

RESOLUTION NO. 2022-367

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE WHISPER CREEK PHASE 9 UNIT A 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 9 Unit A, also known as Trailmark Phase 9A, 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 9 Unit A, also known as Trailmark Phase 9A, 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.

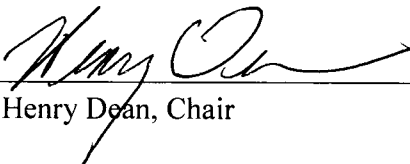
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 4th day of October, 2022.

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

By: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 10/4/22

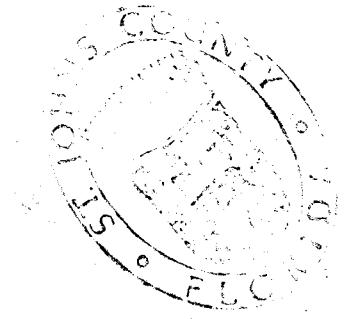


Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

Trailmark Phase 9A

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 9A"

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 5th of May, 2022

WITNESS:

Joe Cornelison
Witness Signature

Joe Cornelison
Print Witness Name

OWNER:

Michael Taylor
Owner's Signature

Michael Taylor
Print Owner's Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 5th day of May, 2021, by
Michael Taylor as Vice President for
Six Mile Creek CDD.

Joe E. Cornelison
Notary Public
My Commission Expires: 2/20/2026

Personally Known or Produced Identification
 Type of Identification Produced

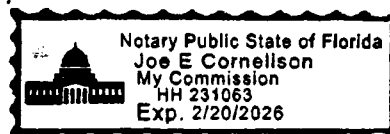


Exhibit "A" to Bill of Sale



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Trailmark, Phase 9A

Contractor: Vallencourt Construction Company Inc.

Developer: Greenpointe Developers

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
8" HDPE DR11	Linear Feet	680	\$ 52.80	\$ 35,904.00
6" PVC DR18	Linear Feet	120	\$ 60.57	\$ 7,268.40
				\$ -
				\$ -
Sewer Valves (Size and Type)				
8" Gate Valve	Each	2	\$ 3,400.88	\$ 6,801.76
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	Linear Feet	2,040	\$ 42.14	\$ 85,965.60
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	49	\$ 757.00	\$ 37,093.00
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
0-6' Feet Deep	Each	2	\$ 2,568.83	\$ 5,137.66
6-8' Feet Deep	Each	4	\$ 3,116.92	\$ 12,467.68
8-10' Feet Deep	Each	3	\$ 4,862.52	\$ 14,587.56
10-12' Feet Deep	Each	3	\$ 7,644.90	\$ 22,934.70
				\$ -
Lined MH				
0-6' Feet Deep	Each	1	\$ 6,065.79	\$ 6,065.79
10-12' Feet Deep	Each	1	\$ 7,457.23	\$ 7,457.23
				\$ -
Core Ex.				
14-16' Feet Deep	Each	1	\$ 4,216.26	\$ 4,216.26
				\$ -
Lift Station:				
N/A				\$ -
				\$ -
				\$ -
Total Sewer System Cost				\$ 245,899.64



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Trailmark, Phase 9A

Contractor: Vallencourt Construction Company Inc

Developer: Greenpointe Developers

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	18" DR11 HDPE	LF	160	\$ 155.89	\$ 24,942.40
	16" DR18 PVC	LF	600	\$ 90.24	\$ 54,144.00
	8" DR18 PVC	LF	1,840	\$ 40.58	\$ 74,667.20
	6" DR18 PVC	LF	40	\$ 99.30	\$ 3,972.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	16" Gate Valve	EA	2	\$ 4,983.93	\$ 9,967.86
	8" Gate Valve	EA	5	\$ 1,453.80	\$ 7,269.00
	6" Gate Valve	EA	4	\$ 965.61	\$ 3,862.44
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	4	\$ 2,687.81	\$ 10,751.24
	Flushing Hydrant	EA	3	\$ 906.52	\$ 2,719.56
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	23	\$ 765.00	\$ 17,595.00
	Double Water Service	EA	11	\$ 1,016.58	\$ 11,182.38
					\$ -
					\$ -
Total Water System Cost					\$ 221,073.08

Note: Asset Type (1) Water Pipeline and Appurteances



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$466,972.72 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 05/04/2022 to Six Mile Creek CDD. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR TRAILMARK PHASE 9A”

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 4th of May, 2022

WITNESS:

Tim Cappi's
Witness Signature

Tim Cappi's
Print Witness Name

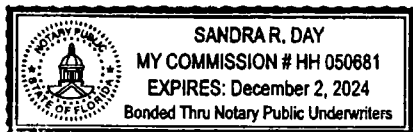
OWNER:

Stan Bates
Lienor's Signature

Stan Bates
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2022, by Stan Bates as Vice-President for Vallencourt Construction Company Inc.



Sandra R. Day
Notary Public
My Commission Expires: 12-2-24

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department

Asset Mangement

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St. Johns County Utility Department

Asset Mangement

Schedule of Values

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Contractor: Vallencourt Construction Company Inc

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					\$ -
Total Water System Cost					\$ 221,073.08

Note: Asset Type (1) Water Pipeline and Appurteances



WARRANTY
UTILITY IMPROVEMENTS

Date: 3-2-2022
Project Title: Trailmark Phase 9A
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.

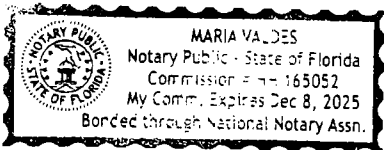
Contractor:

[Signature]
Contractor's Signature

Stan Bates
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2022, by Stan Bates as Vice President for Vallencourt Construction Co. Inc.



Maria Valdes
Notary Public MARIA Valdes
My Commission Expires: 12/8/25

Personally ~~Known~~ or Produced Identification
Type of Identification Produced



Exhibit "D" to Resolution

St. Johns County Board of County Commissioners

Utility Department

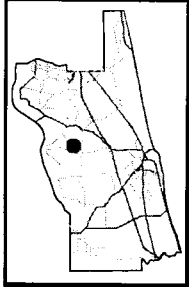
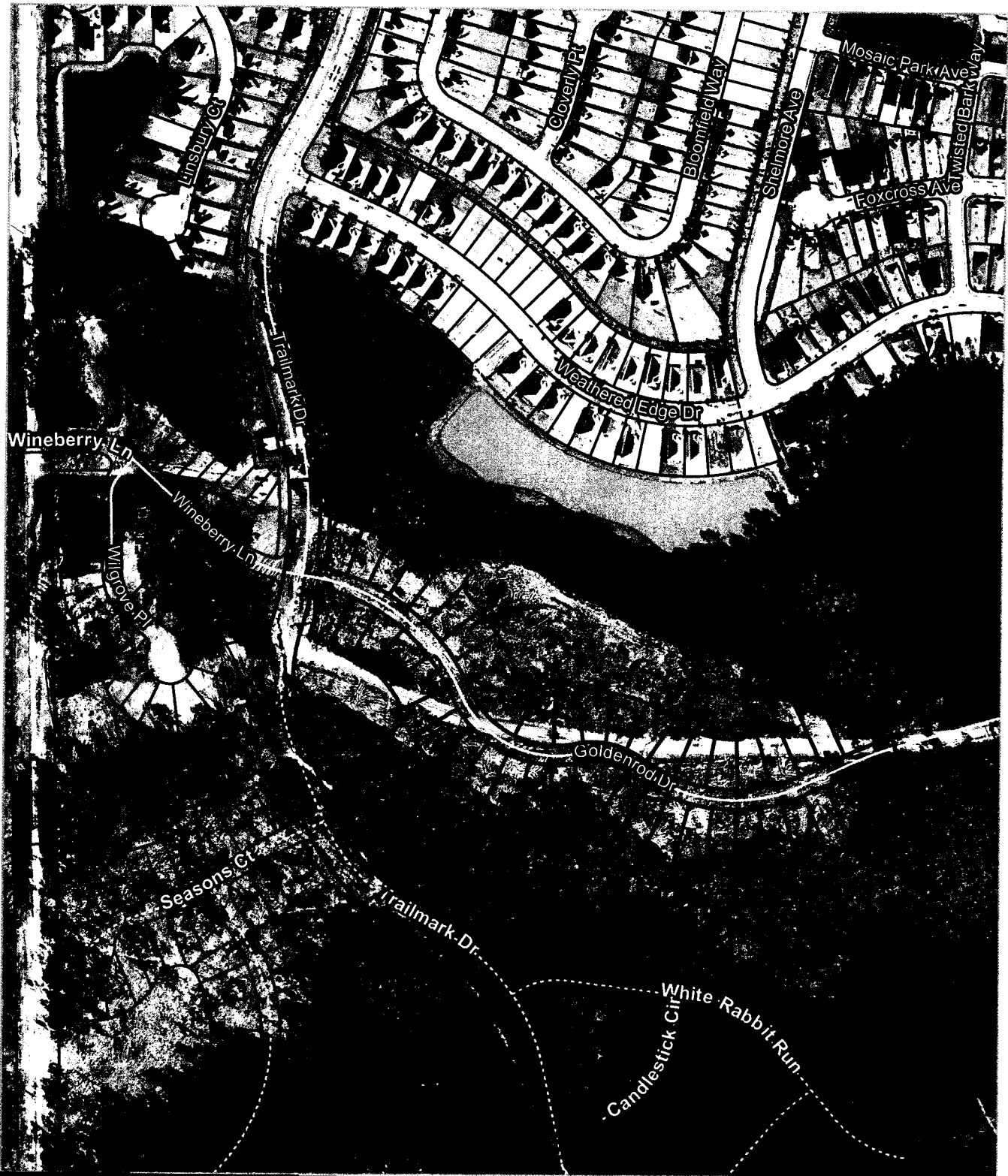
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Trailmark Phase 9A (AKA Whisper Creek Phase 9 Unit A)
DATE: August 9, 2022

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 Trailmark Phase 9A (AKA Whisper Creek Phase 9 Unit A).

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 33,750 67,500 135,000
 Feet
 Date: 8/12/2022

Bill of Sale, Final Release
 of Lien & Warranty

 Whisper Creek Phase 9 Unit A
 aka Trailmark Phase 9A

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.

