

**RESOLUTION NO. 2025- 138**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE TURNBULL PARK LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, McLain Site Solutions Inc, a Florida profit corporation, has executed and presented to the County a Final Release of Lien with a Schedule of Values associated with the water and sewer systems and Warranty for work performed at Turnbull Park, attached hereto as Exhibits “A” and “B”, 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 “C”, 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 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 Final Release of Lien in the Official Records and file the Warranty in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 6th day of may, 2025.

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

Rendition Date MAY 07 2025

By:   
Krista Joseph, Chair

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

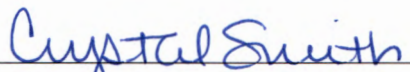
  
Deputy Clerk





Exhibit "A" to the Resolution

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
3C - CLOSEOUT - RELEASE OF LIEN  
UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum

\$ 42,866.00

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

JANUARY 17TH, 2025 to

Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

TURNBULL ACTIVE RECREATION SITE

**PROJECT NAME**

Note: The description listed should match the description listed on the "Bill of Sale".

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 27TH day of JANUARY, 2025

**WITNESS:**

Witness Signature

GREG BAKER

Print Witness Name

**CONTRACTOR:**

Lienor's Signature

NICKLAS MCLAIN

Print Lienor's Name

STATE OF FLORIDA

COUNTY OF DUVAL



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27TH day of JANUARY, 2025, by

NICKLAS MCLAIN

as PRESIDENT for

MCLAIN SITE SOLUTIONS

Kailey Scanlon

Notary Public

My Commission Expires:

01/07/2028

Personally Known or Produced Identification Type of Identification Produced

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name: Turnbull Active Recreation Site  
 Contractor: McLain Site Solutions  
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" DR-11 HDPE	LF	950	\$ 22.00	\$ 20,900.00
6" 90	EA	3	\$ 360.00	\$ 1,080.00
6"x4" coupling	EA	1	\$ 260.00	\$ 260.00
6" tee	EA	1	\$ 410.00	\$ 410.00
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
20"x6" tapping sleeve	Ea	1	\$ 4,200.00	\$ 4,200.00
6" gate valve	Ea	2	\$ 1,500.00	\$ 3,000.00
foster adapter	Ea	1	\$ 380.00	\$ 380.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Hydrant	Ea	1	\$ 6,950.00	\$ 6,950.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
6"x2" reducer	Ea	1	\$ 965.00	\$ 965.00
2" DR 9	LF	40	\$ 8.65	\$ 346.00
2"x1" reducer	Ea	1	\$ 695.00	\$ 695.00
1" meter box	Ea	1	\$ 550.00	\$ 550.00
1" curb stop	Ea	1	\$ 420.00	\$ 420.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 40,156.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name:	Turnbull Active Recreation Site
Contractor:	McLain Site Solutions
Developer:	

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" DR-9 poly	LF	80	\$ 4.50	\$ 360.00
	EA			\$ -
12"x4" tapping sleeve	EA	1	\$ 2,200.00	\$ 2,200.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" check valve	Ea	1	\$ 150.00	\$ 150.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA			\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
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>\$ 2,710.00</b>

Exhibit "B" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: JANUARY 17, 2025 <sup>3E</sup> - CLOSEOUT - WARRANTY

Project Title: TURNBULL ACTIVE RECREATION SITE

FROM: MCLAIN SITE SOLUTIONS  
Contractor's Name

Address: 6215 WILSON BLVD.  
SUITE 5  
JACKSONVILLE, FL 32210

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:**

NICKLAS MCLAIN  
Print Contractor's Name

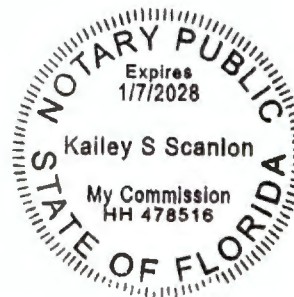
*Nicklas McClain*  
Contractor's Signature

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 27<sup>th</sup> day of JANUARY, 2025, by NICKLAS MCLAIN as PRESIDENT for MCLAIN SITE SOLUTIONS.

*Kailey Scanlon*  
Notary Public  
My Commission Expires: 01/08/2028

Personally Known or Produced Identification  
Type of Identification Produced



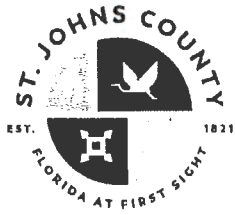


Exhibit "C" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

---

**I N T E R O F F I C E   M E M O R A N D U M**

---

**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** March 12, 2025  
**SUBJECT:** Turnbull Park (ASBULT 2025000003)

St. Johns County Utility Department has reviewed and approved the Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Turnbull Park.

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.



2024 Aerial Imagery

Date: 3/27/2025

Turnbull Park  
Final Release of Lien  
and Warranty



Land Management  
Systems  
(904) 209-0798

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.