



Board of County Commissioners

Regular Meeting

Thursday, April 6, 2017

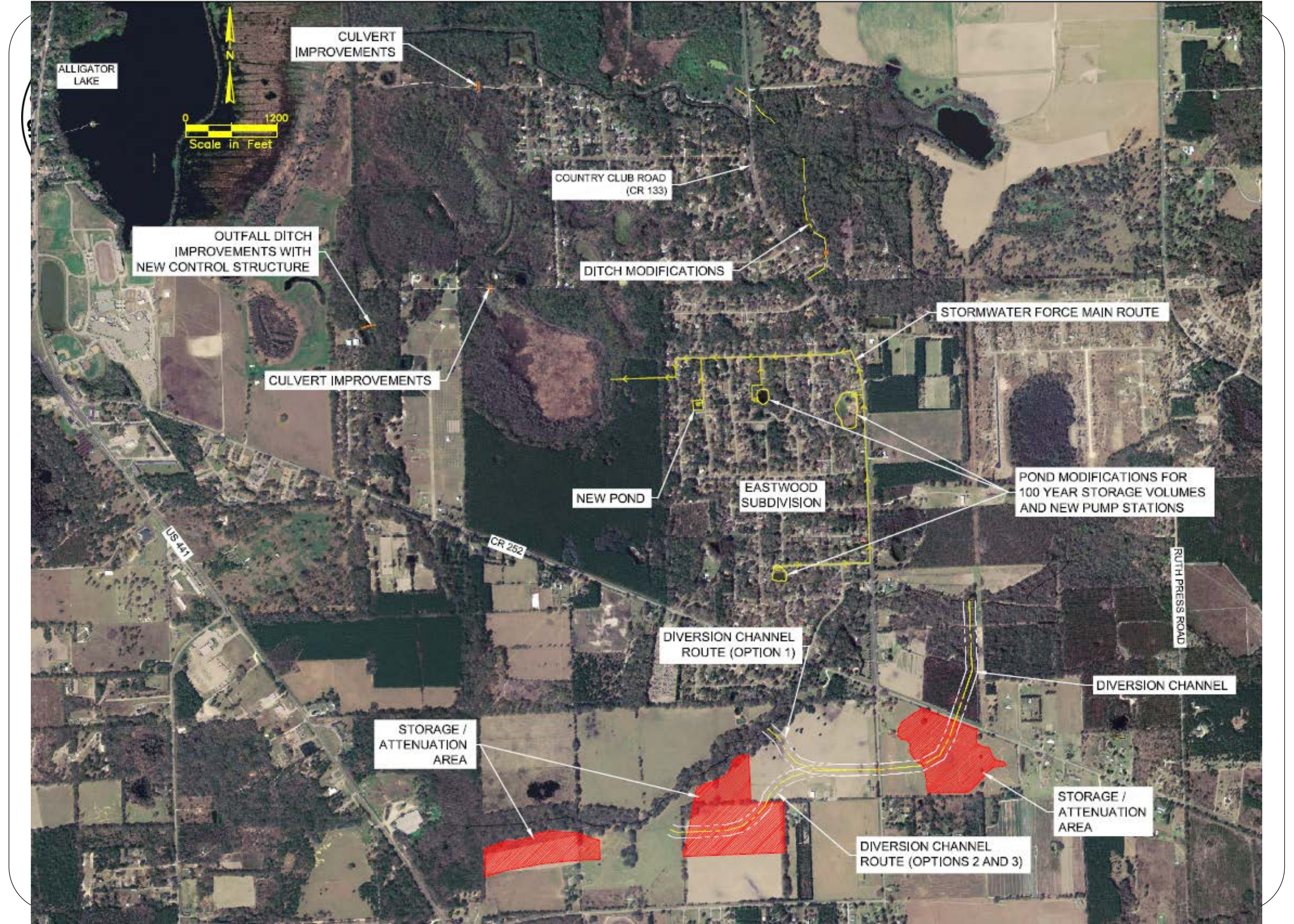
5:30 P.M.

School Board Administrative Complex



DEP Agreement – Clay Hole Creek

- Financial Assistance for the Ichetucknee Trace – Clay Hole Creek/Alligator Lake Aquifer Recharge and Stormwater Mitigation
- Purpose: To improve water quality and quantity within Ichetucknee Spring basin.
 - Design and Permitting
 - Land Purchase
 - Project Construction
- Effective date: Until March 1, 2020



ALLIGATOR LAKE

0 1200
Scale in Feet

CULVERT IMPROVEMENTS

COUNTRY CLUB ROAD (CR 133)

OUTFALL DITCH IMPROVEMENTS WITH NEW CONTROL STRUCTURE

DITCH MODIFICATIONS

STORMWATER FORCE MAIN ROUTE

CULVERT IMPROVEMENTS

NEW POND

EASTWOOD SUBDIVISION

POND MODIFICATIONS FOR 100 YEAR STORAGE VOLUMES AND NEW PUMP STATIONS

US 47

CR 252

RUTH PRESS ROAD

DIVERSION CHANNEL ROUTE (OPTION 1)

DIVERSION CHANNEL

STORAGE / ATTENUATION AREA

STORAGE / ATTENUATION AREA

DIVERSION CHANNEL ROUTE (OPTIONS 2 AND 3)

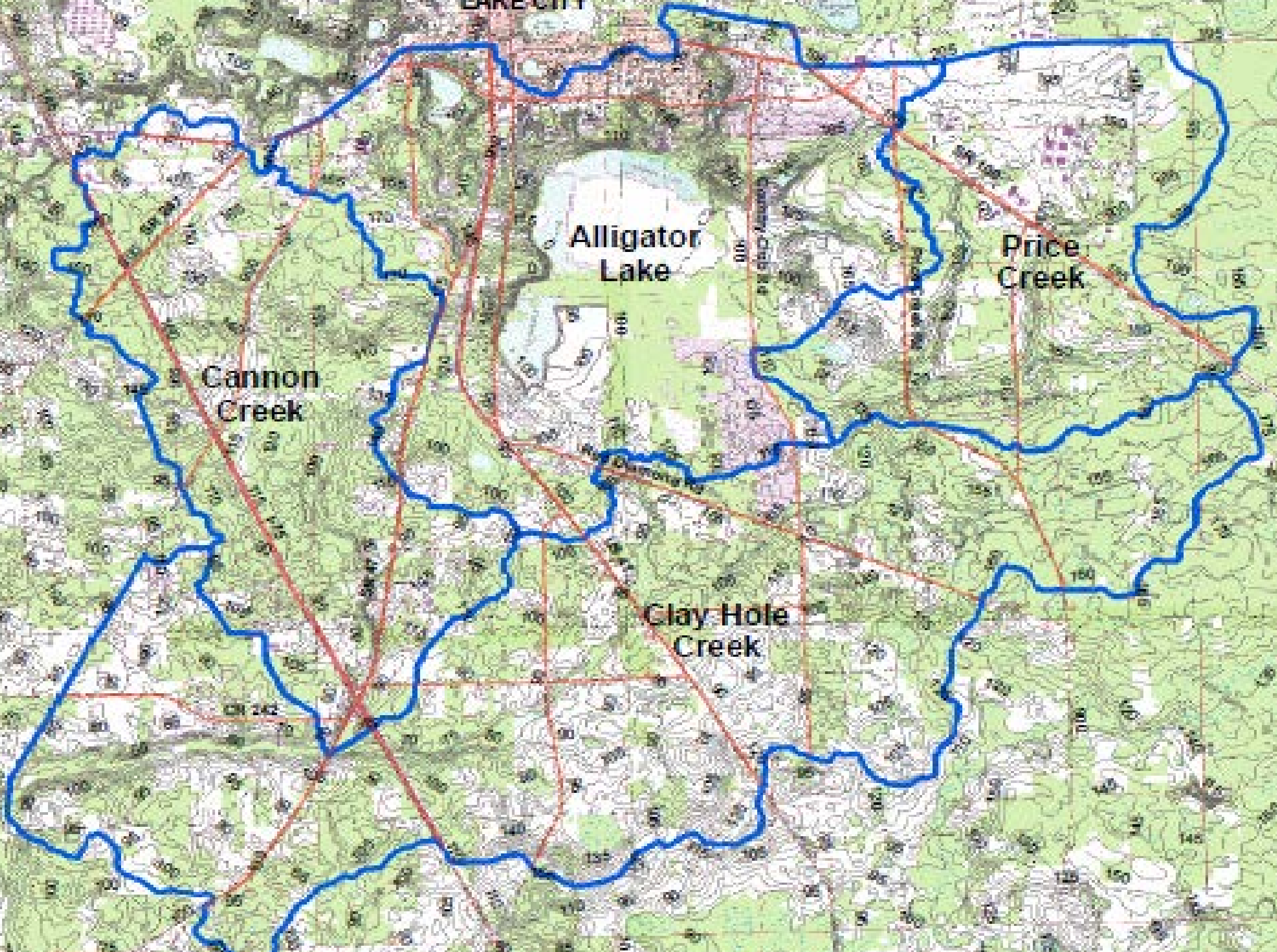
LAKE CITY

Alligator
Lake

Price
Creek

Cannon
Creek

Clay Hole
Creek





DEP Agreement – Clay Hole Creek

➤ Project Timeline

Task/ Deliverable No.	Task or Deliverable Title	Task Start Date	Task End Date	Deliverable Due Date/Frequency
1	Design and Permitting	12-01-2016	07-01-2018	07-01-2018
2	Land Purchase	01-01-2017	07-01-2018	07-01-2018
3	Project Construction	09-01-2018	09-01-2018	Quarterly



DEP Agreement – Clay Hole Creek

➤ Budget Detail by Task

Task No.	Budget Category	Budget Amount
1 Design and Permitting	Contractual Services	\$379,500
	Total for Task:	\$379,500
2 Land Purchase	Contractual Services	\$90,000
	Land Acquisition	\$390,500
	Total for Task:	\$480,500
3 Project Construction	Contractual Services	\$1,400,000
	Total for Task:	\$1,400,000



DEP Agreement – Clay Hole Creek

➤ Project Budget Summary

Category Totals	Grand Funding, Not to Exceed
Contractual Services Total	\$1,869,500
Land Purchase	\$390,500
Total:	\$2,260,000

- Local contribution: \$300,000
- Reimbursement maximum: \$2,260,000
- **Recommended Motion:** Approve DEP Grant Agreement for Ichetucknee Spring basin improvements.



County-owned Surplus Real Property

- 23 surplus real properties

- Why surplus properties?
 - No foreseeable use
 - Cost to maintain
 - Added back to the tax roll

Recommended Motion: Declare the attached 23 parcels surplus properties, and approve sale of surplus parcels as per F.S. 125.35



Ellisville Economic Incentive

- Alternative to moratorium on capacity fees for Ellisville Water and Sewer Service area
- One-time incentive of \$10,000 to \$20,000 for each new business locating within Ellisville Water and Sewer Service area
- Incentive Period: Defined by the Board



FPL Highway 90 West Lighting Agreement

- Install and maintain 28 lights from Turner Rd to Brown Rd
- Add lights to FLDOT maintenance agreement

Recommended Motion: Approve FPL lighting agreement to install lights



Property Acquisition Guidelines

Day 1 through 180

- Committee set up to review possible property issues: County Manager, Assistant County Manager, County Engineer, County Attorney, and the County Commissioner(s) of the district(s) of the proposed property
- Committee submits information to Board for approval to proceed with project
- County Engineer prepares a conceptual layout



Property Acquisition Guidelines

Day 1 through 180

- Upon completion of conceptual layout, the Committee meets to make final changes, if any
- County Engineer will mail notifications to affected property owner(s)
- County Engineer orders final survey with property boundaries and legal descriptions
- County Engineer shall contact entities providing utility services and acquire utility easements, if necessary



Property Acquisition Guidelines

Day 1 through 180

- Upon completion of final survey, County Attorney will order all necessary title searches
- NOTE: Upon receipt of completed title searches, County Attorney shall determine if any mortgage or other lien shall be required



Property Acquisition Guidelines

Day 181 through 240

- County Manager, Assistant County Manager, County Engineer, and County Acquisition Agent to review all parcels to be acquired
- County Acquisition Agent to tender offers to the parcel owners to include:
 - Property will be valued at 130% of the certified just value
 - Fencing and landscaping
 - Any appurtenances
 - Driveway construction, if necessary
- Appraisals ordered, if necessary



Property Acquisition Guidelines

Day 241 through 270

- County Acquisition Agent and County Engineer shall brief the Board of County Commissioners at next meeting following day 240.
- County Engineer and County Attorney order appraisals for parcels where negotiations have failed
- County Manager, County Engineer, Property Appraiser(s), and County Acquisition Agent shall review appraisals and may offer settlement agreement



Property Acquisition Guidelines

Day 241 through 270

- Agreement of Intent prepared by County Attorney
- Upon execution of Agreement of Intent, agreement is forwarded to Board Chair for signature, then to closing agent
- Parcels unable to reach agreement to be remanded to County Attorney.



Property Acquisition Guidelines

Day 271 through 365

- If unable to reach a settlement agreement by Day 270, County Attorney shall commence eminent domain proceedings
- County Attorney to continue litigation beyond Day 365



Property Acquisition Guidelines

Other Additions

- Exhibit A: Real Property Acquisition Calculation Sheet
- Exhibit B: Fencing and Landscaping Valuation Methodology
- Exhibit C: Procedure for Release of Mortgage or Other Liens
- **Recommended Motion:** Approve newly proposed property acquisition guidelines