

RESOLUTION NO. 2021- 532

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE WHISPER CREEK PHASE 6 (ALSO KNOWN AS TRAILMARK PHASE 6) LOCATED OFF PACETTI ROAD.**

**RECITALS**

**WHEREAS**, Six Mile Creek Community Development District, 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 Whisper Creek Phase 6 located off Pacetti Road; and

**WHEREAS**, Vallencourt Construction Co., Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Whisper Creek Phase 6, 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.

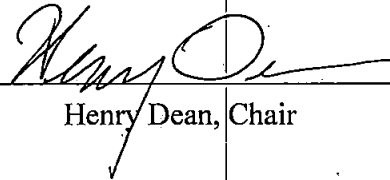
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 21 day of December, 2021.

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

By: \_\_\_\_\_



Henry Dean, Chair

**ATTEST:** Brandon J. Patty, Clerk of  
the Circuit Court & Comptroller

**RENDITION DATE** 12.22.2021


  
Deputy Clerk

Exhibit "A" to Resolution



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

**Trailmark Phase 6**

Six Mile Creek CDD, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (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 TRAILMARK PHASE 6"

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 \_\_\_ of \_\_\_.

**WITNESS:**

\_\_\_\_\_  
Witness Signature

JOHN ZACHARY BRECHT  
Print Witness Name

**OWNER:**

\_\_\_\_\_  
Owner's Signature

Gregg Kern, Chairman  
Print Owner's Name

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of July, 2021, by Gregg Kern as Chairman for Trailmark Phase 6

**GLORIA J. STEPHENS**  
Notary Public, State of Florida  
My Comm. Expires 09/25/21  
Commission No. GG120145

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

Exhibit "A" to Bill of Sale



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Trallmark Phase 6

Contractor: Vallencourt Construction Company Inc.

Developer: Six Mile Community Development District

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
<b>(1)</b>	<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
Potable Water	10" DR 11	LF	45	\$ 97.05	\$ 4,367.25
Potable Water	8" DR18 PVC	LF	2610	\$ 38.68	\$ 100,962.61
Potable Water	6" DR18 PVC	LF	50	\$ 49.98	\$ 2,499.10
Potable Water	4" DR18 PVC	LF	670	\$ 12.73	\$ 8,526.24
					\$ -
					\$ -
					\$ -
<b>(1)</b>	<b>Water Valves (Size and Type)</b>				
Potable Water	8" Gate Valve	EA	3	\$ 1,513.65	\$ 4,540.95
Potable Water	6" Gate Valve	EA	5	\$ 1,166.43	\$ 5,832.15
Potable Water	4" Gate Valve	EA	1	\$ 1,103.85	\$ 1,103.85
					\$ -
					\$ -
					\$ -
					\$ -
<b>(1)</b>	<b>Hydrants Assembly (Size and Type)</b>				
Potable Water	Fire Hydrant	EA	5	\$ 2,350.33	\$ 11,751.65
Potable Water	2" Flushing Hydrant	EA	2	\$ 1,792.73	\$ 3,585.46
					\$ -
					\$ -
<b>(1)</b>	<b>Services (Size and Type)</b>				
Potable Water	1" Single Water Service	EA	18	\$ 639.39	\$ 11,509.02
Potable Water	2" Double Water Service	EA	23	\$ 902.70	\$ 20,762.10
					\$ -
					\$ -
<b>Total Water System Cost \$</b>					<b>175,440.38</b>

Note: Asset Type (1) Water Pipeline and Appurtenances



## St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name:

Trailmark Phase 6

Contractor:

Vallencourt Construction Company Inc.

Developer:

Six Mile Community Development District

Item	Unit	Quantity	Unit Cost	Total Cost
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Sewer Valves (Size and Type)</b>				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26 PVC	LF	3251	\$ 48.91	\$ 159,006.44
				\$ -
				\$ -
				\$ -
<b>Laterals (Size and Type)</b>				
6" SDR 26 PVC	EA	67	\$ 672.40	\$ 45,050.88
				\$ -
				\$ -
				\$ -
<b>Manholes (Size and Type)</b>				
<b>Type A</b>				
4-6 Foot Deep	EA	6	\$ 4,254.49	\$ 25,526.94
6-8 Feet Deep	EA	1	\$ 5,351.08	\$ 5,351.08
8-10 Feet Deep	EA	1	\$ 4,093.58	\$ 4,093.58
10-12 Feet Deep	EA	2	\$ 5,013.27	\$ 10,026.54
12-14 Feet Deep	EA	1	\$ 6,037.52	\$ 6,037.52
14-16 Feet Deep	EA	1	\$ 6,617.61	\$ 6,617.61
<b>Lined</b>				
0-6 Feet Deep	EA	1	\$ 5,859.33	\$ 5,859.33
6-8 Feet Deep	EA	2	\$ 6,474.08	\$ 12,948.15
				\$ -
<b>Lift Station</b>				
Mechanical Equipment	LS			\$ -
Process Piping	LS			\$ -
Process Structure	LS			\$ -
Process Electrical Equipment	LS			\$ -
Other Improvements	LS			\$ -
<b>Total Sewer System Cost</b>				<b>\$ 280,518.07</b>

Exhibit "B" to Resolution



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$455,958.45 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through July 13, 2021 to (Six Mile Creek, CDD), to the following described property:

Trailmark Phase 6

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 \_\_\_ of \_\_\_\_\_.

**WITNESS:**

**OWNER:**

[Signature]  
Witness Signature

[Signature]  
Lienor's Signature

JOHN ZACHARY BRECHT  
Print Witness Name

Stan Bates  
Print Lienor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 13th day of July, 2021, by Stan Bates who is personally known to me or has produced \_\_\_\_\_ as identification.

ALEX JACOBS  
Notary Public, State of Florida  
My Comm. Expires 02/19/2025  
Commission No. HH79522

[Signature]  
Notary Public

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Trailmark Phase 6

Contractor: Vallencourt Construction Company Inc.

Developer: Six Mile Community Development District

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<b>Total Water System Cost</b>					<b>\$ 175,440.38</b>

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Trailmark Phase 6

Contractor: Vallencourt Construction Company Inc.

Developer: Six Mile Community Development District

Item	Unit	Quantity	Unit Cost	Total Cost
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Sewer Valves (Size and Type)</b>				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
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				\$ -
<b>Lift Station</b>				
Mechanical Equipment	LS			\$ -
Process Piping	LS			\$ -
Process Structure	LS			\$ -
Process Electrical Equipment	LS			\$ -
Other Improvements	LS			\$ -
<b>Total Sewer System Cost</b>				<b>\$ 280,518.07</b>

"Exhibit "C" to Resolution



**WARRANTY  
UTILITY IMPROVEMENTS**

Date: July 13, 2021

Project Title: Trailmark Phase 6  
St. Johns County, Florida

FROM: Vallencourt Construction Co. Inc.  
449 Center Street  
Green Cove Springs, FL 32043

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

Stan Bates

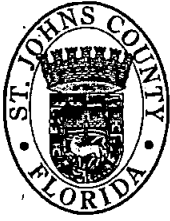
Print Contractor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July, 2021, by Stan Bates who is personally known to me or has produced \_\_\_\_\_ as identification.

**ALEX JACOBS**  
Notary Public, State of Florida  
My Comm. Expires 02/19/2025  
Commission No. HH79522

  
Notary Public



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

Utility Department

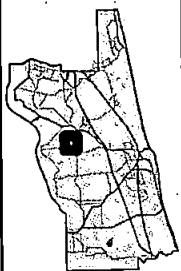
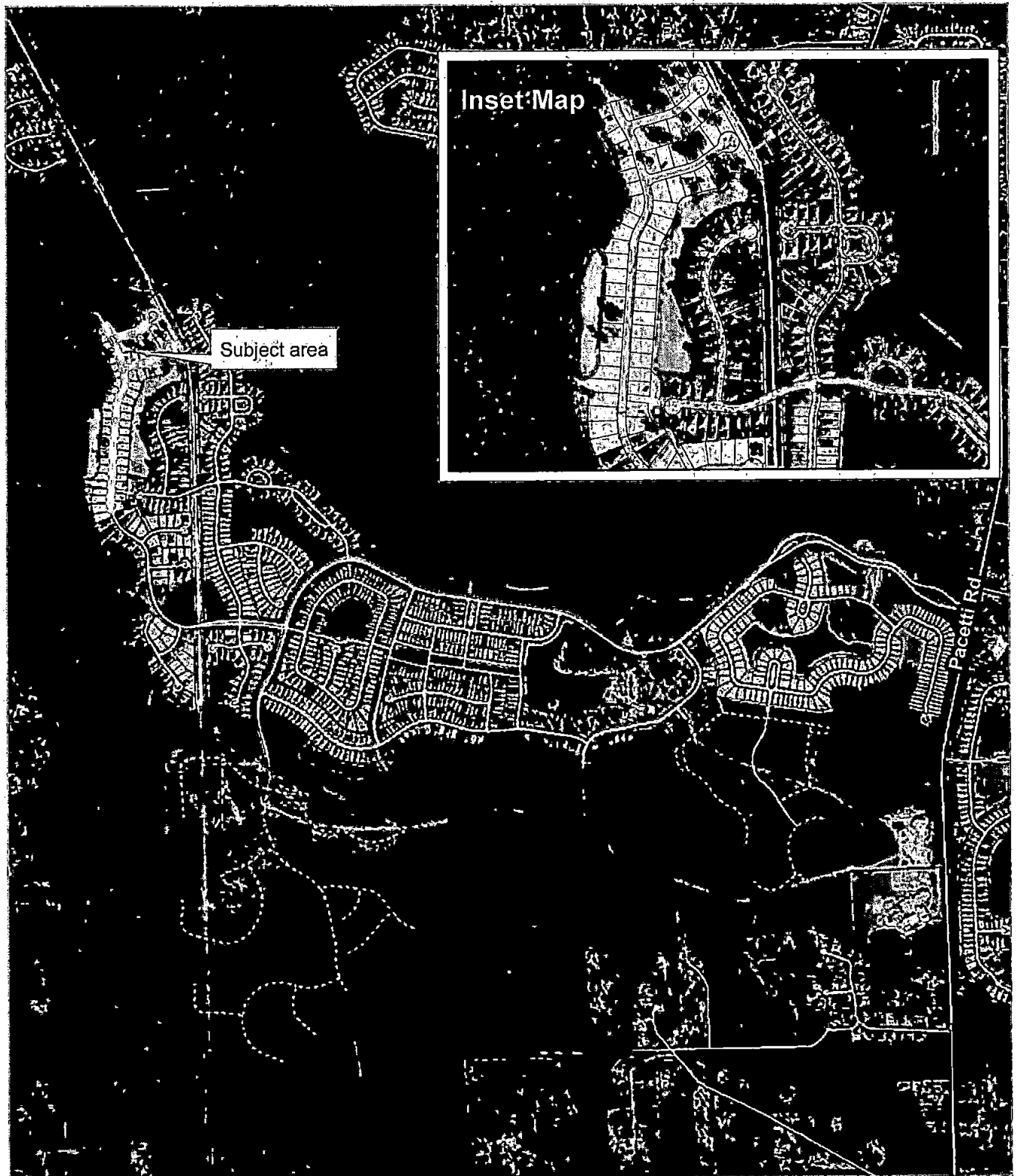
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Whisper Creek Phase 6  
DATE: August 18, 2021

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 Whisper Creek Phase 6.

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.



Aerial Photography 2021  
 0 34,000 68,000 136,000  
 Feet  
 Date: 11/15/2021

Bill of Sale, Final Release  
 of Lien & Warranty

Whisper Creek Phase 6

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.

