



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/30/2020 Meeting Date: 1/7/2021

Name: David B Kraus Department: BCC Administration

Division Manager's Signature:

A handwritten signature in blue ink, appearing to read "DK", is written over a light blue horizontal line.

1. Nature and purpose of agenda item:

The County, City and Project Belle met to discuss terms for a tri-party economic development agreement. The EDAB reviewed the 10 conditions requested in a three party agreement including "will serve" letters by January 15, 2021. The City indicated they would not enter into a three party agreement.

2. Recommended Motion/Action:

No Action - As the Interim County Manager, I recommend supporting the the EDAB recommendation not to enter an agreement under these terms -- the County cannot guarantee the Phase 1 supply of water and wastewater to Project Belle and the County does not know the outcome of the CUP submission. At this time, the proposed terms for an Economic Development Agreement and the January 15th deadline cannot be met.

3. Fiscal impact on current budget.

This item has no effect on the current budget.

District No. 1- Ronald Williams
District No. 2 - Rocky Ford
District No. 3 – Robby Hollingsworth
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



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TO: Commissioner Rocky Ford, BCC Chairman
FROM: Commissioner Tim Murphy, EDAB Chairman

On Tuesday, December 22, 2020 at a special called meeting of the Economic Development Advisory Board a quorum of that board's membership, inclusive of myself and the City Manager for the City of Lake City, voted unanimously to not recommend entering into an economic development agreement with Project Belle based on the agreement requirements presented at that meeting. The requirements for an agreement were as follows:

1. Phase 1 water of 650,000 gallons per day shall be provided by the city of Lake City, Florida on or before September 1, 2021.
2. Phase 1 water obligations of 650,000 gallons per day by Lake City to provide water is only relieved after Columbia County receives a non-appealable water use permit authorization sufficient to meet Project Belle's water requirements at build out of 2,860,00 gallons per day of potable water and Columbia County has all water infrastructure completed and can independently serve Project Belle.
3. Columbia County shall prosecute the consumptive use permit ("CUP") for consumptive use of not less than Project Belle's full buildout requirements of 2,860,000 gallons per day to secure water to its final conclusion and any and all appeals, administrative challenges, protests, etc. This obligation to prosecute by Columbia County and Lake City shall be uninterrupted irrespective of any administrative challenges, lawsuits, appeals and other legal and equitable steps taken by any parties to the CUP including conservation groups, local community stakeholders, and other interested parties.
4. Lake City shall provide not less than 130,000 gallons per day of sewer by September 1, 2021 and shall immediately move forward with sewer improvements to accommodate future growth in the Mega Industrial Park (the "Park") including, but not limited to, Project Belle's future sanitary sewer needs of 570,000 gallons per day. The future sewer improvements for Project Belle's full buildout requirements of 570,000 gallons per day shall be completed by December 1, 2021 for the benefit of the Park and Project Belle.
5. Columbia County and Lake City shall work in good faith with Florida Power & Light and Project Belle to bring the necessary power infrastructure for Project Belle's full buildout requirements including a substation, not later than September 1, 2021.

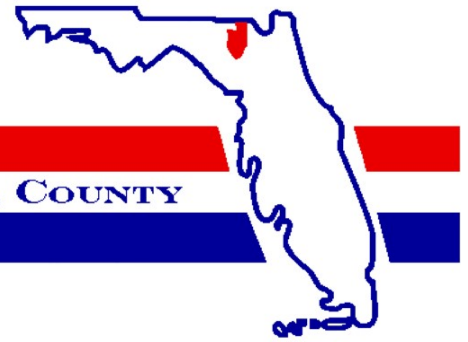
BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100

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Lake City shall provide necessary natural gas infrastructure for Project Belle’s full buildout needs to the Park not later than September 1, 2021.

7. Columbia County shall complete the necessary roadway infrastructure for Project Belle’s ingress and egress to the Park at its own expense and without financial contribution from Project Belle.

8. Columbia County shall provide not less than monthly email CUP updates to Project Belle until such time as the CUP has been finalized and no further appeals or remedies are available to the opposing parties to preclude water being allocated to Project Belle in the amounts needed for Project Belle’s buildout requirements of 2,860,000 gallons per day.

9. Project Belle shall have input in the selection of counsel should an administrative challenge, appeal or other legal challenge to Columbia County’s CUP filings.

10. Will serve letters satisfactory to Project Belle, in it’s sole discretion, with finalized agreed upon rates shall be tendered by Lake City and or Columbia County and attached as exhibits to the final development agreement and the development agreement shall be approved by January 15, 2021.

Given the proposed requirements of the County, the City's indication that it would not enter into a three-way contract, and the tight deadlines set by Project Belle, the advice of the EDAB was not to move forward with this economic development agreement.

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