



**Minutes of Meeting**  
**Board of County Commissioners**  
**St. Johns County, Florida**  
Regular Meeting  
County Administration Building  
500 San Sebastian View  
St. Augustine, Florida 32084  
November 15, 2022 - 9:00 am

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**CALL TO ORDER**

Commissioner Dean called the meeting to order at 9:01 am.

**ROLL CALL**

Present: Henry Dean, District 5, Chair  
Christian Whitehurst, District 1, Vice Chair  
Sarah S. Arnold, District 2

Absent: None

Staff Present: Hunter S. Conrad, County Administrator  
David Migut, County Attorney  
Saundra Hutto, Deputy Clerk

**CEREMONIAL OATHS OF OFFICE FOR NEW COMMISSIONERS**

The Honorable Charles W. Arnold, Jr. administered the Ceremonial Oath to the incoming commissioner, Sarah Arnold, County Commissioner District 2.

Mayor Ellen Glasser, City of Atlantic Beach, administered the Ceremonial Oath to the incoming commissioner, Krista Joseph, County Commissioner District 4.

**INVOCATION**

Matt McCloghry, Pastor of Colonial Church, gave the invocation.

**PLEDGE OF ALLEGIANCE**

Angie McKenzie, Petty Officer 2nd Class USCG, led the Pledge of Allegiance.

**PROCLAMATION RECOGNIZING NOVEMBER 2022 AS NATIONAL AMERICAN INDIAN HERITAGE MONTH**

Dean presented the proclamation to Phyllis Baehrend, Ponte Vedra Chapter of the Daughters of the American Revolution, expressed her appreciation for the recognition of the National American Indian Heritage. Lorena Inclan, Director of Public Affairs, read the proclamation.

**PROCLAMATION RECOGNIZING NOVEMBER 14-20 AS NATIONAL APPRENTICESHIP WEEK**

Arnold presented the proclamation to Doreen Lund, Career Source, introduced Bill Lauvre, Department of Education, and Flagler Health representatives. A Flagler Health representative expressed her appreciation for the recognition of National Apprenticeship Week. Lorena Inclan, Director of Public Affairs, read the proclamation.

**PROCLAMATION RECOGNIZING NOVEMBER 16-18 AS ENTREPRENEURSHIP WEEK AT THE LINK**

Whitehurst presented the proclamation to Gurpreet Misra, who spoke on the second annual InterCircle Summett. Lorena Inclan, Director of Public Affairs, read the proclamation.

**ACCEPTANCE OF PROCLAMATIONS**

**Motion by Arnold, seconded by Whitehurst, carried 3/0, to accept the proclamations.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

**PUBLIC SAFETY UPDATE**

Scott Beaver, St. Johns County Sheriff Office Patrol Division Director, expressed his gratitude to the staff involved at the Emergency Operation Center and provided the statistics regarding the calls received during Hurricane Nicole and Hurricane Ian.

Chief Jeff Prevatt, St. Johns County Fire Rescue, expressed his gratitude to the staff involved at the Emergency Operation Center and provided the statistics regarding the calls received and rescues performed during Hurricane Nicole.

**CLERK OF COURT'S REPORT**

Brandon Patty, Clerk of the Circuit Court and Comptroller, spoke on waiving the standard passport fees and notary services for veterans, active-duty military, reservists and their families until the end of the month; and the recording of DD 214 Form.

**DELETIONS TO THE CONSENT AGENDA**

Lex Taylor, Deputy County Attorney, requested to delete Consent Agenda Item 26.

Public Comment: Doris Taylor, Ed Slavin, and Krista Joseph provided public comment.

Dean provided information regarding the parks foundation and having a beach renourishment discussion at the end of the meeting.

## **APPROVAL OF CONSENT AGENDA**

**Motion by Whitehurst, seconded by Arnold, carried 3/0, to approve the Consent Agenda, as amended, with the deletion of Consent Agenda Item 26.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2022-413**, approving the final plat for Rivertown, Whistling Straits Drive, Phase 3
3. Motion to adopt **Resolution No. 2022-414**, approving the final plat for St. Augustine Lakes, Phase 1C
4. Motion to adopt **Resolution No. 2022-415**, approving the final plat for Terra Pines South, Phase One-B
5. Motion to adopt **Resolution No. 2022-416**, approving the final plat for Arbors at Lightsey Crossing, Phases 1 and 2
6. Motion to adopt **Resolution No. 2022-417**, to approve the 2022 update to the St Johns County's Title VI plan for the public transportation system, in compliance with Title VI of the Civil Rights Act of 1964, 49 CFR Part 21, and the guidance of FTA Circular 4702.1b
7. Motion to approve the Riser's Ranchettes School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2022-09)
8. Motion to adopt **Resolution No. 2022-418**, accepting the third of three Easements for Utilities needed for installation of a sewer force main connecting Dobbs Road and Old Moultrie Road
9. Motion to adopt **Resolution No. 2022-419**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the water and sewer systems to serve A-A-A Storage State Road 16, located off State Road 16
10. Motion to adopt **Resolution No. 2022-420**, accepting an Easement for Utilities and a Warranty associated with the water system to serve Gate Express Car Wash No. 7019, at World Commerce Center, located off State Road 16
11. Motion to adopt **Resolution No. 2022-421**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the water system to serve Salt N Sand Carwash, located off Old Moultrie Road

12. Motion to adopt **Resolution No. 2022-422**, accepting two Easements for Utilities associated with the water system to serve 7849 County Road 13 North
13. Motion to adopt **Resolution No. 2022-423**, accepting a Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Palencia Pet Clinic, located off U.S. Highway 1
14. Motion to adopt **Resolution No. 2022-424**, accepting a Grant of Easement and Temporary Construction Easements from property owners to St. Johns County for the Summer Haven North Stormwater Drainage Project, along Old A1A
15. Motion to adopt **Resolution No. 2022-425**, accepting Temporary Construction Easements from property owners to St. Johns County for the Calle de Leon Road realignment project, located off Old Moultrie Road
16. Motion to adopt **Resolution No. 2022-426**, authorizing the chair of the Board to join in the execution of a Sovereignty Submerged Lands Easement across lands within Wildwood Creek at its culvert crossing with Wildwood Drive
17. Motion to adopt **Resolution No. 2022-427**, approving the terms and conditions of a Purchase and Sale Agreement for the acquisition of a 60-foot strip of property off State Road 207, west of I-95; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
18. Motion to adopt **Resolution No. 2022-428**, approving the terms and conditions of the Agreement between the County and Seagate at St. Augustine Homeowners' Association, Inc., in connection with certain drainage improvements in the Seagate Subdivision; and authorizing the county administrator, or designee, to execute the agreement on behalf of the County
19. Motion to adopt **Resolution No. 2022-429**, authorizing the county administrator, or designee, to execute the attached Design-Build Agreement with STG Contracting Group Inc., to complete Phase I, of the Design-Build for the New County Branch Library, located at 315 Meadowlark Lane, St. Augustine, Florida, 32092, for a not-to-exceed amount of \$678,724.09; and to negotiate a GMP Amendment for presentation to the Board, for completion of Phase II
20. Motion to adopt **Resolution No. 2022-430**, authorizing the county administrator, or designee, to finalize negotiations and execute a contract, in substantially the same form and format as attached, with Corporate Health, LLC, dba PATH, for performance of medical evaluation services for St. Johns County Fire Rescue personnel, for the duration of the contract, unless earlier terminated
21. Motion to adopt **Resolution No. 2022-431**, authorizing the county administrator, or designee, to piggyback the Florida Sheriffs Association FSA22-VEH20.0 contract, to execute and issue a purchase order for ten cutaway buses, for the total purchase price of \$1,257,930; and to approve a transfer in the amount of \$20,806 from Transit Fund reserves

22. 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 18.1 and Florida Statute 274
23. Motion to approve the Fiscal Year 2022 end-of-year fund reserve transfers, per the attached schedule, to ensure fiscal year-end positive account balances, per the Administrative Code
24. Motion to approve Phase 3, of the St. Johns County American Rescue Plan Act in the amount of \$10,743,934
25. Motion to adopt **Resolution No. 2022-432**, authorizing the county administrator, or his designee, to submit a Local Assistance and Tribal Consistency Fund application to the Treasury, and to recognize and appropriate \$100,000 in Federal funds, within the Fiscal Year 2023 Economic Development budget
26. Motion to adopt a resolution to create the Infrastructure Sales Tax Advisory Committee and establish bylaws

*Consent Agenda Item 26 was pulled.*

27. Motion to adopt **Resolution No. 2022-433**, approving the terms, conditions, and requirements of the Agreement between St. Johns County, Florida and SMA Healthcare, Inc., in an amount not to exceed \$230,000, authorizing the chair of the Board of County Commissioners, or designee, to execute the agreement, substantially in the form as attached on behalf of the County
28. Motion to approve a budget transfer of \$41,000 from Recreation Facilities Temporary Employees to Recreation Programs Temporary Employees
29. Motion to adopt **Resolution No. 2022-434**, providing one-time funding in the amount of \$120,000 to St. Johns County Parks Foundation, Inc.; and to approve a funding agreement with St. Johns County Parks Foundation, Inc.
30. Motion to adopt **Resolution No. 2022-435**, approving the Library's Annual Plan of Service 2022-2023, as required by the State Library of Florida, in order to receive annual State Aid to Libraries Grant funding
31. Motion to adopt **Resolution No. 2022-436**, authorizing the county administrator, or designee, to execute agreements between St. Johns County Board of County Commissioners and the State of Florida Division of Emergency Management for Hurricane Ian
32. Motion to adopt **Resolution No. 2022-437**, approving the terms and conditions of an Agreement with the Florida Department of Environmental Protection, for the funding cost share of the construction of a future Ponte Vedra Beach North Beach and Dune Restoration project; and authorizing the chair, or designee, to execute the agreement, along with any supplemental documentation on behalf of the County

33. Motion to approve minutes: November 1, 2022, BCC Regular

### **ADDITIONS/DELETIONS TO THE REGULAR AGENDA**

Dean requested to delete Regular Agenda Items 12 and 13.

Public Comment: Ed Slavin, Guy Stevens, Krista Joseph, Merrill Roland, and Marissa Marchello provided public comment.

Dean commented that he would not remove Regular Agenda Item 14 in order to have public discussion and to better direct staff on the direction the Board should choose.

### **APPROVAL OF REGULAR AGENDA**

**Motion by Whitehurst, seconded by Arnold, carried 3/0, to approve the Regular Agenda, as amended, with the deletion of Regular Agenda Items 12 and 13.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

Ellen Glaser, representing Atlantic Beach Police Department, presented K9 c4 in support of Commissioner Krista Joseph, District 4, and gave a brief history behind his name.

1. Waiver of Time Limits, pursuant to Section 9.04.05.C for PUD 2020-04, Porter Property. On April 19, 2022, the Board of County Commissioners denied PUD 2020-04, Porter Property PUD. The applicant is requesting to submit a new application for this property. Land Development Code Section 9.04.05.B states: Re-Application After Denial of Rezoning. Whenever the Board of County Commissioners has denied an application for the rezoning of land, no further application shall be filed for the same rezoning category of any part, or all of the same land for a period of one year from the date of such action. In the event that two or more applications for the same rezoning for any part or all of the same land has been denied, no further application shall be filed for the same rezoning category of any part or all of the same land for a period of two years from the date of such action denying the last application filed. Section 9.04.04.C. allows for a waiver of the above time limits and states: The time limits in Sections 9.04.05.A. and 9.04.05.B. above may be waived by the affirmative vote of a majority of the Board of County Commissioners when such action is deemed necessary to prevent injustice or to facilitate proper development of the county

Lindsay Haga, AICP, Senior Planner for England-Thims & Miller, Inc., representing the applicant, presented the details of the waiver of time limits.

Public Comment: Ed Slavin, Karla Quarto (Exhibit A), Joe McAnarney (Exhibit B), B.J. Kalaidi, Sherry Brigman, Debbie James, Neva Foreman, and Linda Yawn provided public comment.

Haga explained that approval today would not determine future approval of an application.

Dean spoke on the time limit waiver and the possibility of a new application being heard before the Board.

**Motion by Dean, seconded by Whitehurst, carried 3/0, to approve the waiver of time limits pursuant to Land Development Code Section 9.04.04.C.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

2. Public Hearing - Affordable Housing Impact Fee Deferral. First reading of proposed amendment to the Impact Fee Ordinance to provide criteria and procedure, for the allowance of impact fee deferral for affordable housing projects. The Board of County Commissioners directed Growth Management and Health & Human Services staff to collaborate on the proposed amendment to facilitate the construction of affordable rental housing for low-income households. The Planning and Zoning Agency recommended approval of this amendment on November 3, 2022, with a 6-0 vote

Lisa Brown, Senior Supervising Planner, presented the details of the Affordable Housing Impact Fee Deferral, including a history of the project, via PowerPoint.

Public Comment: Doris Taylor, Ed Slavin, Krista Joseph, Greg Matovina, Joe McAnarney, B.J. Kalaidi, Nicole Crosby, and Beth Tate provided public comment.

Dean spoke on the one cent sales tax referendum and giving voters the choice to accept or deny the tax increase.

Whitehurst questioned staff about having stipulations in place for developers requesting impact fee deferrals. Brown responded. Discussion ensued on the need for affordable housing.

**Motion by Arnold, seconded by Whitehurst, carried 3/0, to enact Ordinance No. 2022-78, amending Exhibit B, Section 37 of the 2018-16 Supplemental Impact Fee Ordinance, to provide an impact fee deferral process for affordable housing meeting specific criteria and waive the second reading of the amendment.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

3. Public Hearing - REZ 2022-14, Cracker Swamp Properties. Request to rezone approximately 88.06 acres of land from Residential General (RG-2) and Commercial General (CG) to Open Rural (OR). The Planning and Zoning Agency recommended approval with a 5-0 vote, at its October 6, 2022, regular meeting

The Board disclosed ex parte communication.

Karen M. Taylor, Land Planner, representing the applicant, presented the details of the request, via PowerPoint.

Public Comment: Ed Slavin and B.J. Kalaidi provided public comment.

**Motion by Arnold, seconded by Whitehurst, carried 3/0, to enact Ordinance No. 2022-79, approving REZ 2022-14, Cracker Swamp Properties, based on four findings of fact, as provided in the staff report.**

**Yea: Dean, Arnold, Whitehurst**

**Nay: None**

4. Public Hearing - CPA(SS) 2022-13, Cracker Swamp Commercial. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 8.02 acres of land from Agricultural-Intensive (A-I) to Rural Commercial (RC). The Planning and Zoning Agency recommended approval with a 5-0 vote, at its October 6, 2022, regular meeting

Karen M. Taylor, Land Planner, representing the applicant, presented the details of the request, via PowerPoint.

Public Comment: Krista Joseph provided public comment.

Taylor explained the uses that fall under commercial rural.

**Motion by Arnold, seconded by Whitehurst, carried 3/0, to enact Ordinance No. 2022-80, approving CPA(SS) 2022-13, Cracker Swamp Commercial, based on four findings of fact, as provided in the staff report.**

**Yea: Arnold, Whitehurst, Dean**

**Nay: None**

5. Public Hearing - CPA(SS) 2022-12, 8465 County Road 208. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.12 acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A), to allow construction of a single-family dwelling unit. The Planning and Zoning Agency recommended approval with a 5-0 vote, at its October 6, 2022, regular meeting

Scott Clay, applicant, representing the owners, presented the details of the request, via PowerPoint.

Public Comment: There was none.

**Motion by Arnold, seconded by Whitehurst, carried 3/0, to enact Ordinance 2022-81, approving CPA(SS) 2022-12, 8465 County Road 208, based on four findings of fact, as provided in the staff report.**

**Yea: Arnold, Whitehurst, Dean**

**Nay: None**



6. Public Hearing - REZ 2022-15, 2890 Hilltop Road. Request to rezone approximately .73 acres of land from Commercial Highway and Tourist (CHT) to Residential, Manufactured/Mobile Home or Single-Family (RMH-S). The Planning and Zoning Agency recommended approval, with a 5-0 vote, at its October 6, 2022, regular meeting

The Board disclosed ex parte communication.

Terry Pacetti, applicant, representing Tracy Upchurch, presented the details of the request.

Public Comment: There was none.

**Motion by Dean, seconded by Whitehurst, carried 3/0, to enact Ordinance No. 2022-82, approving REZ 2022-15, 2890 Hilltop Road, based on four findings of fact, as provided in the staff report.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

7. Public Hearing - NZVAR 2022-10, Howard Family Non-Zoning Variance. Request for a Non-Zoning Variance to Land Development Code Section 5.01.01.C, for relief from subdivision platting regulations and to Section 6.02.06.B.1(b), requiring the applicant to pay into the County's sidewalk fund at the current rate. The property fronts County Road 13 North and is proposed to be divided into three residential lots

The Board disclosed ex parte communication.

James G. Whitehouse, Esq., St. Johns Law Group, representing the applicant, presented the details of the request, via PowerPoint.

Public Comment: There was none.

**Motion by Arnold, seconded by Whitehurst, carried 3/0, to approve NZVAR 2022-10, Howard Family Non-Zoning Variance, request for a Non-Zoning Variance to Land Development Code to Section 5.01.01.C to request relief from subdivision platting regulations and to Section 6.02.06.B.1(b) requesting relief from payment into the county's sidewalk fund at the current rate, based on six findings and subject to four conditions, as listed in the staff report.**

**Yea: Arnold, Whitehurst, Dean**

**Nay: None**

8. Public Hearing - VACROA 22-08, Columbus Street (Spanish Forest), public hearing to vacate a portion of Columbus Street and of Woodlawn Street. The applicant has requested the vacation of a portion of Columbus Street between the unopened right-of-way (ROW) of Woodlawn Street to the west, and the Florida East Coast Railway, LLC. ROW to the East, and a portion of Woodlawn Street between the unopened ROW of Columbus Street

to the north, and the southern boundary of the Antonio Huertas Grant Subdivision. Based on staff's review, no party will be unreasonably affected by the requested

Christina Evans, Matthews Design Group, representing the applicant, presented the details of the request, via PowerPoint.

Public Comment: There was no public comment.

**Motion by Dean, seconded by Whitehurst, carried 3/0, to adopt Resolution No. 2022-438, approving VACROA 22-08, Columbus Street (Spanish Forest), a petition to vacate a portion of Columbus Street and of Woodlawn Street.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

9. Public Hearing - VACROA 2022-04, public hearing to vacate a portion of unopened Rosewood Street right-of-way. The applicant has requested the vacation of a portion of unopened Rosewood Street right-of-way. The right-of-way vacation being requested is located immediately adjacent to Seashore Avenue, west of A1A South. Based on staff's review thus far, traffic patterns will not be negatively impacted, and no party will be unreasonably affected by the requested vacation

Douglas N. Burnett, Esq., St. Johns Law Group, representing the applicant, presented the details of the request, via PowerPoint.

Public Comment: Joe McAnarney, Krista Joseph, Ed Slavin, and B.J. Kalaidi provided public comment.

Ben Powelson, Transportation Development Division of Growth Management, stated that the right-of-way was publicly dedicated and under county control. Migut provided additional comments regarding the fees associated with a road vacation and discussion ensued on the value to the public.

**Motion by Dean, seconded by Whitehurst, carried 3/0, to adopt Resolution No. 2022-439, approving VACROA 2022-04, Del Mar Veterinary Hospital, a petition to vacate a portion of Rosewood Street right-of-way.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

10. Public Hearing - VACROA 2022-09, Public Hearing vacating a portion of unopened right-of-way of Lightsey Road Extension north of Lightsey Road Extension and east of Plantation Lake Drive. The applicant has requested the vacation of an unopened/unimproved right-of-way of Lightsey Road Extension north of Lightsey Road Extension and east of Plantation Lake Drive. Based on staff's review thus far, existing traffic patterns will not be negatively impacted

Curtis Hart, applicant, presented the details of the request, via PowerPoint.

Public Comment: There was none.

Migut explained the tax role regarding road vacations.

**Motion by Dean, seconded by Whitehurst, carried 3/0, to adopt Resolution No. 2022-440, approving VACROA 2022-09, Lightsey Road Extension, a petition to vacate a portion of Lightsey Road Extension right-of-way.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

11. Public Hearing - PUD 2022-15, Katepally Family Community Commercial. Request to rezone approximately 7.1 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow up to 84,000 square feet of non-residential uses, RV/Boat Storage, and Personal Property Mini-warehouse facility. The Planning and Zoning Agency recommended approval with a 5-0 vote, at its October 6, 2022, regular meeting. There was no public discussion

The Board disclosed ex parte communication.

James G. Whitehouse, Esq., St. Johns Law Group, representing the applicant, presented the details of the request, via PowerPoint.

Public Comment: Joe McAnarney, Chuck Labanowski, and Ed Slavin provided public comment.

Whitehurst voiced his concerns with traffic impacts.

**Motion by Whitehurst, seconded by Arnold, carried 3/0, to enact Ordinance No. 2022-83, approving PUD 2022-15, Katepally Family Community Commercial, subject to nine findings of fact, as provided in the staff report.**

**Yea: Whitehurst, Arnold, Dean**

**Nay: None**

12. Mickler's Wharf Structural Analysis Update. At the July 19, 2022, Board of County Commissioners ("Board") meeting, staff provided information on anticipated operations and maintenance costs associated with a request by PV Greenway Alliance, Inc. that the County accepts conveyance of Mickler's Wharf. By consensus, the Board directed staff to facilitate a structural analysis to determine the cause of observed issues with the Wharf. The analysis has since been completed, including two options for remedial repairs, should the Board choose to accept the conveyance. A copy of the analysis is attached to this agenda item, as is a copy of the existing license agreement for the wharf with PV Greenway Alliance, Inc. Staff requests direction on the request to accept conveyance of Mickler's Wharf and any remedial work to be performed, if conveyance is accepted  
*Regular Agenda Item 12 was pulled.*

13. Consider the proposed 2023 St. Johns County Legislative Action Plan and Top Three Legislative Priorities. The St. Johns County Legislative Action Plan is a focused list of priorities for which the County requests financial assistance and other support from our State and Federal representatives. County administration presents a list of recommended items from County staff, constitutional officers, and other external partners for the Board to consider adopting as the 2023 Legislative Action Plan. The approved Legislative Action Plan is subsequently presented to the public and submitted to the County's Legislative Delegation for consideration, prior to the next legislative session. In addition, the Northeast Florida Regional Council (NEFRC) requests that all member counties adopt three top legislative priorities that most significantly represent the critical needs and concerns for incorporation in a regional legislative priority guide. The NEFRC Legislative Committee subsequently compiles the submitted issues and identifies regional priorities for the 2023 Legislative Session. The guide is then submitted to the region's State and Federal elected officials

*Regular Agenda Item 13 was pulled.*

## **PUBLIC COMMENT**

Public Comment: Joe McAnarney and B.J. Kalaidi (Exhibit A) provided public comment.

The meeting recessed at 11:52 p.m. and reconvened at 12:33 p.m. with Commissioners Dean, Arnold, and Whitehurst; Conrad, Bradley, Andrews, Taylor, Migut, Taylor; and Deputy Clerk Artricia Allen in attendance.

14. St. Johns County, Florida, Special Obligation Revenue Note Series 2022A and Amendment to Master Purchase Agreement with Motorola Solutions, Inc. On October 4, 2022, the St. Johns County Commission directed staff to assemble a finance team, to pursue short-term financing to purchase replacement radios, for the County's existing 800-megahertz interoperable radio system. Both the County's Fire Rescue and Sheriff's Office require replacement radios and associated computer aided dispatch, in order to respond to emergencies and collaborate with other public agencies for the protection of citizens. The county's financial advisor received nine responses from their financing solicitation and the financing team recommends the proposal from Truist Bank to provide the county with a five-year term to finance costs of the radio equipment. The November 15, 2022, agenda item provides consideration of a resolution of the Board of County Commissioners; authorizing the issuance of the St. Johns County, Florida, Special Obligation Revenue Note, Series 2022A, pursuant to such loan agreement in the aggregate principal amount not to exceed \$13,000,000; authorizes the repayment of such series 2022A note from a covenant to budget and appropriate legally available non-ad valorem revenues; and provides delegation for the authorization, execution, and delivery of the loan agreement. In addition, staff is requesting the Commission to authorize the county administrator, or designee, to execute Amendment 2, to the Master Purchase Agreement with Motorola, in the amount of \$14,716,774. Here, the finance team seeks the Board's approval of this resolution, which includes the required supplemental documents, attached hereto and incorporated herein as Exhibits A-C. For the Board's convenience in reviewing, each of

the exhibits are titled/described below; Exhibit A: General Description of the Project; Exhibit B: Proposal of Truist Bank; Exhibit C: Form of Loan Agreement

Jesse Dunn, Director, Office of Management and Budget, presented the history of the current Motorola Solutions, Inc. System, and the details of the Master Purchase Agreement, via PowerPoint. Discussion ensued on the replacement of the handheld devices, compatible systems, and public safety. Chief Jeff Prevatt, St. Johns County Fire Rescue and Captain Larry Durden, St. Johns County Sherriff Office, provided additional comments. In addition, Dunn provided the details of the financial component.

Public Comment: Beth Tate, Guy Stephens, Marisa Marchisillo, Merrill Roland, Amara Marchisillo, Chuck Labanowski, B.J. Kalaidi, Ed Slavin, Michelle Poole, and Krista Joseph provided public comment.

The Board expressed their positions on the proposed purchase agreement.

**Motion by Dean, seconded by Arnold, carried 3/0, to adopt Resolution No. 2022-441, authorizing the issuance of the St. Johns County, Florida, Special Obligation Revenue Note, Series 2022A, in an aggregate principal amount not exceeding \$13,000,000, to fund the purchase of replacement radios for the interoperable public safety radio system; and authorizing all necessary budget appropriations to reflect the issuance.**

**Yea: Dean, Whitehurst, Arnold**

**Nay: None**

**Motion by Whitehurst, seconded by Dean, carried 3/0, to adopt Resolution No. 2022-442, authorizing the county administrator, or designee, to execute Amendment 2 to the Motorola Solutions, Inc., Master Purchase Agreement, in substantially the same form and format as attached, in an amount up to \$14,716,774.**

**Yea: Whitehurst, Arnold, Dean**

**Nay: None**

15. Consider appointments to the Recreation Advisory Board. Currently, there is one vacancy on the Recreation Advisory Board. This vacancy is due to an expired term. A vacancy ad was placed and ran for thirty days. Please find attached for your review and consideration a recommendation letter from the Recreation Advisory Board and five applications: Edwin Encarnacion, Dist. 2; John Eaton, Dist. 3; Tracey Deuschle-Burke, Dist. 3; Harold Dockins Sr., Dist. 5; and Nicholas Primrose, Dist. 5

Joanne Spencer, Assistant to the Board of County Commissioners, presented the details of the vacancy.

Public Comment: There was none.

**Motion by Arnold, seconded by Whitehurst, carried 3/0, to re-appoint Harold Dockins Sr., to the Recreation Advisory Board for a full four-year term, scheduled to expire November 15, 2026.**

**Yea: Arnold, Whitehurst, Dean  
Nay: None**

## **PUBLIC COMMENT**

Public Comment Continued: James Hensley (Exhibit B), Ed Slavin, Chuck Labanowski, and Sherry Badger provided public comment. Discussion ensued on the Marsh Landing project.

## **COMMISSIONERS' REPORTS**

### Commissioner Arnold

Commissioner Arnold thanked Administration, staff, first responders with the emergency operations during the storm and the job performance of the County Attorney.

### Commissioner Whitehurst

Commissioner Whitehurst encouraged the Kehe corporation to continue working with the Board and staff on a development site. He commented on making decision on facts and not on passion. He also highlighted the St. Johns County Youth Athletics player Isabella Murray making the news and displayed video clip of the 2022 NFL Flag Player of the week, via PowerPoint.

### Commissioner Dean

Commissioner Dean asked Conrad to provide an overview of the effects of both Hurricanes. Conrad spoke about the alternative plan to the failed tax increase and provided a post event impact report for Hurricanes Nicole and Ian, via PowerPoint, including an overview of the FEMA assistance, assessed impacts, debris removal, emergency protective measures, and damages. Joseph Giammanco, Director of Emergency Management, stated the staff was working to make the easements for Hurricane Ian perpetual to suffice for Hurricane Nicole.

Dean thanked the Board and Staff for the opportunity to serve as Chairman with the Board of County Commissioners.

## **COUNTY ADMINISTRATOR'S REPORT**

No report.

## **COUNTY ATTORNEY'S REPORT**

No report.

With there being no further business to come before the Board, the meeting adjourned at 2:00 p.m.

REPORTS:

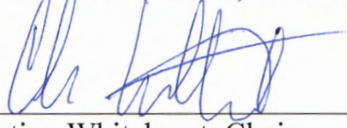
1. St. Johns County Board of County Commissioners Check Register, Check Nos. 606495-606674, totaling \$1,271,160.96 and Voucher Register, Voucher Nos. 68761-68832, totaling \$4,278,556.35 (11/07/22)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 606675-606678, totaling \$3,506 and Voucher Register, Voucher Nos. 68833-68839, totaling \$10,670 (11/09/22)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 606679-606848, totaling \$1,421,343.92 and Voucher Register, Voucher Nos. 68840-68949, totaling \$2,561,751.22 (11/14/22)

CORRESPONDENCE:

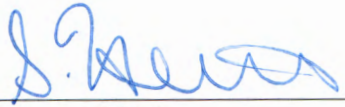
There was none.

Approved December 6, 2022

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Christian Whitehurst, Chair

ATTEST: BRANDON J. PATTY,  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By:   
Deputy Clerk

