

MINUTES OF MEETING
SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, December 3, 2014 at 2:00 p.m. at the offices of GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Chris Kuhn	Chairman
Grady Miars	Vice Chairman (by phone)
Mike Veazey	Supervisor
Chris O'Bannon	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel (by phone)
Scott Wild	District Engineer
Jim Perry	GMS, LLC

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Affidavit of Publication

Mr. Oliver stated we are having public hearings today. Those hearing were noticed in the St. Augustine Record on November 12, 2014 and November 19, 2014.

THIRD ORDER OF BUSINESS

Audience Comments

There being no members of the public present, the next item followed.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-13,
Equalizing and Levying Assessments
Securing Series 2014 Refunding Bonds**

Mr. Oliver stated we would then have a motion to open the public hearing regarding equalizing and levying assessments securing the series 2014 refunding bonds.

On MOTION by Mr. Veazey seconded by Mr. O'Bannon with all in favor the Public Hearing was opened.

Mr. Haber stated you previously approved the initial version of the assessment methodology and the engineer's report for the refunding bonds. I think at that time I explained that the purpose of that resolution was to begin the process of levying assessments to secure proposed refunding bonds that would be issued to replace the bonds that were recently bifurcated. The bifurcated bonds are secured by the portion of the property that has been platted. The remaining bonds cover the rest of the property within the district. There has been a mailed notice that has gone out to the property owner as well as a published notice that Jim mentioned. It announced that we are holding a public hearing today to consider the levy of new assessments. These new assessments are based on much of the same information and criteria on which the old assessments are based. These are new assessments that would secure refunding bonds that are to be issued as well as the remaining bonds. I think the expected date of issuing those refunding bonds is sometime in January.

Mr. Perry stated the refunding bonds are going to be related to the 152 platted lots. The remaining lands within the district will still secure the series 2007 bonds. The assessment levels are going to remain the same as we previously had them. The only change to this would be the addition of a legal description of the 152 lots. It was a little over 150 acres. That would be attached to the report. Mr. Wild has provided that to us. That is the only material change to what we have discussed previously.

Mr. Wild stated with respect to the engineer's report there are really no changes from the draft that has been circulated and previously reviewed. The main content of it that applies to the refunding bonds can be found on page two. That is where we have the total number of lots. On plate five we have a graphical depiction of assessment area one. There are 152.37 acres. On plate seven we have the actual legal description. I would be happy to answer any other questions on the engineer's report.

Mr. Haber stated the resolution is going to adopt a master levy for the assessments securing the refunding bonds to be issued and the remaining bonds. Closer to the time that the refunding bonds are actually issued, the board will need to consider a supplemental assessment resolution. That resolution will specify the specific terms of the refunded bonds and provide a little more detail as it relates to the imposition of the assessment. The adoption of the

supplemental resolution will not require a separate public hearing. The purpose of today’s public hearing is to establish the maximum amount of assessments that are being levied for the purpose of securing those bonds. As long as we do not exceed these amounts we can move forward with that supplemental assessment resolution at a later date without going through this public hearing process. The resolution you have in front of you establishes district authorization to issue the bonds and levy the assessments. It approves the improvement plan that Mr. Wild described to you and the methodology that Mr. Perry explained to you. It provides for the final equalization and levy of the assessments. It addresses about how the assessments would be collected.

On MOTION by Mr. Kuhn seconded by Mr. O’Bannon with all in favor Resolution 2015-13 was approved.

On MOTION by Mr. Kuhn seconded by Mr. O’Bannon with all in favor the Public Hearing was closed.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-14,
Equalizing and Levying Assessments
Securing Series 2014 Special
Assessment Bonds**

On MOTION by Mr. Kuhn seconded by Mr. O’Bannon with all in favor the Public Hearing was opened.

Mr. Haber stated Jim Perry and I spoke prior to the meeting and it is my understanding that there may be more information that we need in order to finalize the methodology levying the assessments to secure a new series of bonds. I think at the time that we adopted the resolution declaring assessments to secure the new bonds, there was an expectation that we would be moving forward more quickly. I think what we can do today is keep this public hearing open and continue it to a date certain. We are not going to know the information needed for these assessments to move forward until at least January. It probably makes sense to continue the public hearing on these assessments until the district’s January meeting.

Mr. Wild stated we have a legal description whether it is going to change or not.

I do not think that we are losing any time by continuing the meeting. We are getting the benefit of the work that we have already done leading up to this and continuing it until we have

better information. We can continue the meeting to December 19, 2014 and if we do not have the information we can continue it to January.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the Public hearing was continued until December 19, 2014 at 9:30 a.m.

SIXTH ORDER OF BUSINESS

Consideration of Matters Related to Refunding Bonds and Bond Issue for New Improvements

The following item was tabled.

SEVENTH ORDER OF BUSINESS

Consideration of Construction Related Matters

Mr. Wild stated I distributed to each of you a copy of the Change Order No.8. Sarah also sent it out electronically. This is for a multi-use path that extends along Trail Mark Boulevard. It is a county requirement, but we had worked with the county early in the process to differ the construction of this multi-use path until the recording of the plat with the 200th lot in it. The county was good enough to work with us on that. With our recently approved plats we are closing in on that number. We wanted to go ahead and get the Change Order approved to allow the contractor to construct the multi-use path. Vallencourt provided us with a quote for \$234,713.67. It is a pretty lengthy path. It all looks reasonable. This Change Order No.8 would bring the total contract price to \$1,707,495.75. We can make this a not to exceed amount.

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor the Change Order No. 8 with the not to exceed amount being \$234,713.67 was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Field Services

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Friday,
December 19, 2014 @ 9:30 a.m. at the
offices of GMS**

Mr. Oliver stated the next scheduled meeting would be Friday December 19, 2014 at 9:30 a.m.

TWELTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the Meeting was adjourned.



Secretary / Assistant Secretary



Chairman / Vice Chairman