

RESOLUTION NO. 2018- 201

**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 LINES SERVING THE MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT (MCCDD) MAINTENANCE BUILDING LOCATED OFF N. LOOP PARKWAY.**

**RECITALS**

**WHEREAS**, Caila Contracting, LLC, a limited liability company, has executed and presented to the County a Final Release of Lien, and a Warranty, attached hereto as Exhibits "A," and "B," incorporated by reference and made a part hereof, for work performed at the Marshall Creek Community Development District (MCCDD) Maintenance Building located off N. Loop Parkway; and

**WHEREAS**, Marshall Creek Community Development District has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit "C," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer lines serving the Marshall Creek Community Development District (MCCDD) Maintenance Building located off N. Loop Parkway; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D," incorporated by reference and made a part hereof.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of Court is instructed to record the Final Release of Lien and file the Warranty and Bill of Sale and Schedule of Values in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 17<sup>th</sup> day of July, 2018.

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By: Paul M. Waldron  
Paul M. Waldron, Vice Chairman

ATTEST: Hunter S. Conrad, Clerk

RENDITION DATE 7/19/2018

By: Adrian L. Platt  
Deputy Clerk



EXHIBIT "A" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$3,002.65 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through March 20, 2018 to Marshall Creek Community Development District to the following described property:

See Exhibit A "Schedule of Values" for the dedicated utility infrastructure for:  
MCCDD Maintenance Building

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 3<sup>rd</sup> of April, 2018.

WITNESS:

[Signature]  
Witness Signature

L. Rollings  
Print Witness Name

OWNER:

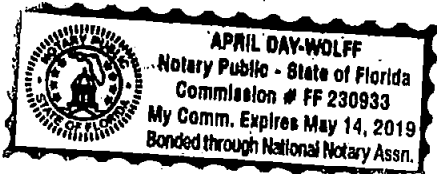
[Signature]  
Lienor's Signature

DAVID E. BRIGHT  
Print Lienor's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2018, by David Earl Bright who is personally known to me or has produced FLDL B623-165-67-221-0 as identification.

[Signature]  
Notary Public





**St. Johns County Utility Department**

Asset Management

Schedule of Values

Project Name:

MCCDD Maintenance Building

Contractor:

Caila Contracting, LLC

Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-11 DIPS HDPE BLUE STRIPE	LF	80	\$ 10.69	\$ 855.20
6" SDR-26 PVC	LF	97	\$ 2.19	\$ 212.43
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" MJ GATE VALVE	Ea	1	\$ 474.10	\$ 474.10
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 1,541.73</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: MCCDD Maintenance Building  
 Contractor: Caila Contracting, LLC  
 Developer: \_\_\_\_\_

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)-</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-26 PVC	LF	18	\$ 3.94	\$ 70.92
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	1	\$ 1,390.00	\$ 1,390.00
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 1,460.92</b>

EXHIBIT "B" TO RESOLUTION



WARRANTY  
UTILITY IMPROVEMENTS

Date: March 20, 2018

Project Title: MCCDD Maintenance Building  
COMM15-56  
St. Johns County, Florida

FROM: Caila Contracting, LLC  
29904 Pigeon Creek Rd.  
Hilliard, FL. 32046

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

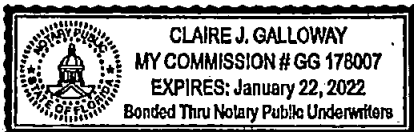
**Contractor:**

*David E. Bright*  
Contractor's Signature

David E. Bright  
Print Contractor's Name

State of FL  
County of St Johns

The foregoing instrument was acknowledged before me this 3 day of April, 2018, by Earl Bright (David Earl Bright) who is personally known to me or has produced FL DL as identification.



*C. Galloway*  
Notary Public

EXHIBIT "C" TO RESOLUTION



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**MCCDD Maintenance Building**

Marshall Creek Community Development District, 605 Palencia Club Drive, St. Augustine, FL 32095, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

See Exhibit A "Schedule of Values" for the dedicated utility infrastructure for:  
MCCDD Maintenance Building

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 3<sup>rd</sup> of April, 2018.

WITNESS:

Helen Ciesla

Witness Signature

HELEN CIESLA

Print Witness Name

OWNER:

Howard Hoffman

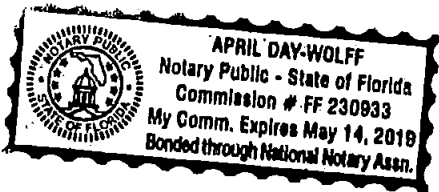
Owner's Signature

Howard Hoffman

Print Owner's Name

State of St. Johns, Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2008, by Howard Hoffman who is personally known to me or has produced \_\_\_\_\_ as identification.



April Day-Wolff  
Notary Public



EXHIBIT "A" TO BILL OF SALE  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name:	MCCDD Maintenance Building
Contractor:	Caila Contracting, LLC
Developer:	

UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>			
8" SDR-11 DIPS HDPE BLUE STRIPE	LF	10.69	855.20
6" SDR-26 PVC	LF	2.19	212.43
	LF	-	-
	LF	-	-
	LF	-	-
<b>Water Valves (Size and Type)</b>			
6" MJ GATE VALVE	Ea	474.10	474.10
	Ea	-	-
	Ea	-	-
	Ea	-	-
	Ea	-	-
<b>Hydrants Assembly (Size and Type)</b>			
	Ea	-	-
		-	-
		-	-
<b>Services (Size and Type)</b>			
	Ea	-	-
	Ea	-	-
	Ea	-	-
		-	-
<b>Total Water System Cost</b>			<b>1,541.73</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: MCCDD Maintenance Building  
 Contractor: Caila Contracting, LLC  
 Developer: \_\_\_\_\_

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	1	\$ 1,390.00	\$ 1,390.00
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10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1,460.92</b>



**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

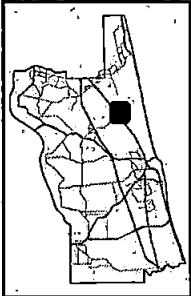
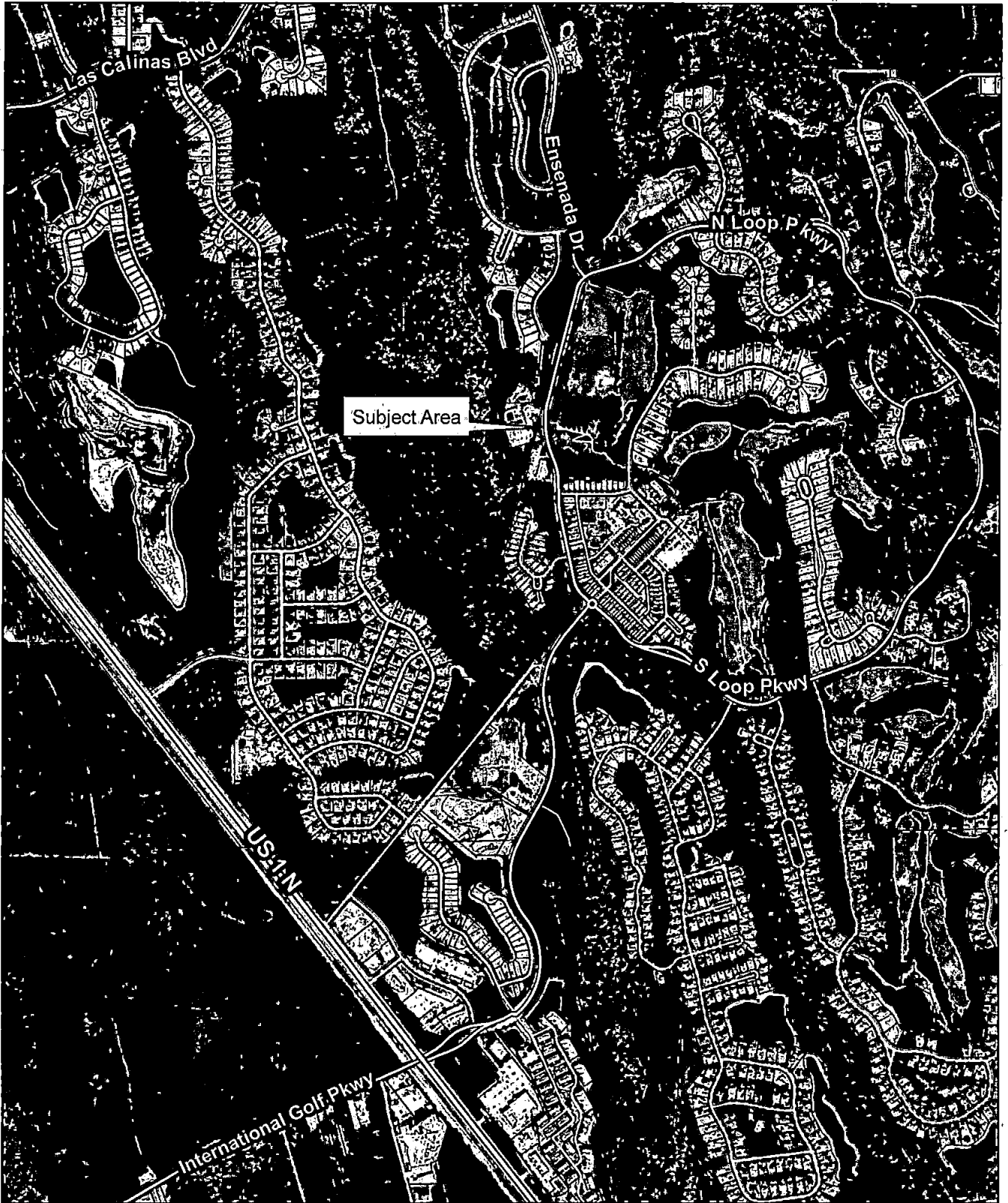
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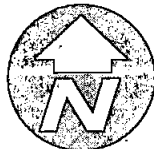
TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: MCCDD Maintenance Building  
DATE: June 21, 2018

Please present the Bill of Sale, Release of Lien, Schedule of Values and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of MCCDD Maintenance Building.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



  
 2013 Aerial Imagery  
 0 500 1,000  
 Feet  
 June 25, 2018

**Bill of Sale, Warranty,  
 Final Release of Lien**  
*MCCDD Maintenance Building*

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0764  
Disclaimer:  
 This map is for reference use only.  
 Data provided are derived from multiple  
 sources with varying levels of accuracy.  
 The St. Johns County Real Estate  
 Division disclaims all responsibility  
 for the accuracy or completeness  
 of the data shown hereon.

