

MINUTES OF MEETING
SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, April 15, 2015 at 2:00 p.m. at the Offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Chris Kuhn	Chairman
Grady Miars	Vice Chairman (via Phone)
Chris O'Bannon	Supervisor
Mike Veazey	Supervisor
Rose Bock	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Scott Wild	District Engineer
Jim Perry	GMS, LLC
Janice Entsminger	US Bank
Peter Dame	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Update on Matters Related to Refunding Bonds

Mr. Haber stated we are in a position, where we are able to move forward with the closing on the refunding bonds. We previously bifurcated the bonds creating the 2007 bonds and the 2014A bonds. We identified a specific assessment area composed of 152 lots and that assessment area is the security for the 2014A bonds. We are now refunding the 2014A bonds with 2015 refunding bonds. In order to do that, this board has already approved the delegation

resolution, where you authorized the District to move forward with the issuance of the 2015 refunding bonds. You authorized your Chair to sign a number of documents to effectuate that transaction and mainly, a bond purchase agreement and a large number of certificates and other documents. Chris has already signed the bond purchase agreement. We are going to hold a pre-closing right after today's meeting, where we will review and execute a number of other documents that are necessary to effectuate the transaction. As far as board action at today's meeting, you will see next on your agenda is Consideration of Resolution 2015-19. This board has already been through the process of holding a public hearing and adopting a master assessment lien that secures the 2007 remaining bonds, as well as creates a lien to secure these 2015 bonds to be issued. The resolution in your agenda package identifies the specific terms of the 2015 bonds to be issued and, upon its adoption, will impose that actual lien to secure the 2015 bonds.

Mr. Dame stated the board has previously delegated most of the authority to go forward with the refunding.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-19,
Supplemental Assessment Resolution for
Refunding Bonds**

Mr. Haber stated included in your agenda package is Resolution 2015-19. You will see in the second whereas clause, the resolution makes reference to Resolution 2015-13. That was really the substantive assessment resolution, where you noticed and held your public hearing and after holding your public hearing, you adopted that resolution, which also adopted the updated engineers report. That engineers report did two things; it added some improvements to the 2007 project and it also identified some new improvements that fall outside of the scope of the 2007 project, which may be funded with future series of bonds. You will also note that this resolution specifically provides that it relates to only to the 2015 assessments on assessment area one and does not impact the 2007 assessments securing the rest of the property. There are still 2007 bonds out there and 2007 assessments, which are currently being held in abatement. The expectation is that these assessments that are being levied on assessment area one will be paid in the ordinary course and will ultimately end up on the St. Johns County tax roll and be collected via the tax bill. The resolution adopts the final version of the assessment methodology, which is pretty much the same document that this board already approved but incorporates the actual

numbers. It is going to be a bond issue with a principle amount of \$3,165,000. If you look at some of the exhibits to the resolution, exhibit A is the engineer's report, which you have already adopted. Exhibit B is the Supplemental Methodology Report with the terms. If you look at the rest of the exhibits, it shows the maturities and coupon of the bonds. There are three sets of term bonds and it shows the principal amounts of those bonds, the interest rates on the bonds and the maturity date of those bonds. We also have the sources and uses. These bonds are predominately being used to take out the previously bifurcated 2014A bonds. The last thing you will see is the debt service schedule and that is going to be what the District's obligations are to pay principal and interest on the issued bonds. Upon your adoption of this resolution, we will have formally imposed the specific terms identified in this resolution and in the methodology report to secure the 2015 bonds.

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor Resolution 2015-19 Supplemental Assessment Resolution for Refunding Bonds was approved.

FIFTH ORDER OF BUSINESS

Discussion of Landscape Maintenance Services

SIXTH ORDER OF BUSINESS

Discussion of Security Patrol Services

SEVENTH ORDER OF BUSINESS

Discussion of Street Sweeping Services

Mr. Kuhn stated I will provide an introduction to all three of these scopes. As you all know, we are making an investment in permanent improvements on the property. There is about to be more activity as it relates to homebuilding and eventually, that will result in residents within the community. In regards to installing the landscape, the work that is already contracted and underway, we will need to get a landscape and maintenance contractor ready to go to maintain that landscape and operate the irrigation system. I reached out to Wes and Jim about the next steps and procuring someone to perform that scope of work, so that they are ready once the landscaping installation is complete. As it relates to security patrol services, that property is not occupied with residents yet. We have had a number of incidents as it relates to illegal dumping and relatively minor vandalism of the property, in terms of streetlights and some of the roadways. As we move the community forward and make some investments in bigger and more expensive permit improvements, I think it makes sense to have a security service out there that is

patrolling the neighborhood with not only the improvements that we have made but also the equipment and the other things that are being stored on a daily basis. There is enough activity in the community, both with the contractors, as well as some of the building activity that will start that I think we need to get a street sweeper out there on a regular basis. I asked Wes to help me with how to approach this, so that in the interest of time, we can procure these services.

Mr. Haber stated given the explanation that we want to get these services underway before the District will next meet, I prepared this resolution, which delegates authority to Chris to obtain proposals for those three services; the street sweeping, the security, and the landscape with a not to exceed amount of \$195,000. You will see I put the threshold for public bidding, if applicable but I don't think it applies to security. There would be no threshold on security. You will also note that section three says any such contracts awarded for these services shall be ratified by the board at its next publicly noticed meeting. All of the contracts that we prepare for the District have a 30 day termination provision, so if for any reason, we brought contracts before the board for ratification that the board was not comfortable with, you could direct staff to terminate those agreements. The authority you are giving to Chris is to review the proposals and award these contracts. Once they are awarded, we will bring them back before the board for either ratification or terminate them.

On MOTION by Mr. Veazey seconded by Mr. O'Bannon with all in favor Resolution 2015-20 with Authorization for Mr. Kuhn to Review Proposals for Street Sweeping, Landscape Maintenance Services & Security Patrol Services with a not to exceed amount of \$195,000 for each was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated the District gave notice to all of the contractors for the construction of the amenity facility. The signed contract is dated April 15, 2015 with Scherer Construction of North Florida to start that first phase. As you may recall, we broke it up into two phases; the

preconstruction phase and ultimately, the construction. We have signed a contract and we have begun the preconstruction phase of the amenity center.

B. Engineer – Consideration of Change Order to Construction Contract with Vallencourt for Neighborhood Development Project

Mr. Wild stated I apologize that for some reason our items didn't make it into the agenda package, so I have had some copies made and distributed them to each of you. The first item I have is change order number 13 to the Vallencourt Construction Contract. It is actually a deductive change order in the amount of \$2,281.95. We found an acceptable substitute for lime rock, which is a shell material, which was less expensive. It is equally as good as lime rock and less expensive.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Change Order No. 13 for a Deductive Amount of \$2,281.95 to Vallencourt Contract was approved.

Mr. Kuhn asked I think we had discussed the change order with the contractor as it relates to a revised typical section?

Mr. Wild responded this is for that. The one that we approved at the last meeting incorporated the section difference.

Mr. Kuhn asked so there was a credit against the trail that included the section change?

Mr. Wild responded that is correct. The next item I have is work authorization number 16 for phase four construction documents. This is for the next 146 lots of the development. This work authorization is very consistent with one that we had approved previously for the phase 1B and 1C modifications that we did. All of the tasks are consistent and the fees are consistent. The bigger ones are on an hourly basis and have not to exceed estimates in here.

Mr. Kuhn asked so this would be all of the engineering for all of the community roads, neighborhood infrastructure and any lift stations that are required?

Mr. Wild responded yes.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Work Authorization No. 16 was approved.

Mr. Wild stated the final item that I have is the requisition summary for this month. It contains requisition numbers 202 through 205 totaling \$30,712.52.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the Requisition Summary was approved.

C. Manager

Mr. Oliver stated we are entering the budget season, so for the June meeting, we will have the proposed budget before the board and we will set a public hearing to be held in the August/September timeframe.

D. Field Services

Mr. Oliver stated we have DBA Associates coming onsite later this week to take a look at the road system, so they can prepare a proposal for the street sweeping.

TENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Financial Statements as of March 31, 2015

Mr. Oliver stated included in your agenda package is a copy of the financial statements as of March 31, 2015.

TWELFTH ORDER OF BUSINESS Consideration of Funding Request FY15-#8

Mr. Oliver stated included in your agenda package is Funding Request FY15-#8 in the amount of \$605.96.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Funding Request No. FY15-#8 was approved.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Monday, May 20, 2015 @ 2:00 p.m. at the Offices of GMS

Mr. Oliver stated the next scheduled meeting is May 20, 2015 at 2:00 p.m. at this location.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor the Meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman