



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
August 20, 2024 - 9:00 a.m.

CALL TO ORDER

Commissioner Arnold called the meeting to order at 9:00 a.m.

Present: Sarah Arnold, District 2, Chair
Roy Alaimo, District 3, Vice Chair
Christian Whitehurst, District 1
Krista Joseph, District 4
Henry Dean, District 5

Staff Present: Joy Andrews, County Administrator
Rich Komando, Interim County Attorney
Brad Bradley, Deputy County Administrator
Colin Groff, Deputy County Administrator
Lex Taylor, Deputy County Attorney
Artricia K. Allen, Deputy Clerk

ROLL CALL

The clerk called the roll. Commissioners Whitehurst, Arnold, Alaimo, Dean, and Joseph were present.

INVOCATION

Pastor Bobby Crum, Anastasia Baptist Church, gave the invocation.

PLEDGE OF ALLEGIANCE

John Leslie, Retired United States Navy Commander, led the Pledge of Allegiance.

PUBLIC SAFETY UPDATE

Russ Martin, St. Johns County Sheriff's Office Operations Division Director, reported E911 services, funding requests over the years, grant applications, and backup phone systems.

Jeremy Robshaw, St. Johns County Fire Rescue Chief Administrative Services, reported that Fire Rescue Station 11 was nearing completion to include a soft opening for the week of August 26th, and a grand opening with a community open house set for September 7, 2024. In conclusion, Robshaw responded to Dean's question regarding the hiring and bidding process for the new fire station.

CLERK OF COURT'S REPORT

John Rundgren, Clerk Designee/Chief Information Officer, reported on the Value Adjustment Board (VAB) petition filing process and noted that the filing period ran through September 10, 2024.

SERVICE DELIVERY UPDATE

Debra Gibson, St. Johns County Library System Director, reported on the reopening of the Hastings Branch Library and the partnership pulling together for the residents in the Hastings Community. Additionally, Emily Fox, Programming Coordinator for the Hastings Branch, highlighted the school supplies distribution history, and the 2024 back to school event.

DELETIONS TO THE CONSENT AGENDA

Andrews requested that Consent Agenda Item 13 be pulled and continued to a date uncertain. Komando requested that Consent Agenda Item 2 be pulled and continued to a date uncertain.

APPROVAL OF CONSENT AGENDA

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

Yea: Alaimo, Dean, Arnold, Whitehurst, Joseph

Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt a resolution approving the final plat for Whisper Creek, Phase 12, Unit C

Consent Agenda Item 2 was pulled and continued to a date uncertain.

3. Motion to adopt **Resolution No. 2024-330**, approving the final plat for Landings at Greenbriar, Phase 1A
4. Motion to adopt **Resolution No. 2024-331**, authorizing the county administrator, or designee, to execute the Impact Fee Credit Agreement with 5720 Two Ten, LLC, (IFA No. 2024-03) establishing a total road impact fee credit of \$126,000

5. Motion to adopt **Resolution No. 2024-332**, authorizing the county administrator, or designee, to execute the Impact Fee Credit Agreement with Winday Real, LLC, (IFA No. 2024-04) establishing a total road impact fee credit of \$57,400
6. Motion to adopt **Resolution No. 2024-333**, accepting an Easement for Utilities, a Bill of Sale, Final Release of Lien, and Warranty associated with the water, sewer, and reuse systems to serve Beacon Lake, Phase 4C
7. Motion to adopt **Resolution No. 2024-334**, accepting an Easement for Utilities and a Temporary Construction Easement along the west side of Interstate 95, near Agricultural Center Drive
8. Motion to adopt **Resolution No. 2024-335**, accepting Grant of Easements from certain property owners to St. Johns County, within the Guana Basin
9. Motion to adopt **Resolution No. 2024-336**, accepting a Bill of Sale, Final Release of Lien, and Warranty associated with the water and sewer systems to serve 1941 Dobbs Road Pump Station
10. Motion to adopt **Resolution No. 2024-337**, authorizing the county administrator, or designee, to award RFQ No. 1374R, Design-Build Services for CDM Constructors, Inc., and Jacobs Project Management Co., and to execute Design-Build Contracts, in substantially the same form and format as attached, to complete the projects in accordance with the contract
11. Motion to adopt **Resolution No. 2024-338**, authorizing the county administrator, or designee, to award IFB No. 1853, Vilano Beach Nature Greenway Boardwalk Replacement to P&G Construction, Inc., as the lowest, responsive, responsible bidder, for the lump sum bid of \$750,000, for completion of the project as specified
12. Motion to adopt **Resolution No. 2024-339**, authorizing the county administrator, or designee, to award IFB No. 1807, Race Track Road, West Peyton Parkway to Bartram Park Boulevard, improvements to Petticoat-Schmitt Civil Contractors, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract, in substantially the same form and format as attached hereto, at a total lump sum bid price of \$4,030,361.01, for completion of the specified project
13. Motion to adopt a resolution appointing James E. Bedsole, Patrick Kennedy, and Derri Kay Lassiter Young as Special Magistrates for a two-year term expiring on September 5, 2026; setting the amount of compensation for Special Magistrate at \$270 per hour; approving the terms, conditions, provisions, and requirements of an agreement for special magistrate services with the Law Offices of James E. Bedsole; Charles T. Douglas, Jr. P.A.; and The Lassiter Law Firm, P.A., and authorizing the county administrator, or designee, to execute the agreements on behalf of the County

Consent Agenda Item 13 was pulled and continued to a date uncertain.

14. Motion to adopt **Resolution No. 2024-340**, authorizing the county administrator, or designee, to award IFB No. 1822R, Janitorial Services for various county buildings to Southern Cleaning Services, Inc., as the lowest, responsive, and responsible bidder, and to execute a contract, in substantially the same form and format as attached, for performance of the specified services at an annual price of \$191,845.11, for the initial term
15. Motion to declare the attachments as surplus and authorize the county administrator, or designee, to dispose of same, in accordance with the Purchasing Policy 308 and Florida Statute 274
16. Motion to adopt **Resolution No. 2024-341**, authorizing the execution of the attached Joinder Agreement, for the purpose of becoming a member of Florida Local Government Finance Commission
17. Motion to adopt **Resolution No. 2024-342**, approving and authorizing the county administrator, or designee, to execute and deliver the Second Amendment to Agreement for extension services between the County and University of Florida, in substantially the same form as attached hereto, to extend the agreement for an additional two years
18. Motion to adopt **Resolution No. 2024-343**, recognizing and appropriating \$4,978 in unanticipated revenue from the Florida Department of Health for reimbursement of swim lessons provided by the Young Men's Christian Association (YMCA), on behalf of the Florida Swims Voucher Program for deposit into 0089-53120
19. Motion to adopt **Resolution No. 2024-344**, authorizing the county administrator, or designee, to execute, substantially in the same form as the attached, Economic Development Incentive Agreement with Jacksonville BH Services, LLC, on behalf of St. Johns County
20. Motion to adopt **Resolution No. 2024-345**, authorizing the county administrator, or designee, to execute, substantially in the same form as the attached, Economic Development Incentive Agreement with TyMe Institute, Inc., on behalf of St. Johns County
21. Motion to adopt **Resolution No. 2024-346**, approving the library system's revised policies and procedures, with an effective date of September 1, 2024
22. Motion to adopt **Resolution No. 2024-347**, approving the recognition and appropriation of library donations received in the amount of \$2,377.87, amending the Fiscal Year (FY) 2024 budget
23. Motion to adopt **Resolution No. 2024-348**, approving and authorizing the county administrator, or designee, to execute the Award Agreement between the County and U.S. Department of Energy, under the Energy Efficiency and Conservation Block Grant Program, accepting the County's formula allocation of \$275,490 in grant funds to be used for the W.E. Harris Community Center project
24. Motion to approve minutes: August 6, 2024, BCC Regular

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Whitehurst requested to add an emergency item to discuss the FCC, solid waste provider contract.

APPROVAL OF REGULAR AGENDA

Motion by Whitehurst, seconded by Alaimo, carried 5/0, to waive any Board rules in order to make a decision on the emergency item.

Yea: Whitehurst, Alaimo, Arnold, Dean, Joseph

Nay: None

Motion by Whitehurst, seconded by Alaimo, carried 5/0, to approve the Regular Agenda, as amended.

Yea: Whitehurst, Alaimo, Arnold, Dean, Joseph

Nay: None

EMERGENCY ITEM: SOLID WASTE SERVICE PROVIDER DISCUSSION

Greg Caldwell, Public Works Director, provided an update on the status of the FCC Environmental Service contract, the additional services that the Road and Bridge department have provided, and the initiation of an interim supplemental request for proposal (RFP) for solid waste services. He responded to Whitehurst's question regarding the timeline for securing supplemental vendors to cover missed services.

Andrews provided additional information on meetings with representatives who submitted proposals; then, requested legal advice on utilizing those supplemental services. Komando responded regarding these services and the use of the piggyback process. Dan Brazil, CEO of FCC Environmental Services, apologized to the Board and St. Johns County residents for the services they provided, and committed to addressing the concerns. He expressed his gratitude to St. Johns County staff; addressed the Request for Proposal (RFP) process; then, offered to provide the services they were contracted to do. Discussion ensued on the-failed services provided by FCC.

Joseph inquired about getting back on track by utilizing additional resources and requested a state of emergency to ensure all trash and yard waste be picked up by Sunday, August 25, 2024. Komando responded.

Public Comment: Al Hollon, Ed Slavin, B.J. Kalaidi, Charlie Hunt, Leah Cater, Suzanne Clulow, and Sherry Badger provided public comment.

Motion by Joseph, seconded by Alaimo, carried 5/0, to authorizing the chair to sign a resolution declaring a local state of emergency and include that the local state of emergency could last for only seven days unless extended for an additional seven days [Emergency Order No. 2024-2].

Yea: Joseph, Alaimo, Arnold, Whitehurst, Dean
Nay: None

Dean expressed his position on the request, going back to the previous trash company on an interim basis, and to ensure trash pickup by Sunday. Discussion ensued on addressing the countywide concerns, breach of contract, health crisis, and the request to terminate the contract, but only after securing supplemental contracts.

Mary O'Brien, Meridian Waste Chief Marketing Officer (CMO), provided clarification on the Cooperative Purchase Agreement that has been extended to St. Johns County and the details on services Meridian would offer on a nine-month interim basis, with the understanding that her company would be allowed to bid on the long-term contract once the RFP process became available. She also outlined the proposed contract rates, trucks rentals, and the number of employees that would be provided within 10 business days of the contract.

Greg Huntington, Waste Management Senior Executive Director, provided details on services his company could offer to St. Johns County, discussed the previous partnership with the county, and expressed interest in piggybacking on existing contracts from other states for certain aspects of collections that would benefit both parties.

Whitehurst directed the county administrator to pursue piggyback contracts with other companies and to cancel the contracts with FCC.

Public Comment: Dan Brazil, Ed Slavin, Suzanne Clulow, B.J. Kalaidi, and Terry Witt-Green provided public comment.

Motion by Whitehurst, seconded by Arnold, carried 5/0, to direct county administration to enter into piggyback contracts with other waste management companies and to terminate the contract with FCC Environmental Services.

Yea: Whitehurst, Arnold, Alaimo, Dean, Joseph
Nay: None

1. Public Hearing - CPA(SS) 2024-01, Johnson Home at 8460 County Road 13 South. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.34 acres of land from Agriculture-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one single family home. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, June 20, 2024, and was recommended for approval with a 5-1 vote

There was no ex parte communication.

Kaylyn Johnson, applicant, presented the details of the request and introduced Sally Johnson, who spoke on the letter of support and provided the history of the property.

Public Comment: There was none.

Motion by Arnold, seconded by Dean, carried 5/0, to enact Ordinance No. 2024-37, approving CPA (SS) 2024-1, Johnson Home at 8460 County Road 13 South, based upon four findings of fact, as provided in the staff report.

Yea: Arnold, Dean, Alaimo, Whitehurst, Joseph
Nay: None

2. Public Hearing - MAJMOD 2024-01, St. Augustine Premium Outlets. Request for a Major Modification to the St. Augustine Outlet Center PUD (Ordinance 1989-51, as amended) to add temporary Outdoor Sales and Display, and the on-site sale and consumption of alcoholic beverages as allowed uses. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, July 18, 2024, and was recommended for approval, 6-0

The Board disclosed ex parte communication.

Brad Wester, Driver McAfee Hawthorne and Diebenow, PLLC, representing the applicant, presented the details of the request.

Public Comment: There was none.

Motion by Arnold, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2024-38, approving MAJMOD 2024-01, St. Augustine Premium Outlets, based on six findings of fact, as provided within the staff report.

Yea: Arnold, Alaimo, Whitehurst, Dean, Joseph
Nay: None

3. Public Hearing - REZ 2023-21, Ohana Breeze. Request to rezone approximately 0.21 acres of land, located along the eastern side of A1A South, north of Treasure Beach Road, from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family [RMH(S)] to allow for one single family residence. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, July 18, 2024, and was recommended for approval, 6-0

There was no ex parte communication.

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

Public Comment: There was none.

Motion by Alaimo, seconded by Whitehurst, carried 5/0, to enact Ordinance No. 2024-39, approving REZ 2023-21, Ohana Breeze, based on four findings of fact, as provided in the staff report.

Yea: Alaimo, Whitehurst, Arnold, Dean, Joseph
Nay: None

4. Public Hearing - REZ 2024-10, 1974 State Road 16. Request to rezone approximately 4.4 acres of land from Open Rural (OR) and Commercial Intensive (CI) to Commercial Intensive (CI) to provide for the same zoning over the entirety of the site, and allow for the use of boat sales, service, and storage. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, July 18, 2024, and was recommended for approval with a 6-0 vote

The Board disclosed ex parte communication.

Jessica Gow, applicant, presented the details of the request. She responded to Joseph's questions about whether there were any wetlands on the property and keeping the natural buffers.

Public Comment: There was none.

Motion by Dean, seconded by Alaimo, carried 5/0, to enact Ordinance No. 2024-40, approving REZ 2024-10, 1974 State Road 16, based on four findings of fact, as provided in the staff report.

Yea: Dean, Alaimo, Arnold, Whitehurst, Joseph
Nay: None

PUBLIC COMMENT

Public Comment: Beacham Still, Greg Leonard, Jayne Evans, Suzanne Clulow, Kim Schwermer (Exhibit A), Ed Slavin, B.J. Kalaidi (Exhibit B), Charlie Hunt (Exhibit C), and Sherry Badger (Exhibit D) provided public comment.

COMMISSIONERS' REPORTS

Commissioner Joseph

Joseph requested *Board consensus to partner with The Annual Palm Valley Boat Parade in the future*. Discussion ensued on directing staff to bring back funding information. **Consensus was given.**

Commissioner Alaimo

Alaimo spoke on the Board's responsibilities, which involved making difficult decisions. He expressed gratitude to staff for their efforts with the FCC Environmental Services issue.

Commissioner Whitehurst

Whitehurst provided a public service announcement about a traffic accident that shut down all southbound lanes on I-95 and informed that US 1 would be congested as a result.

Commissioner Dean

Dean announced that on August 27, 2024, a public workshop or hearing would be held at the First Coast Technical College on the proposed management plan for Anastasia State Park, focusing on sporting events and activities. He requested *Board consensus to hear and vote individually on each magistrate proposals and to readvertise the Request for Proposal at the increased rate for additional recipients. Consensus was given.* He also acknowledged the Board chair's efforts in addressing the solid waste issue.

Commissioner Arnold

Arnold spoke on meeting with the Boat Captains from Vilano Beach and working toward finding a resolution that would benefit everyone.

COUNTY ADMINISTRATOR'S REPORT

Andrew sought clarification on her authority to sign contracts during the state of emergency. She also mentioned developing a Request for Proposal (RFP) for a long-term arrangement with one or more providers and potentially bringing back options for some supplemental in-house services. Komando provided legal advice on the county administrator's authority regarding contracts.

COUNTY ATTORNEY'S REPORT

Komando spoke about the privilege of voting and encouraged residents to take advantage of the voting opportunities available in St. Johns County.

With there being no further business to come before the Board, the meeting adjourned at 11:23 a.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 624883-624900, totaling \$37,600.13 and Voucher Register, Voucher Nos. 81424-81446, totaling \$74,136.30 (08/07/2024)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 624901-624912, totaling \$6,152 and Voucher Register, Voucher Nos. 81447-81451, totaling \$7,639 (08/07/2024)
3. St. Johns County Board of County Commissioners Check Register, Check No. 624913, totaling \$417 (08/07/2024)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 624914-624918, totaling \$2,052.60 and Voucher Register, Voucher Nos. 81452-81454, totaling \$7,639 (08/08/2024)
5. St. Johns County Board of County Commissioners Voucher Register, Voucher Nos. 81455-81456, totaling \$7,588.21 (08/08/2024)
6. St. Johns County Board of County Commissioners Check Register, Check Nos. 624919-624920, totaling \$14,702.61 (08/09/2024)

7. St. Johns County Board of County Commissioners Check Register, Check Nos. 624921-625064, totaling \$2,129,473.96 and Voucher Register, Voucher Nos. 81457-81570, totaling \$16,558,133.70 (08/12/2024)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 625065-625068, totaling \$2,602.94 (08/13/2024)
9. St. Johns County Board of County Commissioners Check Register, Check Nos. 625069-625177, totaling \$759,609.42 and Voucher Register, Voucher Nos. 81571-81651, totaling \$3,213,410 (08/19/2024)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 625178-625188, totaling \$1,700 and Voucher Register, Voucher No. 81652, totaling \$500 (08/19/2024)

CORRESPONDENCE:

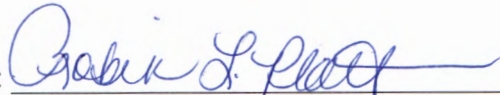
1. Letter dated August 14, 2024, regarding Ordinance No. 2024-24, Annexation of Property into the City Limits of St. Augustine

Approved September 3, 2024

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Sarah Arnold, Chair

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

By: 
Deputy Clerk

