY ROAD 210 WIDENING TO SIX LANES WITHIN THE DRI BOUNDARY IN PHASE 1, INCORPORATE USE OF THE LAND USE EXCHANGE, AND TO INCORPORATE GUBERNATORIAL EMERGENCY DECLARATION EXTENSIONS. THE PLANNING AND ZONING AGENCY HELD A PUBLIC HEARING ON NOVEMBER 1, 2018, AND VOTED 6 TO 0, IN FAVOR OF RECOMMENDING APPROVAL. ADDITIONAL INFORMATION REGARDING THE AGENCY'S PUBLIC HEARING IS PROVIDED IN THE ATTACHED STAFF REPORT

Proof of publication of the notice of public hearing on DRIMOD 2018-03, Twin Creeks (S. Jax) DRI, was received, having been published in *The St. Augustine Record* on October 17, 2018.

Cynthia May, Senior Planner, presented the details of the proposed DRI, via PowerPoint.

(9:17 a.m.) Ellen Avery-Smith, Rogers Towers, 100 Whetstone Place, representing the applicant, provided an update on the project, via PowerPoint.

(9:22 a.m.) Ed Slavin, P.O. Box 3084, spoke on the disclosure of beneficial owners and project profits. He also requested a moratorium of future DRI's and Planned Unit Developments (PUD's).

(9:25 a.m.) BJ Kalaidi, 8 Newcomb Street, spoke in opposition of the project name: South Jacksonville; questioned the number of affordable housing units and deed/age restrictions; and questioned if chickens would be permitted in the community.

(9:28 a.m.) Avery-Smith responded to public comment.

(9:30 a.m.) Johns referenced a roadway improvements map, *Exhibit A*, and questioned Phong Nguyen, Transportation Development Manager, on the proposed County Road (CR) 210 widening, with Waldron providing additional comments. Discussion ensued on CR 210 traffic generation and phasing of roadway improvements.

(9:55 a.m.) Brad Bulthuis, Assistant County Attorney, entered the meeting.

(9:55 a.m.) Waldron questioned Nguyen on the phasing of roadway improvements, DRI land use exchange, and traffic generation. Discussion ensued on traffic generation. Soria noted that the changes to the school mitigation provision, the shift in land use exchange and the shift in the forwarding of the six laning of CR 210, were built in the DRI Development Order, as self-executing measures, and would allow the school mitigation provision to match with the St. Johns County School District's stand-alone agreement.

(10:03 a.m.) John Kenzie, Twin Creeks Development Associates, LLC, Master Developer of the Twin Creeks DRI, 16772 Strasbourg Lane, Delray Beach, Florida, referenced Exhibit A and presented additional details of the request, including CR 210 widening, cost of roadway improvements, and widening obligation. He noted that the transfer of trips, from Phase 1 to Phase 3, and related land use were already approved changes to the DRI Development Order.

(10:09 a.m.) Discussion between Johns and Soria ensued on age restriction. Soria noted that the school district required a 30 year restriction.

(10:15 a.m.) **Motion by Johns, seconded by Smith, carried 5/0, to approve Resolution No. 2018-423, DRIMOD 2018-03, Twin Creeks (S. JAX) DRI, based on five findings of fact.**

RESOLUTION NO. 2018-423

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 2018-423, AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR A PORTION OF TWIN CREEKS, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 2,405+/- ACRES IN NORTHERN ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION, SCHOOL AND ENVIRONMENTAL IMPACTS; PROVIDING DEVELOPMENT BUILDOUT DATES; AND ESTABLISHING AN EFFECTIVE DATE

(12/04/18 - 10 - 10:16 a.m.)

2. CAPITAL IMPROVEMENTS PROGRAM PRIORITIES PRESENTATION. AT THE REQUEST OF THE BOARD, PUBLIC WORKS STAFF WILL PROVIDE A CAPITAL IMPROVEMENTS PROGRAM PRIORITIES PRESENTATION. THE PRESENTATION WILL PROVIDE AN OVERVIEW OF PUBLIC WORKS DEFERRED MAINTENANCE AND INFRASTRUCTURE NEEDS WITHIN ITS PAVEMENT MANAGEMENT, DRAINAGE INFRASTRUCTURE, AND ROADWAY CAPACITY PROGRAMS. STAFF WILL SEEK DIRECTION FROM THE BOARD TO SET PRIORITIES WITHIN THESE PROGRAMS FROM AVAILABLE FUNDING SOURCES

Neal Shinkre, P.E., Director of Public Works, provided an overview of the Public Works department; and program prioritization, including the selected priority projects requested by the Board, via PowerPoint.

(10:24 a.m.) Jay Brawley, County Engineer, provided a capital improvements program priorities presentation, via PowerPoint. He highlighted the deferred maintenance and infrastructure needs within pavement management, drainage infrastructure, and roadway capacity programs.

(10:42 a.m.) Blocker questioned Shinkre on current staffing within the public works department; the coastal engineer plan for beach renourishment, including the active beach management plan; and on grant writing. Wanchick provided additional comments on the beach management program and on grants management. Blocker requested an active beach management county comparison; and consideration of a centralized grant program, with pros and cons, to be brought back to the Board.

(10:47 a.m.) Smith questioned Shinkre on the pavement management budget allocation. He requested an appropriation of pavement management funding that reflected percentages, years, and a Transportation Trust Fund (TTF) millage comparison back to 2005. He noted that he wanted the TTF properly utilized for pavement management and drainage concerns and not underfunded capital projects and facilities.

(10:50 a.m.) Waldron questioned the allocation of unrestricted reserves. Jesse Dunn, Director for the Office of Management and Budget, presented details of the total County Fiscal Year 2019 select reserves, including restricted and unrestricted/discretionary reserves, via PowerPoint. Waldron asked for the Boards thoughts on allocating unrestricted reserves for infrastructure and road maintenance needs.

(10:55 a.m.) Dean expressed his concerns with future roadway infrastructure/pavement management. He stated that he supported the utilization of reserve funds, in the amount of \$2.5 million, to enhance pavement management.

(11:01 a.m.) Johns requested the same comparison that Smith requested, with the addition of considering unfunded mandates back to 2005. He spoke on the need for a balanced budget and policies, and requested staff recommendations on how to better improve balancing expenditures and prioritizing maintenance needs.

(11:08 a.m.) Smith stated that he supported the utilization of reserve funds, in the amount of \$2.5 million, to enhance pavement management; the utilization of reserve funds to address safety needs on the priority projects list; and the consideration of reserve funds to fund additional priority projects. He noted that the budget should reflect reoccurring future costs for priority projects.

(11:12 a.m.) Blocker expressed his concerns on road safety. He stated that he supported the utilization of reserve funds, in the amount of \$2.5 million or higher, to enhance pavement management; and the consideration of reserve funds to address safety needs on the prioritization projects list.

(11:15 a.m.) *McCormack summarized the Commissioners' requests.* Under the summation of requests, discussion ensued on the implementation of the transfer of \$2.5 million from reserves to TTF, and on identifying priority projects.

- *Blocker: requested an active beach management county comparison; and consideration of a centralized grant program, with pros and cons, to be brought back to the Board.*
- *Smith: requested an appropriation of pavement management funding that reflected percentages, years, and a Transportation Trust Fund (TTF) millage comparison back to 2005. He also requested \$2.5 million from TTF reserves to be transferred to pavement*

management for Fiscal Year 2019 and to budget \$2.5 million for future years up to the five-year work plan (2024).

- *Dean: requested a description of a proactive infrastructure maintenance program. He also requested \$2.5 million from TTF reserves to be transferred to pavement management for Fiscal Year 2019 and to budget \$2.5 million for future years up to the five-year work plan (2024).*
- *Johns: requested an appropriation of pavement management funding that reflected percentages, years, and a Transportation Trust Fund (TTF) millage comparison back to 2005; a list, with descriptions, of unfunded mandates; and staff recommendations on balancing the transferred expenditures for future years.*

(11:20 a.m.) Wanchick noted that Administration supported the reserve transfer suggested by Smith. He stated that the Board could entrust Shinkre and his staff to identify the projects for the transfer of funds in pavement management, and have the identified projects brought back to the Board for review.

(11:25 a.m.) Smith commented on the lifespan of different types of drainage pipes.

(11:26 a.m.) Wanchick summarized the Board's direction:

- a reserve transfer for pavement management for \$2.5 million
- bring back proposals for safety related essential projects, using additional reserve funds in Fiscal Year 2019
- budget \$2.5 million for future years, up to the five-year work plan (2024), for the priority projects list presented by Shinkre

(11:27 a.m.) Ed Slavin, P.O. Box 3084, spoke in support of increasing impact fees; affordable housing; establishing a St. Augustine National Historical Park and National Seashore designation; addressing safety concerns regarding drainage; internalizing the external cost of development; adding a transit component to the Public Works Capital Improvements Plan (CIP); CIP database decisions; and establishing a moratorium on development. He also spoke in opposition to Community Development District (CDD) fees.

(11:30 a.m.) Cyndi Stevenson, 148 Cattail Circle, spoke on deferred maintenance regarding pavement management and drainage concerns.

(11:34 a.m.) Ellen Whitmer, 1178 Natures Hammock Road South, spoke on the Public Infrastructure Fee (PIF), in the Durbin Park shopping center. She explained that the PIF was CDD costs charged by commercial development and passed directly to the retail customers.

(11:35 a.m.) BJ Kalaidi, 8 Newcomb Street, encouraged the public to review the additional documents provided, as backup, to staff's presentation. She also spoke on the allocation of unrestricted reserves regarding the prioritization of projects.

(11:39 a.m.) Discussion ensued on the details of the TTF reserves transfer.

(11:39 a.m.) Motion by Waldron, seconded by Smith, carried 5/0, to approve a one-time transfer of \$4,000,000 from the Transportation Trust Fund Capital Reserves to pavement management; \$1,000,000 from Transportation Trust Fund Capital Reserves to drainage infrastructure, with an additional \$5,000,000 from the Transportation Trust Fund Capital Reserves to be considered for appropriation to other safety projects at the January 15, 2019, Board of County Commissioners meeting.

(11:44 a.m.) Motion by Waldron, seconded by Johns, carried 5/0, to adopt McCormack's summary of requests.

(11:45 a.m.) The Board moved to Regular Agenda Item 5, with Bulthuis leaving and Regina Ross, Deputy County Attorney, and Rebecca Lavie, Assistant County Attorney, entering the meeting.

(12/04/18 - 12 - 12:25 p.m.)

3. CONSIDER APPOINTMENTS TO THE CONTRACTORS REVIEW BOARD (CRB). CURRENTLY THERE ARE SEVEN VACANCIES ON THE CONTRACTORS REVIEW BOARD DUE TO EXPIRED TERMS. THESE VACANCIES HAVE BEEN ADVERTISED FOR AN EXTENSIVE PERIOD OF TIME. THE VACANCIES REQUIRE REPRESENTATION FROM EACH OF THE FOLLOWING LICENSED PROFESSIONS: 1) GENERAL, BUILDING, OR RESIDENTIAL CONTRACTOR, 2) ROOFING CONTRACTOR, 3) SWIMMING POOL CONTRACTOR, 4) ELECTRICAL CONTRACTOR, AND 5) MECHANICAL OR AIR CONDITIONING CONTRACTOR; AND 6) TWO RESIDENTS WITH NO CONTRACTOR INDUSTRY INVOLVEMENT. PLEASE FIND ATTACHED FOR YOUR REVIEW AND CONSIDERATION SIX APPLICATIONS, (WADE TAYLOR - DIST. 3, DICK PITTMAN - DIST. 2, RYAN WESTOVER - DIST. 2, DENNIS W. SHEPHERD - DIST. 3, JAMES QUINN - DIST. 3 AND JAMES T. BATTS III - DIST. 5), ALONG WITH A RECOMMENDATION FROM THE CONTRACTORS REVIEW BOARD REGARDING NEW MEMBER APPOINTMENTS. THE SUGGESTED MOTIONS BELOW REFLECT STAGGERED TERMS TO MAINTAIN A CONTINUOUS PRESENCE OF A MAJORITY OF EXPERIENCED MEMBERS AT ANY ONE TIME. PLEASE NOTE THAT THE VACANCY FOR A "GENERAL, BUILDING OR RESIDENTIAL CONTRACTOR" WILL CONTINUE TO BE ADVERTISED UNTIL FILLED

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details of the vacancies, via PowerPoint.

(12:28 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to appoint Wade Taylor to the Contractors Review Board for a full four-year term, scheduled to expire December 4, 2022 (AC/Heating Contractor).

(12:28 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to appoint Dick Pittman to the Contractors Review Board for a full four-year term, scheduled to expire December 4, 2022 (Roofing Contractor).

(12:28 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to appoint Ryan Westover to the Contractors Review Board for a full four-year term, scheduled to expire December 4, 2022 (Resident).

(12:28 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to reappoint Dennis W. Shepherd to the Contractors Review Board for a three-year term, schedule to expire December 4, 2021 (Electrical Contractor).

(12:28 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to reappoint James Quinn to the Contractors Review Board for a three-year term, schedule to expire December 4, 2021 (Resident).

(12:28 p.m.) Motion by Dean, seconded by Waldron, carried 5/0, to reappoint James T. Batts III to the Contractors Review Board for a three-year term, schedule to expire December 4, 2021 (Pool Contractor).

(12/04/18 - 13 - 12:29 p.m.)

4. CONSIDER ELECTION OF TWO BCC MEMBERS TO THE VALUE ADJUSTMENT BOARD AND ELECTION OF CHAIR OF THE VALUE ADJUSTMENT BOARD. FLORIDA STATUTE 194.015 AND CHAPTER 12D-9.004 FLORIDA ADMINISTRATIVE CODE REQUIRES THAT THE BOARD OF COUNTY COMMISSIONERS ELECT TWO MEMBERS FROM THEIR MEMBERSHIP TO SERVE ON THE VALUE ADJUSTMENT BOARD (VAB). ONE OF THE MEMBERS ELECTED SHALL ALSO BE ELECTED CHAIR OF THE VAB. CURRENTLY, COMMISSIONER SMITH HAS BEEN SERVING AS VAB CHAIR ON THE VALUE ADJUSTMENT BOARD AND COMMISSIONER MORRIS HAS SERVED AS THE SECOND MEMBER. THIS ITEM IS TO ELECT SUCCESSOR(S) AS REQUIRED AND/OR NEEDED

Melissa Lundquist, Assistant to the Board of County Commissioners, presented the details of the elections to the VAB, via PowerPoint.

(12:31 p.m.) **Motion by Dean, seconded by Johns, carried 5/0, to elect Commissioner Jeb S. Smith as a member and Chair of the St. Johns County Value Adjustment Board.**

(12:31 p.m.) **Motion by Waldron, seconded by Dean, carried 5/0, to elect Commissioner James K. Johns as a member of the St. Johns County Value Adjustment Board.**

(12:32 p.m.) The Board moved to Commissioners' Reports.

(12/04/18 - 13 - 11:45 a.m.)

5. OVERVIEW OF FINANCIAL CONTROLS FOR THE BOARD OF COUNTY COMMISSIONERS. HUNTER S. CONRAD, ST. JOHNS COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER, WILL PROVIDE AN OVERVIEW OF THE FINANCIAL CONTROLS IN PLACE FOR THE BOARD OF COUNTY COMMISSIONERS. ALL DEPARTMENTS OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ARE SUBJECT TO A SYSTEM OF CHECKS AND BALANCES AS PRESCRIBED BY STATE LAW THAT INCLUDES THE CLERK OF THE CIRCUIT COURT AND COMPTROLLER, AN INDEPENDENT, ELECTED CONSTITUTIONAL OFFICER. THE CLERK FUNCTION PROVIDES A SEPARATION OF DUTIES THROUGH FINANCIAL REPORTING, DAY-TO-DAY ACCOUNTING, AND AUDITING ACTIVITIES. IN ADDITION, THE COMPREHENSIVE ANNUAL FINANCIAL REPORT IS CONDUCTED ANNUALLY PER FLORIDA STATUTE AS AN INDEPENDENT AUDIT

Brad Bradley, Chief Administrative Officer and in-house counsel for the St. Johns County Clerk of the Circuit Court and Comptroller's office, on behalf of Hunter S. Conrad, Clerk of Court and Comptroller, read a letter for the record regarding safeguarding the public trust.

(11:48 a.m.) Allen MacDonald, Chief Financial Officer for the Clerk of the Circuit Court and Comptroller's office, gave an overview of the financial controls in place for the Board of County Commissioners, and in particular, the role of the Clerk's Office as it relates to the process.

(11:54 a.m.) Discussion ensued on the County's current external auditing firm Carr, Riggs, & Ingram regarding internal auditing controls and safeguards; compliance of the auditor's contract, with additional comments provided by McCormack. Smith requested that the auditor's contract be reviewed for complete contractual compliance for the current and prior year. Discussion continued on financial controls regarding risk assessment; and forensic auditing, including the mechanics, with additional comments provided by Lon Stafford, Finance Manager for the St. Johns County Clerk of the Circuit Court and Comptroller's office.

(12:21 a.m.) Ed Slavin, P.O. Box 3084, spoke in favor of a forensic audit of the St. Johns County Sheriff's Office; the need for a county-wide inspector general and county charter; an audit of the St. Johns County Sheriff's Office Four Star Association, Inc.; and questioned the accounting tests, used by the Sheriff's office auditors, regarding purchasing.

(12:25 p.m.) The Board moved to Regular Agenda Item 3.

(12/04/18 - 14 - 12:32 p.m.)
COMMISSIONERS' REPORTS

Commissioner Dean

Dean referenced the November 20, 2018, BCC meeting, Regular Agenda Item 3, for the first reading of the ordinance to create the Municipal Service Taxing Authority (MSTU) for the Ponte Vedra Beach renourishment project. He noted unanticipated revenues in the Tourist Development Council's (TDC's) budget, as a potential alternative funding source, that could be used to fund the one-time non-reoccurring cost for the MSTU engineering study that would help determine the following: 1) the size and scope of the project; and 2) the long-term construction funding for the Ponte Vedra Beach site. *He recommended that the Board earmark a portion of the unanticipated funds for the engineer study.* Discussion ensued on the alternative funding source, the rules and policies associated with amending the MSTU ordinance; MSTU refunds; and Board members' positions, with individual data requests, on Dean's recommended alternative funding recommendation, with additional comments provided by Wanchick and Ross. *Ross summarized the Board's direction, which was to move forward with the final reading of the MSTU ordinance on December 18, 2018.*

(12:45 p.m.) Dean spoke on the Porpoise Point beach erosion and the concern of continued vehicular traffic. *He requested the addition of an action/discussion item, regarding limiting/banning vehicular traffic, with the exception of licensed commercial fisherman, to be added to the December 18, 2018, BCC meeting agenda.*

(12:47 p.m.) Ross left the meeting.

Commissioner Smith

(12:47 p.m.) Smith gave an agricultural report; reported that he had attended the UF/IFAS program review of St. Johns County investment dollars on Tuesday, November 27, 2018; and encouraged the Board to read the following electronic article on floridatrend.com "A pig in a poke".

Commissioner Blocker

(12:49 p.m.) Blocker highlighted Ponte Vedra Beach flooding issues; spoke on the importance of St. Johns County beach renourishment and legislative funding; and spoke on safety concerns regarding school buses.

Commissioner Johns

(12:53 p.m.) Johns commented on the September 4, 2018, approved, via consensus, BCC special meeting request that directed staff to research the types of outside audit firms

available to review the County's budget. He noted that the Clerk of Court would be preparing an audit plan in 2019 and questioned when the plan would occur.

Commissioner Waldron

No report.

(12/04/18 - 15 - 12:56 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Wanchick provided additional comments regarding the Clerk of Court's 2019 audit plan, noting that the plan was not in reaction to what had occurred in the community, rather that the plan was an ongoing initiative to maintain the financial integrity of St. Johns County.

(12/04/18 - 15 - 12:58 p.m.)

COUNTY ATTORNEY'S REPORT

McCormack explained that the South Ponte Vedra Beach Municipal Service Taxing Authority (MSTU) had a provision that stated that the MSTU would be repealed if funding wasn't available. He noted that staff would present a repealer ordinance at the December 18, 2018, BCC regular meeting. He also reported that the Legislative Delegation meeting was scheduled for December 7, 2018, at 9:00 a.m.; and requested the Board's authority to teach an administrative law course, at Flagler College, for the Public Administration program.

(1:00 p.m.) Motion by Blocker, seconded by Johns, carried 5/0, authorizing Patrick McCormack, County Attorney, permission to teach and enhance the academic experience of students in the community.

(12/04/18 - 15 - 1:00 p.m.)

CLERK OF COURT'S REPORT

No report.

(12/04/18 - 15 - 1:00 p.m.)

ADJOURN

With there being no further business to come before the Board, Waldron adjourned the meeting at 1:00 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 563706-563723, totaling \$42,926.26 and Voucher Register, Voucher Nos. 40214-40216, totaling \$755.11 (11/21/18)
2. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 40217-40218, totaling \$8,393.39 (11/21/18)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 563724-563883, totaling \$1,249,220.90 and Voucher Register, Voucher Nos. 40219-40317, totaling \$2,749,679.67 (11/27/18)
4. St. Johns County Board of County Commissioners Voucher Register, Voucher No. 40318, totaling \$9,178.13 (11/28/18)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 563884-563898, totaling \$304,961.89 (11/28/18)

6. St. Johns County Board of County Commissioners Check Register, Check Nos. 563900-564069, totaling \$1,950,209.58 and Voucher Register, Voucher Nos. 40319-40423, totaling \$2,454,350.96 (12/04/18)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 564070-564087, totaling \$30,601.68 and Voucher Register, Voucher Nos. 40424-40442, totaling \$33,109.06 (12/05/18)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 564099-564343, totaling \$984,355.96 and Voucher Register, Voucher Nos. 40448-40566, totaling \$2,066,161.00 (12/11/18)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 564344-564351, totaling \$5,987.08 and Voucher Register, Voucher Nos. 40567-40572, totaling \$4,771.30 (12/12/18)

CORRESPONDENCE:

1. Memo from Hunter S. Conrad, Clerk of Court, filing the Public Financial Management's Quarterly Other Post-Employment Benefits (OPEB) Performance Review for the quarter ended September 30, 2018
2. Memo from Hunter S. Conrad, Clerk of Court, filing the Public Financial Management's Quarterly Investment Performance Review for the quarter ended September 30, 2018

Approved _____ January 15 _____, 2019

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: HUNTER S. CONRAD, CLERK

By: Sam Hatterman
Deputy Clerk

