

RESOLUTION NO. 2019-361

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 MILL CREEK PLAZA – PHASE 1A LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Turner WGV, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit “A” incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve Mill Creek Plaza – Phase 1A located off State Road 16; and

WHEREAS, 4-K Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Mill Creek Plaza – Phase 1A located off State Road 16, attached hereto as Exhibits “B” and “C”, incorporated by reference and made a part hereof; 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 Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, 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 the Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15th day of October, 2019.

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

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

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman
Deputy Clerk

RENDITION DATE 10/17/19

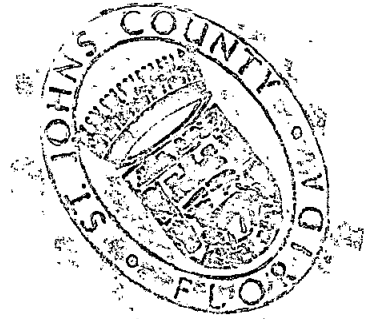


Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

Mill Creek Plaza - Phase 1A

TURNER WGV, LLC, whose address is 13164 Atlantic Boulevard, Jacksonville, Florida 32225, (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 Mill Creek Plaza - Phase 1A

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 26th day of April, 2019.

WITNESS:

[Signature]
Witness Signature

Jacqueline Cicarella
Print Witness Name

OWNER:

[Signature]
Owner's Signature

Mitchell A Turner
Print Owner's Name

State of FLORIDA
County of DUNAL

The foregoing instrument was acknowledged before me this 26th day of APRIL, 2019, by MITCHELL A. TURNER who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

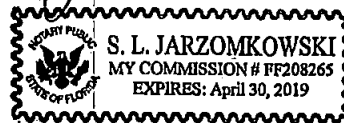




Exhibit "A" to Bill of Sale
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Mill Creek Plaza -- Phase 1A
 Contractor: 4-K Construction, Inc.
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" DR18 Pipe	LF	900	\$ 108.66	\$ 97,794.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
16" Tap Valve (W/Sieve)	Ea	1	\$ 14,300.00	\$ 14,300.00
16" MJ Valve	Ea	3	\$ 5,650.00	\$ 16,950.00
6" MJ Valve	Ea	1	\$ 1,050.00	\$ 1,050.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
American Darling 5 1/4" Hydrant	Ea	1	\$ 2,355.00	\$ 2,355.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
6" DR18 Pipe (Fire)	Ea	10	\$ 35.00	\$ 350.00
2" PE Tubing (Potable)	Ea	10	\$ 125.00	\$ 1,250.00
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 134,049.00

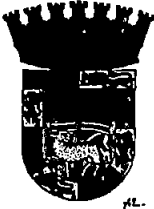


St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Mill Creek Plaza – Phase 1A
 Contractor: 4-K Construction, Inc.
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" PE Tubing	LF	50	\$ 12.50	\$ 625.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Nut Valve (10X2 T/S)	Ea	1	\$ 1,540.00	\$ 1,540.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 2,165.00

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum (\$136,214.00) One Hundred Thirty-six Thousand, Two Hundred fourteen dollars hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 03/25/2019 to Turner WGV, LLC, to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Mill Creek Plaza – Phase 1A

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 26th of April, 2019.

WITNESS:

Amy Jones
Witness Signature

Amy Jones
Print Witness Name

OWNER:

Robert M. Klem
Lienor's Signature

Robert M Klem
Print Lienor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 26th day of April, 2019, by Robert m Klem who is personally known to me or has produced _____ as identification.

Mistie C Hayes
Notary Public





Exhibit "A" to Final Release of Lien

St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:

Mill Creek Plaza – Phase 1A

Contractor:

4-K Construction, Inc.

Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" DR18 Pipe	LF	900	\$ 108.66	\$ 97,794.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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16" Tap Valve (W/Sleeve)	Ea	1	\$ 14,300.00	\$ 14,300.00
16" MJ Valve	Ea	3	\$ 5,650.00	\$ 16,950.00
6" MJ Valve	Ea	1	\$ 1,050.00	\$ 1,050.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
American Darling 5 1/4" Hydrant	Ea	1	\$ 2,355.00	\$ 2,355.00
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			\$ -	\$ -
Sevices (Size and Type)				
6" DR18 Pipe (Fire)	Ea	10	\$ 35.00	\$ 350.00
2" PE Tubing (Potable)	Ea	10	\$ 125.00	\$ 1,250.00
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 134,049.00

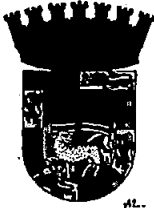


St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Mill Creek Plaza – Phase 1A
 Contractor: 4-K Construction, Inc.
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
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	LF		\$ -	\$ -
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station			\$ -	\$ -
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 2,165.00

Exhibit "C" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: 04/02/2019

Project Title: Mill Creek Plaza – Phase 1A
St. Johns County, Florida

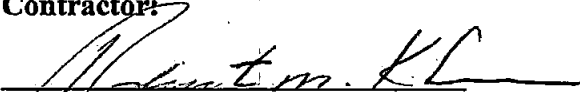
FROM: 4-K Construction, Inc.
6927 Distribution Ave South
Jacksonville, FL 32256

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.

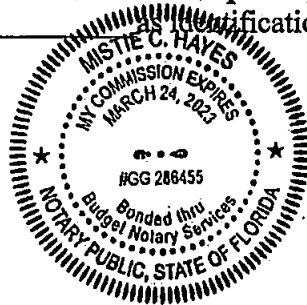
Contractor:


Contractor's Signature

Robert M Klem, President
Print Contractor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 26th day of April, 2019, by Robert M Klem who is personally known to me or has produced
_____ as identification.




Notary Public

Exhibit "D" to Resolution



St. Johns County Board of County Commissioners

Utility Department

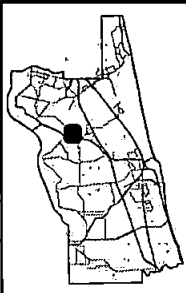
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Mill Creek Plaza – Phase 1A
DATE: July 30, 2019

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Mill Creek – Phase 1A.

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.



2016 Aerial Imagery

0 190 380 760
Feet

Date: 9/20/2019

*Bill of Sale, Schedule
of Values, Final Release
of Lien, Warranty*

*Mill Creek Plaza-
Phase 1A*

Land Management
Systems
Real Estate
Division
(904) 209-0782

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.

