

RESOLUTION NO. 2025- 78

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE TRAILMARK PHASE 12C.

RECITALS

WHEREAS, Six Mile Creek, a community development district, has executed and presented to the County a Bill of Sale with a Schedule of Values, conveying all personal property associated with the water and sewer systems to serve Trailmark Phase 12C, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Jax Utilities Management, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Trailmark Phase 12C, 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, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

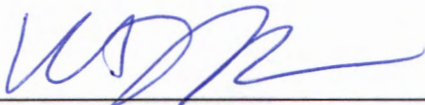
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

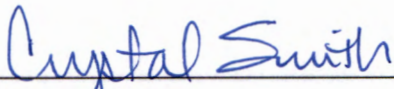
PASSED AND ADOPTED this 18th day of March, 2025.

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

Rendition Date MAR 18 2025

By: 
Krista Joseph, Chair

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


Deputy Clerk

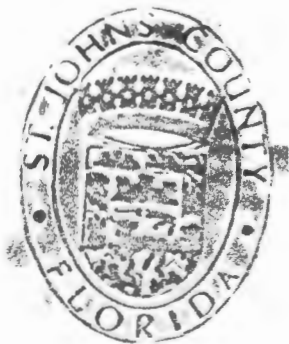


Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Trallmark - Phase 12C

Six Mile Creek CDD - 7808 Baymedows Road East Suite 205 Jacksonville, FL 32256

Owners Name and Address, (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 project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 26 of June, 2024.

WITNESS:

[Signature]
Witness Signature

Viktoria Vankova
Witness Print Name

OWNER:

[Signature]
Owner Signature

Gregg Kern
Owner Print Name

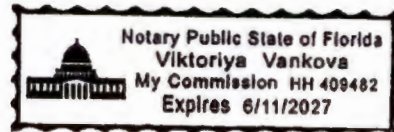
STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 26 day of June, 2024, by Gregg Kern as Chairman for Six Mile Creek CDD.

[Signature]
Notary Public
My Commission Expires: 6/11/27

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	TRAILMARK 12 C			
Contractor:	JAX UTILITIES MANAGEMENT			
Developer:	SIX MILE CREEK CDD			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR 11	LF	60	\$ 180.00	\$ 10,800.00
8" DR 18	LF	1436	\$ 80.00	\$ 114,880.00
6" DR 18	LF	14	\$ 65.00	\$ 910.00
2" POLY	LF	354	\$ 19.00	\$ 6,726.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" GATE VALVES	Ea	4	\$ 3,200.00	\$ 12,800.00
6" GATE VALVE	Ea	5	\$ 2,800.00	\$ 14,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	Ea	5	\$ 3,800.00	\$ 19,000.00
2" FLUSH HYDRANT	Ea	2	\$ 2,550.00	\$ 5,100.00
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Single 1" Poly	Ea	35	\$ 800.00	\$ 28,000.00
Double 1" Poly	Ea	15	\$ 800.00	\$ 12,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	224,216.00

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

Project Name:	TRAILMARK 12 C			
Contractor:	JAX UTILITIES MANAGEMENT			
Developer:	SIX MILE CREEK CDD			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" DR 11	LF	237	\$ 33.00	\$ 7,821.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" GATE VALVE	Ea	1	\$ 1,812.00	\$ 1,812.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26 PVC	LF	1820	\$ 141.00	\$ 256,620.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" DR 26 PVC	EA	65	\$ 900.00	\$ 58,500.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	10	\$ 9,000.00	\$ 90,000.00
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			\$	414,753.00



Exhibit "B" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum
\$638,969.00

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

08-27-24 to Six Mile Creek CDD
 Date (Developer's/Owner's Name)


to the following described property:

**"SEE EXHIBIT A SCHEDULE OF VALUES FOR
 Trailmark Phase 12C
 PROJECT NAME**

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

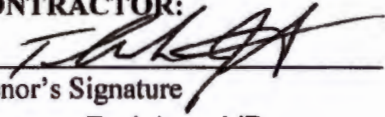
The waiver and release does not cover any retention or labor, services, or materials
 furnished after the date specified.

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 August,
 2024.

WITNESS:


 Witness Signature
Scott Mason III

 Print Witness Name

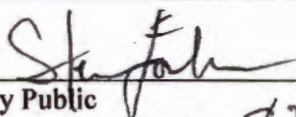
CONTRACTOR:


 Lienor's Signature
Thomas R. Johns, VP

 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 August, 2024, by
Thomas R. Johns as Vice President for
Jax Utilities Management.



 Notary Public
 My Commission Expires: 8.23.25

Personally Known or Produced Identification
 Type of Identification Produced


STEVEN JORDAN
 Notary Public
 State of Florida
 Comm# HH167946
 Expires 8/23/2025

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

Project Name:	TRAILMARK 12 C			
Contractor:	JAX UTILITIES MANAGEMENT			
Developer:	SIX MILE CREEK CDD			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR 11	LF	60	\$ 180.00	\$ 10,800.00
8" DR 18	LF	1436	\$ 80.00	\$ 114,880.00
6" DR 18	LF	14	\$ 65.00	\$ 910.00
2" POLY	LF	354	\$ 19.00	\$ 6,726.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" GATE VALVES	Ea	4	\$ 3,200.00	\$ 12,800.00
6" GATE VALVE	Ea	5	\$ 2,800.00	\$ 14,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	Ea	5	\$ 3,800.00	\$ 19,000.00
2" FLUSH HYDRANT	Ea	2	\$ 2,550.00	\$ 5,100.00
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Single 1" Poly	Ea	35	\$ 800.00	\$ 28,000.00
Double 1" Poly	Ea	15	\$ 800.00	\$ 12,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 224,216.00

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

Project Name:	TRAILMARK 12 C			
Contractor:	JAX UTILITIES MANAGEMENT			
Developer:	SIX MILE CREEK CDD			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" DR 11	LF	237	\$ 33.00	\$ 7,821.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" GATE VALVE	Ea	1	\$ 1,812.00	\$ 1,812.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26 PVC	LF	1820	\$ 141.00	\$ 256,620.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" DR 26 PVC	EA	65	\$ 900.00	\$ 58,500.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	10	\$ 9,000.00	\$ 90,000.00
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	\$ 414,753.00

Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 08-27-24
Project Title: Trailmark Phase 12C
FROM: Jax Utilities Management, Inc.
Contractor's Name
Address: 5465 Verna Blvd.
Jacksonville, FL 32205

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.

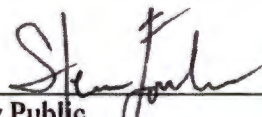
Contractor:

Jax Utilities Management, Inc.
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 27th day of August, 2024, by
Thomas R. Johns as Vice President for
Jax Utilities Management, Inc.


Notary Public
My Commission Expires: 8.23.25

Personally Known or Produced Identification
Type of Identification Produced



STEVEN JORDAN
Notary Public
State of Florida
Comm# HH167946
Expires 8/23/2025



Exhibit "D" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

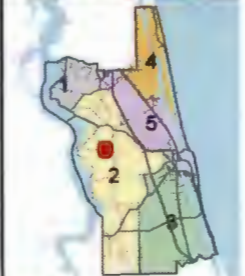
INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: February 13, 2025
SUBJECT: Trailmark Phase 12C (ASBULT 2024000167)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, 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 Trailmark Phase 12C.

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: 2/19/2025

Trailmark Phase 12C
 Bill of Sale, 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.