

GULF BREEZE CITY COUNCIL
REGULAR MEETING AGENDA

JULY 5, 2016
***TUESDAY*, 6:30 P.M.**
COUNCIL CHAMBERS

THE CITY COUNCIL WILL HOLD A WORKSHOP TO DISCUSS (1) TIGER POINT GOLF COURSE AND (2) THE REPLACEMENT OF THE PENSACOLA BAY BRIDGE AT 5:30 P.M. THE REGULAR MEETING WILL BEGIN AT THE CONCLUSION OF THE WORKSHOP.

1. **ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

June 15, 2016, Budget Workshop meeting
June 20, 2016, Regular meeting

3. **PROCLAMATIONS AND PRESENTATIONS**

4. **PUBLIC HEARING**

A Public Hearing to seek input for establishing a FEMA Alternate Project in lieu of rebuilding the Tiger Point West Course bunkers

5. **RESOLUTIONS AND ORDINANCES**

Ordinance No. 05-16 Deleting Section 9(A) of the Municipal Charter and Amending Section 2-1 of the Code of Ordinances relative to the qualifying deadline for Municipal Elections.
(SECOND READING AND PUBLIC HEARING)

Resolution No. 15-16 Approving a Plan of Finance for the Lady Lake Senior Living Facility and the Issuance of up to \$46,000,000 in Capital Trust Agency Bonds and Authorizing the Mayor to enter into Amendment No. 68 to Interlocal Agreement

6. **CONSENT AGENDA ITEMS***

- A. Approval of repair and/or replacement of cameras on City wide surveillance camera system
- B. Approval of funding to continue increased police presence on Gulf Breeze Parkway
- C. Approval to purchase 23 body worn cameras from Watch Guard
- D. Authorization to change traffic signal at the rear of Gulf Breeze High School and the signal in front of Gulf Breeze Middle School on Hwy 98 to flash during extended hours in the Summer
- E. Approval of South Santa Rosa Board Recommendations:

3. Centrifuge 12,000 Hour Service

Recommendation: SSRUS Board recommends that the City Council authorize Andritz to perform the 12,000 hour overhaul.

4. Award of Bid for Construction of 300,000 gallon Elevated Reclaim Tank

Recommendation: SSRUS Board recommends that the City Council award the Elevated Reclaim Tank bid to Phoenix Fabricators and Erectors Inc. for \$1,128,906 with North West Florida Water Management District (NFWFMD) Grant funding \$345,500 and the balance of \$783,406 be paid from the South Santa Rosa Utility Service tap fee reserves

5. Purchase of one (1) Ford Super Duty F-250 Truck

Recommendation: SSRUS Board recommends that the City Council authorize the purchase of one (1) Ford Super Duty F-250 CNG Truck from Hub City Ford

F. Approval to pay invoices 96052 and 96053 for a total of amount of \$5,877.58 to Smolker, Bartlett, Loeb, Hinds and Sheppard P.A.

G. Approval to pay invoice 331984 in the amount of \$4,133.97 to Galloway /Johnson- Tompkins Burr and Smith (GJTBS)

**These are items considered routine in nature and will be considered by one motion. If any citizen wishes to voice an opinion on one of the items, you should advise the Council immediately.*

7. **ACTION AGENDA ITEMS:**

A. Approval of South Santa Rosa Board Recommendations:

1. Soundside/Oak Drive Sewer Improvement Project

Recommendation: SSRUS Board recommends that the City Council authorize the construction and expenditure of the estimated \$206,896 to be paid from the South Santa Rosa Utility Service tap fee reserves to construct approximately 7,200' of 4" forcemain on Soundside and Oak Drive, and implement an aid in construction fee of \$828 for each home that connects to the system.

2. West Course Front Nine (9) Irrigation Renovation Cost Evaluation

Recommendation: SSRUS Board recommends that the City Council authorize staff to prepare a Request for Proposal for irrigation of the West Golf Course

B. Discussion of Agreement with the Florida Department of Transportation for Transfer of Right-of-Way and Temporary Construction Easement – Replacement of Pensacola Bay Bridge

8. NEW ITEMS

9. INFORMATION ITEMS

10. PUBLIC FORUM

11. ADJOURNMENT

If any person decides to appeal any decisions made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based. The public is invited to comment on matters before the City Council upon seeking and receiving recognition from the Chair. If you are a person with a disability who needs accommodation in order to participate in a public hearing you are entitled to the provision of certain assistance. Please contact the City Clerk's office at (850) 934-5115 or at 1070 Shoreline Drive, Gulf Breeze at least one (1) week prior to the date of the public hearing.

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL
OF THE CITY OF GULF BREEZE, FLORIDA

A budget workshop of the Gulf Breeze City Council, Gulf Breeze, Florida, was held at Gulf Breeze City Hall on Wednesday, June 15, 2016, at 5:00 p.m. (*Note: The budget workshop was held prior to the Executive Session meeting of the same date. Following the workshop, the Executive Session was commenced.*)

Upon call of the roll the following Councilmembers were present: Councilwoman Bookout, Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser.

1. **BUDGET:** The following departmental budgets were discussed: Administrative (Edwin Eddy); Police Department (Chief Robert Randle); Community Services (Craig Carmichael); Fire Department (Fire Chief Craig Carmichael); Streets and Natural Gas (Vernon Prather).

Items the Council would like to see implemented in Fiscal Year 2017:

- Providing verbatim minutes and adding meeting recordings on City website
- Access to City financials on City website
- Improved communications in regards to the traffic difficulties on the Bay Bridge in conjunction with the Pensacola Police Department
- Five Year Capital Plan for each department
- Plan to identify what is surplus property and reuse sites. Determine how to maximize effluent disposable on the golf course.

The Mayor suspended the workshop and called for a five minute break at 5:57 p.m.

Mayor Dannheisser reconvened the workshop at 6:01 p.m.

2. **PENSACOLA BAY BRIDGE:** The City Council discussed the proposed agreement with the Florida Department of Transportation for transfer of right-of-way and temporary construction easement in regards to replacement of the Pensacola Bay Bridge.

Tommy Barfield, Secretary District III, Florida Department of Transportation District attended the meeting and addressed the Council and answered questions regarding the issue.

Kerrie Harrell, District Consultant Project Management Engineer, Florida Department of Transportation, addressed the Council and answered questions regarding the issue.

PUBLIC FORUM: Rodney Rich, 1 Beach Drive, Gulf Breeze, questioned Secretary Barfield regarding condemnation of land.

ADJOURNMENT: Mayor Dannheisser adjourned the special meeting at 7:42 p.m.

Leslie A. Guyer, City Clerk

Matt E. Dannheisser, Mayor

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

The 1,297th Regular Meeting of the Gulf Breeze City Council, Gulf Breeze, Florida, was held at Gulf Breeze City Hall on Monday, June 20, 2016, at 6:30 p.m.

ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE:

Upon call of the roll the following Councilmembers were present: Councilwoman Cherry Fitch, Mayor Pro Tem Joseph B. Henderson, and Mayor Matt Dannheisser. Councilwoman Renee Bookout attended by phone. Councilman David G. Landfair was not in attendance.

The City Clerk gave the invocation and led the Pledge of Allegiance.

APPROVAL OF MINUTES:

Councilwoman Fitch moved for approval of the June 6, 2016, Regular meeting minutes. Councilwoman Bookout seconded. The vote to approve was unanimous.

Councilwoman Fitch moved for approval of the June 6, 2016, CRA meeting minutes. Councilwoman Bookout seconded. The vote to approve was unanimous.

PRESENTATION AND PROCLAMATIONS:

Eric Holmes was recognized by the Chief of Police and the City Council for his efforts in helping apprehend a hit and run driver on May 29, 2016. Chief Randle read the commendation and congratulated Mr. Holmes on a job well done.

PUBLIC HEARING:

A Public Hearing to consider a variance request by Mateer Property, LLC, from the Community Redevelopment Area (CRA) design standards for a proposed professional office building to be constructed at 67 Baybridge Drive, Gulf Breeze, FL 32561.

Mayor Dannheisser opened the Public Hearing at 6:41 p.m. Having received no comments, the Mayor closed the Public Hearing.

Councilwoman Fitch moved to approve Mateer Properties, LLC's variance request to waive the CRA design standards stipulated in Chapter 26 of the City's Land Development Code. Councilwoman Bookout seconded. The vote for approval was unanimous.

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

RESOLUTIONS AND ORDINANCES:

Ordinance No. 05-16 Deleting Section 9(A) of the Municipal Charter and Amending Section 2-1 of the Code of Ordinances relative to the qualifying deadline for Municipal Elections.
(FIRST READING)

The City Clerk read the ordinance by title. Councilwoman Fitch moved for approval of Ordinance No. 05-16 and to hold a Public Hearing and Second Reading on July 5, 2016. Councilwoman Bookout seconded. The vote for approval was unanimous.

CONSENT AGENDA ITEM(S):

A. Approval of Development Review Board Recommendations:

1. Our Gang, LLC
Request to develop new subdivision located at
113 Navarre Street and 410 Warwick Street
2. Northern Horizons, LLC
Request to expand parking lot at
33 Gulf Breeze Parkway (The Bridge Bar)

B. Award of bid for Landscape Architecture Design Services

Reference: Assistant to City Manager memo dated June 8, 2016

Recommendation: That the City Council direct staff to negotiate a contract with WAS Designs to develop conceptual plans for the installation of landscape beds within the grass median of US 98 right-of-ways in this section.

C. Approval to establish a FEMA Alternative Project, West Golf Course Bunkers

Reference: Operations Consultant memo dated May 27, 2016

Recommendation: That the City Council schedule one (1) Public Hearing to seek input for establishing a FEMA Alternative Project instead of rebuilding the Tiger Point West Course bunkers.

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

D. Approval of time extension for the Northwest Florida Water Management District Grant

Reference: That the City Council approve the time extension to the

Recommendation: That the City Council approve the time extension to the Northwest Florida Water Management District Grant and authorize the Mayor to sign Amendment No. 1 on behalf of the City.

E. Authorization to remove glass from the list of recyclables in the City's contract with Allied Waste

Reference: City Manager memo dated June 10, 2016

Recommendation: That the City Council agree to drop glass from the list of recyclables in the City's contract with Allied Waste.

F. Approval of an engagement agreement with Bryant, Miller Olive P.A., to assist with litigation involving the City's 1985 loan program

Reference: Mayor verbal report and copy of engagement agreement

Recommendation: That the City council enter into an engagement agreement with Bryant, Miller Olive P.A., and authorize the Mayor to sign the agreement.

G. Approval of an engagement agreement with Jenner & Block to assist City in regards to possible litigation involving the SLGS program for investments

Reference: Mayor verbal report and copy of engagement agreement

Recommendation: That the City Council enter into an engagement agreement with the Law Firm of Jenner & Brock and authorize the Mayor to sign the agreement.

Councilman Henderson made a motion to approve consent agenda items A through G. Councilwoman Fitch seconded. The vote for approval was unanimous.

ACTION AGENDA ITEMS: None

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

NEW BUSINESS:

- A. Conceptual approval to enter into an agreement for the amount of \$2.2 Million with Florida Department of Transportation for transfer of right-of-way and temporary construction easement for replacement of the Pensacola Bay Bridge.

Reference: Verbal report by Mayor Dannheisser and proposed draft of agreement

Mayor Pro Tem Henderson made a motion to table action on this subject until the next set of meetings. Councilwoman Bookout seconded. The vote for approval was unanimous.

INFORMATION ITEMS: None

PUBLIC FORUM:

Jim Cox, 423 Williamsburg; Robert Turpin, 2 Madrid, and Tom Naile, 112 Winter Place; addressed the Council regarding the proposed agreement with FDOT.

Tom Naile, 112 Windsor Place, spoke during the public forum to notify the Council that he received a letter advising of a meeting on July 7th at the Community Center. The letter is from the Engle group who are interested in building an apartment building in the City. Mayor Dannheisser stated for the record that the City nor its staff had any involvement in this meeting nor does the City plan to participate.

COUNCIL COMMENTS: None

ADJOURNMENT: Mayor Dannheisser adjourned the meeting at 7:12 p.m.

Leslie A. Guyer, City Clerk

Matt E. Dannheisser, Mayor

The Gulf Breeze City Council held an Executive Meeting at Gulf Breeze City Hall on Wednesday, June 29, 2016, at 6:30 p.m.

ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE:

Upon call of the roll the following Councilmembers were present: Councilwoman Renee Bookout, Councilwoman Cherry Fitch, Mayor Pro Tem Joseph B. Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser.

PROCLAMATIONS AND PRESENTATIONS: None

ACTION AGENDA ITEMS

A. Discussion regarding the condition of Tiger Point East Golf Course

Reference: City Manager memo dated June 23, 2016

The City Manager advised that Gene Garrote with Integrity Golf will attend the City Council's July 5, 2016, Regular meeting to discuss Tiger Point Golf Course. The Council will hold a workshop on July 5, 2016, at 6:00 p.m. to discuss this item.

No action was taken.

B. Approval to hold a Public Hearing on July 5, 2016, to seek input for establishing a FEMA Alternate Project in lieu of rebuilding the Tiger Point West Course bunkers

Reference: Operations Consultant memo dated May 27, 2016

Recommendation: That the City Council schedule two (2) public hearings to seek input for establishing a FEMA Alternate Project instead of rebuilding the Tiger Point West Course bunkers.

Councilwoman Fitch made a motion to hold the first Public Hearing on July 5, 2016. Councilwoman Bookout seconded. The vote for approval was unanimous.

C. Approval of Ordinance 05-16, amending the deadline for qualification of candidate

Reference: City Manager memo dated June 23, 2016

Recommendation: That the City Council hold a public hearing on Tuesday, July 5, 2016, and approve Ordinance 05-16 on second and final reading.

Mayor Pro Tem Henderson made a motion to hold a public hearing and second reading of Ordinance No. 05-16 on Tuesday, July 5, 2016. Councilman Landfair seconded. The vote for approval was unanimous.

D. Approval of repair and/or replacement of cameras on City wide surveillance camera system

Reference: Chief of Police memo dated June 17, 2016

Recommendation: That the City Council approve the repair and/or purchase of the surveillance camera equipment and their installation. Funding of this project is to come from the Red Light Camera program.

Council Landfair made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilwoman Fitch seconded. The vote for approval was unanimous.

E. Approval of funding to continue increased police presence on Gulf Breeze Parkway

Reference: City Manager memo dated June 22, 2016

Recommendation: That the City Council authorize the transfer of \$10,000 from the Red Light Camera fund to sustain the increased police patrol of Gulf Breeze Parkway and the Bay Bridge to the end of the fiscal year.

Councilwoman Fitch made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilwoman Bookout seconded. The vote for approval was unanimous.

F. Approval to purchase 23 body worn cameras from Watch Guard

Reference: Chief of Police memo dated June 23, 2016

Recommendation: That the City Council authorize the purchase of twenty-three body worn cameras from Watch Guard.

Mayor Pro Tem Henderson made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilman Landfair seconded. The vote for approval was unanimous.

G. Authorization to change traffic signal at the rear of Gulf Breeze High School and the signal in front of Gulf Breeze Middle School on Highway 98 to flash during extended hours in the Summer

Reference: City Manager memo dated June 23, 2016

Recommendation: That the City Council direct staff to place the signal at the rear of Gulf Breeze High School on flash mode from 6:00 p.m. to 6:00 a.m. and the signal at Gulf Breeze Middle School and Gulf Breeze Parkway on flash mode from 5:00 p.m. to 6:00 a.m. and 24 hours per day on Saturday and Sunday until the week before the 2016-2017 school year begins.

Councilman Landfair made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilwoman Fitch seconded. The vote for approval was unanimous.

H. Approval of South Santa Rosa Board Recommendations:

Reference: Operations Consultant memo dated June 20, 2016

1. Soundside/Oak Drive Sewer Improvement Project

Recommendation: SSRUS Board recommends that the City Council authorize the construction and expenditure of the estimated \$206,896 to be paid from the South Santa Rosa Utility Service tap fee reserves to construct approximately 7,200' of 4" forcemain on Soundside and Oak Drive, and implement an aid in construction fee of \$828 for each home that connects to the system.

John Frew, 20 Gilmore Drive, Gulf Breeze, and Tom Naile, as Chairman of the South Santa Rosa Utility System Board, spoke about this item.

Councilwoman Bookout made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilwoman Fitch seconded. The vote for approval was 3-2 with Mayor Dannheisser and Mayor Pro Tem Henderson dissenting.

2. West Course Front Nine (9) Irrigation Renovation Cost Evaluation

Recommendation: SSRUS Board recommends that the City Council authorize staff to prepare a Request for Proposal for irrigation of the West Golf Course

Councilwoman Fitch made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilwoman Bookout seconded. The vote for approval was 4-1 with Mayor Pro Tem Henderson dissenting.

3. Centrifuge 12,000 Hour Service

Recommendation: SSRUS Board recommends that the City Council authorize Andritz to perform the 12,000 hour overhaul.

Mayor Pro Tem Henderson made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilman Landfair seconded. The vote for approval was unanimous.

4. Award of Bid for Construction of 300,000 gallon Elevated Reclaim Tank

Recommendation: SSRUS Board recommends that the City Council award the Elevated Reclaim Tank bid to Phoenix Fabricators and Erectors Inc. for \$1,128,906 with North West Florida Water Management District (NFWFMD) Grant funding \$345,500 and the balance of \$783,406 be paid from the South Santa Rosa Utility Service tap fee reserves

Mayor Pro Tem Henderson made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilwoman Fitch seconded. The vote for approval was unanimous.

5. Purchase of one (1) Ford Super Duty F-250 Truck

Recommendation: SSRUS Board recommends that the City Council authorize the purchase of one (1) Ford Super Duty F-250 CNG Truck from Hub City Ford

Mayor Pro Tem Henderson made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilwoman Bookout seconded. The vote for approval was unanimous.

- I. Approval to pay invoices 96052 and 96053 for a total of amount of \$5,877.58 to Smolker, Bartlett, Loeb, Hinds and Sheppard P.A. and that the City Council meet as the Board of Directors of the CRA on July 5, 2016, and authorize the payment of invoices 96051 and 96054 for a total amount of \$2,245.57 to Smolker, Bartlett, Loeb, Hinds and Sheppard P.A.

Reference: City Manager memo dated June 23, 2016

Recommendation: That the City Council approve payment of invoices 96052 and 96053 for a total amount of \$5,877.58 to Smolker, Bartlett, Loeb, Hinds, and Sheppard, P.A. AND

That the City Council meet as the Board of Directors of the CRA on July 5, 2016, and authorize payment of invoices 96051 and 96054 in the amount of \$2,245.57 to Smolker, Bartlett, Loeb, Hinds, and Sheppard, P.A.

Councilwoman Fitch made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilwoman Bookout seconded. The vote for approval was unanimous.

- J. Approval to pay invoice 331984 in the amount of \$4,133.97 to Galloway/Johnson-Tompkins Burr and Smith (GJTBS)

Reference: City Clerk memo dated June 23, 2016

The City Attorney provided an update on the lawsuit.

Recommendation: That the City Council approve payment of invoice no. 331984 in the amount of \$4,133.97 to Galloway/Johnson/Tompkins/Burr and Smith.

Councilman Landfair made a motion to place staff's recommendation on the July 5, 2016, Regular meeting agenda. Councilwoman Bookout seconded. The vote for approval was unanimous.

- K. Discussion of Agreement with the Florida Department of Transportation for Transfer of Right-of-Way and Temporary Construction Easement – Replacement of Pensacola Bay Bridge

Reference: City Manager memo dated June 23, 2016

The City Manager advised that the latest versions of the agreement and easement had been sent to the Council via email and copies were provided before the meeting. The Council discussed the documents and FDOT procedures for obtaining the subject properties.

Mary Beth Washnock with the West Florida Regional Planning Council advised the Council that a special meeting has not been schedule and she would let the Council know once they know.

Councilwoman Bookout made a motion to not approve the agreement with the Florida Department of Transportation and to place the matter on the July 5, 2016, Regular meeting agenda for final discussion. Mayor Pro Tem Henderson seconded. The vote for approval was unanimous.

NEW ITEMS: None

INFORMATION ITEMS: None

PUBLIC FORUM: None

ADJOURNMENT Mayor Dannheisser adjourned the meeting at 7:53 p.m.



City of Gulf Breeze

TO: Edwin A. Eddy, City Manager

FROM: Vernon L. Prather, Operations Consultant *U.P.*

DATE: May 27, 2016

RE: FEMA Alternative Project, West Golf Course Bunkers

As you are aware, the City was informed last month that FEMA had obligated costs to repair Tiger Point West Course bunkers. As the West Course has been closed since the flood, it may be appropriate to pursue alternative project approval from FEMA and the City Council.

The initial amount obligated by FEMA for this project was \$533,202. Under an alternative project funding this would be limited to 75% or \$399,902 of which the City would be responsible for \$49,998 (State \$49,998, FEMA \$299,927).

Staff has filed with the State for an extension of the typical 18 month deadline for completion.

Since FEMA tends to favorably view alternative projects that address the same facility/area that was damaged, we are proposing the purchase of equipment to maintain the West Course as well as other City properties. It is anticipated that the maintenance equipment would be appearing as capital requests in the next few budget cycles.

Staff is currently using very old tractors and backhoe loader equipment that we salvaged out the golf course bone yard that were included in purchase of the golf course in 2012. This equipment is used to maintain the 120 acres contained in the west golf course as well as 100 acres of spray fields. We recently purchased 2 new finish mowers for the west course, these are in good condition.

Listed below is the type of equipment with estimated cost that is needed to maintain the west golf course, spray fields, and related irrigation lines.

• Closing and covering damaged Bunkers in accordance with FEMA requirements.	\$34,900
• (1) 90 hp Backhoe Loader	\$90,000
• (1) 50 hp Excavator	\$60,000
• (2) 60 hp Tractors @ \$50,000 each	\$100,000
• (1) F450 Truck	\$50,000
• (1) F250 Truck	\$45,000
• (1) 15' Finish Mower	<u>\$20,000</u>
Total	\$399,900

In order to move forward with the Alternative Project, the City Council needs to hold public hearings and seek input on the proposed alternative project and submit a resolution to FEMA requesting approval.

Recommendation: City Council schedule two (2) Public Hearings to seek input for establishing a FEMA Alternative Project instead of rebuilding the Tiger Point West Course Bunkers.

City of Gulf Breeze

2017-21 Capital Project or Equipment

Project/Equipment

Project Name: WWTP 403-2400

Department: SSRUS

Project Status:

Project Type:

Location: WWTP

Acct. Number:

Relationship to Other Projects:

Description

Machinery & Equip - West Golf Course: Backhoe loader, 2 tractors, Implements, Equipment Trailer, Truck
 Equipment Building
 WWTP Equipment
 WWTP Expansion
 Elevated Reclaim Tank
 West Course Drainage Improvements

Project Cost Description	2017	2018	2019	2020	2021	2017-2021 Total
Mach& Equip - West Golf Course Maint	350,000					350,000
West Course Drainage Improvements		100,000				100,000
Equipment Building	80,000					80,000
WWTP Equip	52,000	50,000	50,000	50,000	50,000	252,000
Elevated Reclaim Tank	1,000,000					1,000,000
WWTP Design		100,000	100,000			200,000
WWTP Expansion				10,000,000		10,000,000
Soundside/Oak St Force Main Ext	210,000					210,000
TOTAL COSTS	\$ 1,692,000	\$ 250,000	\$ 150,000	\$ 10,050,000	\$ 50,000	\$ 12,192,000
Proposed Source of Funds						
FEMA Alt Project	350,000					350,000
DEP Grant	365,000					365,000
Operating Revenue	132,000	250,000	150,000	50,000	50,000	632,000
Tap Fees	845,000					845,000
Borrowing				10,000,000		10,000,000
TOTAL FUNDS	\$ 1,692,000	\$ 250,000	\$ 150,000	\$ 10,050,000	\$ 50,000	\$ 12,192,000



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

RICK SCOTT
Governor

BRYAN W. KOON
Director

March 11, 2016

Mr. Stephen Milford, Finance Director
Gulf Breeze, City of
1070 Shoreline Drive
Gulf Breeze, Florida 32561

FEMA-4177-DR-FL
FIPS No. 113-28000-00
Package 34
PW(s): 945v0

Dear Mr. Milford:

Attached is a copy of the Federal Emergency Management Agency (FEMA) Project Application Summary (P2) package referenced above. This Project Application Summary denotes Public Assistance Funding provided under the Robert T. Stafford Act for disaster damages caused by DR-4177, Severe Storms, Tornadoes, Straight-Line Winds & Flooding.

Should you disagree with FEMA's determination you have the right to appeal in accordance with 44 CFR, §206.206. You must file an appeal within 60 days of receipt of this correspondence to the State of Florida Division of Emergency Management (Grantee). Submit online at www.FloridaPA.org by going to the Account Summary Screen and choosing "New Appeal" from the "New Request" dropdown on the right side of the page. Written correspondence may be scanned and uploaded to the appeal request online or mailed to:

Bryan W. Koon, Director, Division of Emergency Management
Attention: Bryan Lowe, State Public Assistance Officer
2555 Shumard Oak Boulevard, Tallahassee, Florida 32399

The appeal must contain documentation supporting the Applicant's position and the applicable provisions in Federal Law, regulation, and/or policy.

Reimbursements for large projects (in excess of \$120,000.00) must be requested by the applicant (Subgrantee). This may be accomplished via the State's Public Assistance website, www.FloridaPA.org, by submitting a Request for Reimbursement (RFR) along with a Summary of Documentation (SOD) and all supporting documents which must total, at least, the amount being requested. The work performed must be included in the project worksheet's (Subgrant) Scope of Work.

One (1) Request for Advance (RFA) is allowed per disaster. It may cover multiple worksheets. Submit the Request for Advance (RFA) and a Schedule of Projected Expenditures (SOPE) on www.FloridaPA.org. Advanced funds are expected to be used within 90 days of receipt.

Mr. Stephen Milford
March 11, 2016
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The applicant must maintain original and accurate records of disaster costs for a period of five years from the date of disaster closeout by FEMA. Copies of Project Worksheets may be viewed and printed online at www.FloridaPA.org.

Throughout the Grant Management process, our website can be utilized to research up-to-date status and submit further requests. For further details on the payment process, please visit www.FloridaPA.org and click the tab titled **Applicant Guidelines and Guides** for instructions on how to submit a Request for Reimbursement, or see PAYMENT OF COST in the Disaster Relief Funding Agreement.

If you have any questions or should require further information, please feel free to contact your State Support Team at the phone number or email address listed under "State Contacts" on the left side of your www.FloridaPA.org Account Summary Screen.

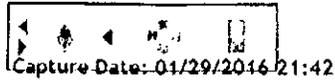
Sincerely,



Bryan Lowe
State Public Assistance Officer

BL/em

Enclosure: P2 Package 34



**Federal Emergency Management Agency
Project Application Grant Report (P.2)
Disaster: FEMA-4177-DR-FL**

Number of Records: 1

Applicant ID: 113-28000-00
Bundle #: PA-04-FL-4177-State-0034
(33)

Applicant: GULF BREEZE

PW #	Cat	Cost Share	Projected Completion Date	Approved PW Amount (\$)
PA-04-FL-4177-PW-00945(0)	G	N	11-06-2015	533,202.20

Facility Number: 1

Facility Name: TIGER POINT GOLF COURSE WEST - BUNKERS/GREENS

Location: Tiger Point Golf Course Clubhouse
GPS: 30.383644, -87.078837

Scope of Work: In order to bring the 22 sand bunkers of the Tiger Point West Golf Course and 9 putting greens back to pre-disaster condition and playability the Applicant, following their procurement policy, will award a contract for 30,841 sf of sand replenishment and a contract for repairing approximately 49,672 sf of damaged putting greens. Due to the large number of bunkers and amount of sand, machinery will be used to remove the sand. This process will compromise the bunker liners, sub base gravel and drain lines causing the scope of work to include removing the existing sand, sub base, liners and drain lines from all the bunkers and replacing with new like in kind materials. New sand will be placed at a depth of 6 inches that will eventually compact to the required 4 inch playability depth. The 9 putting greens will have their damaged turf surface and soil root base removed and replaced. The Applicant supplied a contractor's estimate of \$7.00/sf x 49,672 sf = \$347,704.00 to complete repairs to the 9 putting greens.

Bunker Replenishment:

The Applicant developed and supplied the following estimate which includes materials to be purchased by the applicant and labor completed by contract:
Gravel Bunker sub base: 3 loads (25 tons/load) at \$39/ton = \$2,925.00
Bunker Liner: 30,841 SF will be replaced using 103 rolls (300 SF each) at \$297.40/roll = \$30,632.00
Drainage pipe: 78,856 LF perforated will be replaced using 4 inch pipe at \$.48/LF = \$37,865.00
Sand: 571 CY will be replaced using 777 tons at \$28.95/TN = \$22,496.00
Labor: Estimated labor to bring the 22 damaged bunkers back to pre-disaster condition and capacity = \$88,141.00

Estimate to bring the 22 damaged bunkers back to pre-disaster condition and function = \$182,059.00.

Putting Green Restoration:

The nine damaged putting greens will have their grass surface and 12 inch root bed removed. Specialized soil with the necessary nutrients will be replaced for the root bed at a depth of 14 inches and hydro-compacted to 12 inches. The surface will be contoured to original grade and specifications in preparation for the playing surface. Ultra Dwarf Bermuda Turf sprigs will be applied to the surface, prepped and cared for until a suitable playing surface is established.

Facility Maintenance

The City of Gulf Breeze purchased the Tiger Point Golf Club in December 2012. This facility was of PGA Tour championship quality as evident by the previous owner hosting the Pensacola Open, a PGA tour event. Each bunker was completely rebuilt by the previous owner following the hurricanes of 2004 and 2005. After our December 2012 purchase of the facility, in the 15 months prior to the April 2014 flood, the applicant performed routine maintenance necessary to maintain the professional and United States Golf Association (USGA) standards required for the high level of conditions this course has maintained. This routine maintenance includes:

- 10 hours daily for 2 workers to spin and rake all bunkers
- 6 hours a week for 1 worker to weed eat the slopes of all bunkers
- 3 - 4 times per year, 96 hours for 4 workers to edge all bunkers.
- Mowing, verticutting, aeriating, top dressing and fertilizing the putting greens

Capture Date: 01/29/2016 21:42

**Federal Emergency Management Agency
Project Application Grant Report (P.2)
Disaster: FEMA-4177-DR-FL**

Number of Records: 1

It is not practice of the Applicant to memorialize or record specific tasks and routines on work orders or time cards. The Golf Course Superintendent delegates (and supervises) the work of their personnel who then completes the tasks.

REQUIRED DOCUMENTATION (CONTRACTS & BIDS):

Applicant has been unable to provide required documentation (contracts & bids) to verify estimated damage repair costs at the time of submittal. Applicant estimated damage repair costs @ \$529,764.00 but HAS NOT provided required documentation to verify.

RECORD RETENTION:

Complete records and cost documents for all approved work must be maintained for at least 3 years from the date the last project was completed or from the date final payment was received, whichever is later. Applicant is responsible for retention of all documentation associated with this project.

SUPPORTING DOCUMENTATION:

100% of the documentation to support this project has been reviewed and verified by the Applicant and Project Specialist for eligibility and correctness.

PROCUREMENT RULES:

Applicant is required to adhere to State Government Procurement rules and regulations and maintain adequate records to support the basis for all purchasing of goods and materials and contracting services for projects approved under the Public Assistance program, as stated in 44 CFR 13.36. The applicant has advised they have/will follow their normal procurement procedures.

PERMITS:

The PA Project Specialist has advised the Applicant that it is their responsibility to obtain all applicable local, state and federal permits prior to any construction or debris disposal activity referenced on this project. Applicant has also been advised that the lack of obtaining and maintaining these documents may jeopardize funding.

INSURANCE:

The Applicant is aware that all projects are subject to an insurance review as stated in 44 C.F.R. Sections 206.252 and 206.253. If applicable, an insurance determination will be made either as anticipated proceeds or actual proceeds in accordance with the Applicant's insurance policy that may affect the total amount of the project.

DIRECT ADMINISTRATIVE COSTS:

The subgrantee is requesting Direct Administrative Costs (DAC) that are directly chargeable to this specific project. Associated eligible work is related administration of the PA project only and in accordance with 44 CFR 13.22. These costs are treated consistently and uniformly as direct costs in all federal awards and other subgrantee activities and are not included in any approved indirect cost rates.

SANDY RECOVERY IMPROVEMENT ACT

Funds obligated pursuant to this Project Worksheet (PW) are subject to expenditure time limits imposed under Section 904(c) of the Disaster Relief Appropriations Act, 2013, P. L. 113-2, and are required to be expended by the grantee or sub-grantee (paid as an outlay of money in furtherance of the grant purpose) within 730 days of the date FEMA obligates the funds for this PW in its financial system. Any funds not expended by the grantee or sub-grantee within 730 days will be de-obligated by FEMA within 30 days from the end of this 730 day period and any funds withdrawn and not expended must be returned to FEMA within 30 days from the end of the 730 day period, ceasing FEMA's financial liability.

1 PW	PWs (\$)	Subgrantee Admin Exp. (\$)	Total (\$)
Amount Eligible (\$)	533,202.20	0.00	533,202.20
Federal Share (\$)	399,901.65	0.00	399,901.65

Capture Date: 01/29/2016 21:42

Federal Emergency Management Agency
Project Application Grant Report (P.2)
Disaster: FEMA-4177-DR-FL

Number of Records: 1

ORDINANCE NO. 05-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, ~~AMENDING~~ DELETING SECTION 9(A) OF THE MUNICIPAL CHARTER AND AMENDING SECTION 2-1 OF THE CODE OF ORDINANCES RELATIVE TO THE QUALIFYING DEADLINE FOR MUNICIPAL ELECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Santa Rosa County Supervisor of Elections provides election administration services for the City pursuant to an Interlocal Agreement; and,

Whereas, the Supervisor of Elections publishes the time and place(s) of all elections in the City as part of the interlocal agreement; and,

WHEREAS, the Supervisor of Elections advised the City that its current qualifying period for election does not provide the Elections' Office sufficient time to perform all necessary requirements prior to Election Day; and,

WHEREAS, Florida Statutes Section 100.3605 allows a municipality to amend the dates for qualifying for election by ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Gulf Breeze, Florida, as follows:

SECTION 1: Section 9-(a) of the City's Charter is hereby ~~amended as follows:~~ deleted in its entirety.

Section 9. Elections.

~~(a) The council shall provide by ordinance the method of holding all elections and shall require publication of notice of the time and place of all elections, such publication to be by posting in three (3) conspicuous places not less than thirty (30) days prior to the date of holding the election. Such notice shall specify the polling place or places and shall also name the inspectors and clerks. The city council may divide the city into precincts and provide separate voting places for the different precincts.~~

SECTION 2: Section 2-1 of the City's Code of Ordinances is hereby amended as follows:

Section 2-1. Deadline for qualification of candidate.

The deadline for qualifying to become a candidate in any municipal election for Mayor and City Council shall be 12:00 PM-Noon on the Friday preceding Labor Day. ~~sixty six (66) days before the election.~~ A candidate nominating petition as required by Section 9(b) of the City's Charter must be filed with the City Clerk at the open of business on the first Monday of August and end at 12:00 PM-Noon on the Friday preceding Labor Day. ~~not more than ninety five (95) days and no less than sixty six (66) days before the date of the election.~~

SECTION 3: SEVERABILITY

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by any court to be unconstitutional, inoperative, invalid, or void, such holding shall not in any manner affect the validity of the remaining portions of this Ordinance.

SECTION 4: CONFLICT

The provisions of this Ordinance shall be deemed to control and prevail over any ordinance, charter provision, or portion thereof in conflict with the terms hereof.

SECTION 5: EFFECTIVE DATE

This Ordinance shall become effective upon its adoption by the City Council.

PASSED ON THE FIRST READING ON THE 20TH DAY OF JUNE, 2016.

ADVERTISED ON THE 23RD OF JUNE, 2016.

PASSED ON THE SECOND READING ON THE _____ DAY OF JULY, 2016.

CITY OF GULF BREEZE, FLORIDA

By: _____
Matt E. Dannheisser, Mayor

ATTESTED TO BY:

Leslie A. Guyer, City Clerk or
Stephanie D. Lucas, City Clerk



City of Gulf Breeze

MEMORANDUM

To : Mayor and City Council

From :  Devin A. Eddy, City Manager

Date : June 30, 2016

Subject: Resolution 15-16, Approving a Plan of Finance for the Lady Lake Senior Living Facility and the Issuance of up to \$46,000,000 in Capital Trust Agency Bonds

The Capital Trust Agency Board adopted a Resolution approving a preliminary financing plan for a project in Lady Lake, Florida, to be known as Lumen Park at Lady Lake Senior Housing Project. Subject to final CTA Board review, the Board is prepared to consider a final Resolution which will authorize the issuance of up to \$46,000,000 in bonds to finance the project.

The project involves the acquisition and construction of an approximately 198 bed unit consisting of independent living, assisted living, and memory care beds. The project will stand on its own and require no financial obligation on the part of CTA or the City.

Resolution No. 15-16, if adopted, approves the TEFRA Hearing report which is attached, approves the plan of finance, and approves the latest amendment to the Interlocal Agreement between the City and the Town of Century. These actions are necessary prior to consideration of the final Resolution by the CTA Board. A summary of this project prepared by City Attorney Michael Stebbins for the Town of Century is attached for your information.

RECOMMENDATION:

THAT THE CITY COUNCIL ADOPT RESOLUTION 15-16 APPROVING A PLAN OF FINANCE FOR THE LADY LAKE SENIOR LIVING FACILITY IN LADY LAKE, FLORIDA, AND AUTHORIZING ISSUANCE OF NOT TO EXCEED \$46,000,000 IN CTA BONDS.



504 NORTH BAYLEN STREET
PENSACOLA, FLORIDA 32501
850-434-9922
FACSIMILE: 850-432-2028

June 16, 2016

VIA FEDEX
8670 9153 5770

Mayor Freddie W. McCall
Town of Century
7995 North Century Boulevard
Century, Florida 32535

Ann C. Brooks
9302 North Century Boulevard
Century, Florida 32535

Sandra M. Jackson
124 Maple Street
Century, Florida 32535

Benjamin D. Boutwell, President
Town of Century
P.O. Box 790
Century, Florida 32525

Annie Savage
170 Henry Street
Century, Florida 32535

Gary Riley
7100 Roberts Road
Century, Florida 32535

RE: Town of Century - Approval of Bond Issuance for:
Lady Lake Senior Living Facility

Dear Mayor McCall and Members of the Town Council:

I am writing to you in regard to the above bond issuance for which Capital Trust Agency seeks your approval.

Please recall that pursuant to the Interlocal Agreement between the Town of Century and the City of Gulf Breeze, no bonds can be issued by Capital Trust Agency unless it first obtains approval from both the Century Town Council and the Gulf Breeze City Council. The proposed financing is discussed below.

Mayor Freddie W. McCall
Benjamin D. Boutwell, President
Ann Brooks
Sandra M. Jackson
Annie Savage
Gary Riley
June 16, 2016
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General Matters

As with all bond issues by CTA, it is contemplated that for the financing discussed in this letter neither the Town of Century nor the City of Gulf Breeze will be responsible for repaying the bonds. Each of the bonds will expressly state that neither the Town nor the City will be liable to pay the principal or interest on the bonds, rather CTA's obligations to repay the bonds will be limited to the assets in the respective trust estates for each transaction. The security for the bonds will be a pledge of revenues realized by the borrowers as well as a security interest in the property and improvements for which the loan proceeds would be utilized to acquire, construct, improve, etc.

Because of the Town's participation in the creation of Capital Trust Agency, it was contemplated that the Town of Century would receive a fee upon closing of the financing discussed herein. For this financing, CTA proposes to utilize the same fee schedule that has been approved by the Town of Century in previous financing. Specifically, it is proposed that the Town of Century be paid a fee equal to \$350.00 per \$1,000,000.00 of principal amount of bond issuance, subject to a minimum fee of \$2,500.00.

LADY LAKE SENIOR LIVING FACILITY

(Century Resolution No. 11-16; Amendment No. 68 to Interlocal Agreement)

CTA is requesting your approval for a bond issuance to facilitate the acquisition, the financing or refinancing, including through reimbursement, the acquisition, construction, development, installation and equipping of a senior living facility in Lady Lakes, Florida.

The Project. Omega Communities, LLC or one or more of its affiliates intends to develop a senior living facility comprised of independent living units, assisted living units and assisted living units providing memory care services for the elderly to be known as Lady Lake Living, LLC, to be located on the approximately 7.5 acres on the north side of E. County Road 466 approximately three hundred (300) feet east of the intersection of E. County Road 466 and NE 90th Street, Lady Lake, Lake County, Florida 32159 ("Lady Lake Development").

At this juncture, the Lady Lake Development will contain a total of approximately 165 senior living units comprised of approximately 116 independent living units, 27 assisted living

Mayor Freddie W. McCall
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Ann Brooks
Sandra M. Jackson
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Gary Riley
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units and 22 assisted living units providing memory care services. The standard independent living units will average in size between 390 square feet to 960 square feet, the standard assisted living units will average in size from 330 square feet to 610 square feet. The memory care units will average in size from 290 square feet to 610 square feet.

Security for the financing will include a first mortgage on the senior living facility and a first lien on all revenues of the senior living facility.

Project Sponsor and Manager. According to its application for financing, the Omega Communities, LLC is the developer for Lady Lake Project per a real estate development agreement with Living Waters, LLC, the borrower. Omega Communities, LLC has financed two existing senior living projects, which are under construction or in lease up mode at this juncture. Patrick L. Trammel is the Chairman and CEO of Omega Communities, LLC. He is a 1984 graduate of the University of Alabama with a BS in Commerce and Business administration. He has over 25 years in finance, including the directing of hundreds of millions of dollars in transactions and other investments in the fields of health care, financial institutions and utilities around the country.

Greenbrier Senior Living, LLC will be managing the Lady Lake Project. Greenbrier Senior Living, LLC was formed in 2006 and specializes in strategic planning, development, management and marketing of senior living communities throughout the United States. Principals of the senior leadership operating Greenbrier Senior Living, LLC have been involved in the planning, development and marketing for over 20 years of more than \$2 billion of senior living communities across the country with project and operating budgets ranging from \$10 million to \$200 million.

Public Purpose. CTA's bond counsel has represented that the issuance of the bonds in the loaning of the proceeds thereof as contemplated herein constitutes a valid public purpose and that the above described projects will serve significant public purposes described in Part II Florida Statutes, Chapter 159. Section 159.26 sets forth findings of the Florida Legislature that in order to improve prosperity and welfare of the State and its inhabitants, and to improve healthcare, it is necessary and in the public's interest to facilitate the financing of certain facilities such as senior care projects discussed in the segment. The statute further provides that the purpose is to be achieved by such projects and their financings implement the government purposes under the Florida Constitution providing for health, safety and welfare of the people of the State of Florida. CTA's bond counsel has also represented that the above described senior living facilities are appropriate to the needs and circumstances the communities in which they will be located and will serve a public purpose by (i) providing gainful employment in making significant contribution to the economic growth the whole community, (ii) promoting commerce within the State of Florida, (iii) providing safe, decent and accessible living facilities for the senior living community and, (iv) advancing the economic prosperity and the general welfare of the State of Florida and its people.

Mayor Freddie W. McCall
Benjamin D. Boutwell, President
Ann Brooks
Sandra M. Jackson
Annie Savage
Gary Riley
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The Bonds. The financing application reflects an estimated loan amount of \$41,900,000. Nevertheless, the developer and CTA request that you approve the authorization of \$46,000,000 of CTA bonds and loaning the proceeds thereof to the developer for the purposes described above.

Approval by the Century Town Council. If you are inclined to approve CTA's request to issue the bonds for Lady Lake Senior Living Facility, it will be necessary that you adopt Resolution No. 11-16, to which a proposed "Amendment No. 68 to Interlocal Agreement" is attached as an exhibit. If approved, your Resolution authorizes Mayor McCall to enter into the Amendment on behalf of the Town of Century. If \$46,000,000 of bonds are issued, the fee schedule would suggest that the Town of Century would be paid a fee of \$16,100.00. However, if only \$41,900,000 of bonds are issued, as is more likely, the fee schedule contemplates a fee of \$14,700.00.

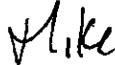
Conclusion

Capital Trust Agency appreciates your consideration of this matter at your meeting on Monday, June 20, 2016. I will be present at your meeting to discuss this matter and answer any questions you may have.

Please call me if you have any questions regarding this matter.

Sincerely,

MICHAEL J. STEBBINS, P.L.



Michael J. Stebbins
For the Firm

MJS
Enclosures

Mayor Freddie W. McCall
Benjamin D. Boutwell, President
Ann Brooks
Sandra M. Jackson
Annie Savage
Gary Riley
June 16, 2016
Page 5

cc: Leslie Gonzalez, Town Clerk (via email w/ enc.)
Ed M. Gray, III Capital Trust Agency, Executive Director (via email w/ enc.)
Edwin A. Eddy, Gulf Breeze City Manager (via email w/ enc.)

RESOLUTION 15-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, APPROVING A PLAN OF FINANCE IN ORDER TO FINANCE OR REFINANCE, INCLUDING THROUGH REIMBURSEMENT THE COSTS OF THE ACQUISITION, CONSTRUCTION, DEVELOPMENT, INSTALLATION AND EQUIPPING OF THE HEREIN DESCRIBED SENIOR LIVING FACILITY LOCATED IN THE STATE OF FLORIDA; APPROVING THE ISSUANCE OF NOT EXCEEDING \$46,000,000 CAPITAL TRUST AGENCY REVENUE BONDS FOR THE PURPOSE OF FINANCING A LOAN PROGRAM TO ASSIST IN FINANCING SUCH SENIOR LIVING FACILITY; APPROVAL OF A HEREIN DESCRIBED AMENDMENT TO INTERLOCAL AGREEMENT CREATING THE CAPITAL TRUST AGENCY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of Gulf Breeze, Florida (the "City"), a municipal corporation of the State of Florida (the "State"), has heretofore adopted Resolution No. 14-99 dated as of July 19, 1999 (the "Original Resolution"), and entered into an Interlocal Agreement between the City and the Town of Century, Florida, dated as of August 2, 1999, as amended by Amendment No. 1 through No. 67 (collectively, the "Enabling Agreement"), approving the creation of the Capital Trust Agency (the "Agency"), a legal entity and public agency of the State, organized and existing under the provisions of Chapter 163, Part I, and Chapter 159, Part II, Florida Statutes, Ordinance No. 05-97 duly enacted by the City Council, as amended, and its Articles of Incorporation, as amended and other applicable provisions of law (collectively the "Act"), to enable public, private and not-for-profit organizations to obtain public assistance in financing and refinancing, including through reimbursement, certain beneficial projects or programs that benefit, enhance and/or serve a public purpose; and

WHEREAS, pursuant to the Act and in accordance with the provisions of the Original Resolution, the Agency did on March 31, 2016, take official action by adopting its preliminary resolution (the "Agency Resolution") indicating its intent to authorize the financing, including through reimbursement, of the hereinafter described project, and the issuance from time to time of revenue bonds (the "Bonds") by the Agency for a loan program for the purposes, among other things, of financing or refinancing, including through reimbursement, the acquisition, construction, development, installation and equipping of a senior living facility, and the acquisition and installation of related facilities, fixtures, furnishings and equipment, as described on Schedule "I" attached hereto, which, by this reference thereto, is incorporated herein, to provide independent living, assisted living and memory support services for the elderly (collectively, the "Senior Living Facility"); and

WHEREAS, the City has been advised that the Agency desires to issue the Bonds in an aggregate principal amount of not exceeding \$46,000,000 (the exact amount to be determined by the appropriate official of the Agency, as being the amount required to fund the financing herein authorized), to finance the Senior Living Facility on behalf of Omega Communities, LLC, a Delaware limited liability company, or one or more of its affiliates, as described on the attached Schedule "I," whose principal place of business is 2 Metroplex Drive, Suite 202, Birmingham, Alabama 35209 (as applicable, the "Borrower") to fund a program herein described (the "Plan of Finance"), such Senior Living Facility to be managed initially by Greenbrier Development, LLC, a Texas limited liability company; and

WHEREAS, the proposed Senior Living Facility is appropriate to the needs and circumstances of the community in which it will be located and will serve a public purpose by (i) providing gainful employment and making a significant contribution to the economic growth of the local community, (ii) promoting commerce within the State, (iii) serving a public purpose by providing safe, decent and accessible housing facilities for the elderly, and (iv) advancing the economic prosperity and the general welfare of the State and its people; and

WHEREAS, in order to advance and further the public purposes set forth in the Act, it is necessary and in the public interest to facilitate the financing of the Senior Living Facility and to facilitate and encourage the planning and development of such Senior Living Facility without regard to the boundaries between counties, municipalities, special districts, and other local governmental bodies or agencies in order to more effectively and efficiently serve the interests of the greatest number of people in the widest area practicable; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires public approval of certain revenue bonds by an applicable elected representative or governmental unit on behalf of which such bonds are to be issued, following a public hearing; and

WHEREAS, (i) notice of such public hearing was given in the form required by the Code by publication at least fourteen (14) days prior to such public hearing in the *Gulf Breeze News* on June 9, 2016, and (ii) the Bonds and the Plan of Finance have been submitted to such public hearing held on behalf of the City Council of the City of Gulf Breeze, Florida (the "City Council") on June 27, 2016; and

WHEREAS, the City Manager has conducted the public hearing on behalf of the City Council and provided reasonable opportunity for all interested persons to express their views, both orally and in writing and diligently and conscientiously considered all comments and concerns expressed by such individuals, if any; and

WHEREAS, the City Council desires to approve the Bonds and the issuance and sale thereof pursuant to the Plan of Finance and to grant all approvals required or contemplated by Section 147(f) of the Code, to express its approval of the action taken by the Agency and its

officials pursuant to the Agency Resolution, and to grant all other approvals required by the Enabling Agreement, as amended and the Original Resolution in connection with the issuance and sale of the Bonds;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA:

SECTION 1. PUBLIC HEARING NOTICE AND REPORT APPROVED.

The City Council hereby approves the form of and the manner of publication of the Notice of Public Hearing (the "Notice") published on June 9, 2016, in the *Gulf Breeze News*, a newspaper of general circulation in the jurisdiction of the City. The City Council hereby approves the report of the public hearing conducted by the City Manager, a copy of which is attached as Exhibit "A" hereto. Such Notice and other means and methods utilized by the City to give notice of purpose, time and date of the public hearing provided reasonable notice sufficient to inform residents of the City of the proposed Bonds.

SECTION 2. BONDS AND PLAN OF FINANCE APPROVED.

For purposes of the Act, the City hereby approves the Plan of Finance described herein, and the issuance of the Bonds described in the Notice. The Agency and its officers, employees, agents and attorneys are hereby authorized from time to time to take all action, to execute and deliver such authorizations, approvals, certificates and documents, and to enter into, on behalf of the Agency, such interlocal agreements, interest rate swap or hedge transactions, investment agreements, repurchase agreements, bond credit or insurance agreements, reimbursement agreements, and other agreements, approvals or instruments deemed necessary or convenient to effect, implement, maintain and continue the Plan of Finance, the financing, including through reimbursement, of the Senior Living Facility through the issuance from time to time of the Bonds and the purposes for which the Bonds are to be issued, including, without limitation, the Amendment (hereinafter defined) and the Agency Resolution. No obligation of the Agency under any such agreement shall constitute an obligation of the City except to the extent the same may be expressly approved by the City. The Bonds shall be limited and special obligations of the Agency, and shall not constitute a pledge of the faith and credit or taxing power of or constitute an obligation of the City.

SECTION 3. AMENDMENT TO THE ENABLING AGREEMENT APPROVED.

Pursuant to the Enabling Agreement, there is hereby approved the execution and delivery of Amendment No. 68 to the Enabling Agreement (the "Amendment") to effect the approvals set forth in Section 1 and Section 2 hereof. Such Amendment shall be in substantially the form attached hereto as Exhibit "B," and the Mayor is authorized to execute and deliver the same on behalf of the City Council, with such changes not inconsistent herewith as the Mayor shall approve, his execution thereof to conclusively establish such approval.

SECTION 4. TEFRA APPROVAL.

After diligent and conscientious consideration of the views expressed by the persons appearing at the public hearing, the City Council hereby approves the Agency's Plan of Finance which includes (i) the issuance by the Agency of not exceeding \$46,000,000 aggregate principal amount of revenue bonds for all purposes of the Enabling Agreement, as amended, and for all purposes of the Original Resolution and (ii) the issuance by the Agency of either taxable or tax-exempt , or both, bonds in an amount not exceeding \$46,000,000 for all purposes under Section 147(f) of the Code.

SECTION 5. REPEALING CLAUSE.

All resolutions or parts thereof of the City in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 6. EFFECTIVE DATE.

This resolution shall take effect immediately upon its adoption this 5th day of July, 2016.

**GULF BREEZE, FLORIDA
CITY COUNCIL**

(SEAL)

By: _____
Matt E. Dannheisser, Mayor

ATTEST:

By: _____
Stephanie D. Lucas, City Clerk

EXHIBIT "A" TO RESOLUTION

**REPORT OF HEARING OFFICER
OMEGA COMMUNITIES, LLC**

This instrument shall constitute the official report of the undersigned designated official of the City of Gulf Breeze, Florida (the "City"), a municipal corporation of the State of Florida, with respect to a public hearing scheduled and held by the City on June 27, 2016, for and on behalf of the Capital Trust Agency (the "Agency"), a legal entity and public agency created and existing under Chapter 163, Part I, and Chapter 617, Florida Statutes, and established and empowered by the provisions of Chapter 159, Part II, Florida Statutes, Chapter 163, Part I, *et seq.*, Chapter 166, Part II, Florida Statutes, Chapter 617, Florida Statutes and other applicable provisions of law, in connection with the proposed issuance of the Agency's not exceeding \$46,000,000 revenue bonds (the "Bonds") on behalf of Omega Communities, LLC, a Delaware limited liability company, or one or more of its affiliates, and whose principal place of business is 2 Metroplex Drive, Suite 202, Birmingham, Alabama 35209 (as applicable, the "Borrower"). The proceeds of the Bonds will be loaned to the Borrower for financing or refinancing, including through reimbursement, the acquisition, construction, development, installation and equipping of a senior living facility, and the acquisition and installation of related facilities, fixtures, furnishings and equipment, to be known as Lumen Park at Lady Lake Senior Housing Project, as more fully described in Exhibit "A" hereto, to provide independent living, assisted living and memory support services for the elderly (collectively, the "Senior Living Facility").

The public hearing was duly advertised in the *Gulf Breeze News*, a newspaper of general circulation in the jurisdiction of the City, on June 9, 2016. The proof of publication was presented to me at such hearing, and a copy is attached hereto as Exhibit "B" (the "Notice").

The hearing commenced at the time and location stated in the Notice. At such hearing, interested individuals were afforded reasonable opportunity to express their views, both orally and in writing, on all matters pertaining to the plan of finance and the financing of the Senior Living Facility. Information about the proposed Bonds, the location of the Senior Living Facility, and the proposed use of the proceeds were presented. When the information had been presented, opportunity was given for members of the public in attendance to give their input. It was noted that no written communication was received.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

No interested party was in attendance at the public hearing. Minutes of the Council Meeting, including the public hearing, will be kept on file with the City Clerk as referenced in Exhibit "C" hereto. The undersigned then concluded the hearing.

Respectfully submitted,

By: 
Edwin Eddy, City Manager
City of Gulf Breeze, Florida

**EXHIBIT "A" TO REPORT OF HEARING OFFICER
OMEGA COMMUNITIES, LLC**

The Senior Living Facility consists of the acquisition, construction, equipping and development activities associated with a senior living rental facility of approximately 164,157 square feet expected to consist of approximately 145 independent living beds, approximately 29 assisted living beds and approximately 24 memory care beds and associated common spaces, located or to be located on the approximately 7.5 acres on the north side of E. County Road 466 approximately three hundred (300) feet east of the intersection of E. County Road 466 and NE 90th Street, Lady Lake, Lake County, Florida 32159 (the "Senior Living Facility"), within the corporate limits of the Town of Lady Lake, Florida, in the State of Florida, to be known as Lumen Park at Lady Lake Senior Housing Project.

**EXHIBIT "B" TO REPORT OF HEARING OFFICER
OMEGA COMMUNITIES, LLC**

PROOF OF PUBLICATION

[FOLLOWS]



The Gulf Breeze News

Published Weekly
Established in 2001

STATE OF FLORIDA
County of Santa Rosa

NOTICE OF PUBLIC HEARING CITY OF GULF BREEZE, FLORIDA

Legal #27460
GULF BREEZE NEWS

NOTICE OF PUBLIC HEARING CITY OF GULF BREEZE, FLORIDA

For the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, notice is hereby given that the City of Gulf Breeze, Florida (the "City") will hold a public hearing at 10:00 a.m. on June 27, 2016, in the City Council Chambers located at 1070 Shoreline Drive, Gulf Breeze, Florida, 32561. The purpose of the public hearing is to consider a plan of finance for the purpose, among other things, of providing funds to be loaned by the Capital Trust Agency (the "Issuer") to Omega Communities, LLC, a Delaware limited liability company, or one or more of its affiliates (as applicable, the "Borrower"), for the purpose of (i) financing, refinancing or reimbursing the Borrower for the costs of the acquisition, construction, equipping and development activities associated with a senior living rental facility of approximately 164,157 square feet expected to consist of approximately 145 independent living beds, approximately 29 assisted living beds and approximately 24 memory care beds and associated common spaces, located or to be located on the approximately 7.5 acres on the north side of E. County Road 466 approximately three hundred (300) feet east of the intersection of E. County Road 466 and NE 90th Street, Lady Lake, Lake County, Florida 32159 (the "Senior Living Facility"), within the corporate limits of the Town of Lady Lake, Florida (the "Town"), in the State of Florida (the "State"), (ii) funding any necessary reserves, and (iii) paying costs associated with the issuance of the Bonds).

The plan of finance contemplates that the Issuer will issue, in respect to such Senior Living Facility, not exceeding \$46,000,000 in aggregate principal amount of its revenue bonds (the "Bonds"), in one or more installments or series, and loan the proceeds of such Bonds to the Borrower to provide funds for the Senior Living Facility. The Senior Living Facility will be owned by the Borrower. The initial manager of the Senior Living Facility will be Greenbrier Development, LLC, a Texas limited liability company (the "Manager").

The Bonds, when issued, will be special, limited obligations payable solely out of the revenues, income and receipts pledged to the payment thereof and derived from financing agreements with the Borrower, and neither the Issuer, the City, the Town of Lady Lake, Florida (the "Town"), nor Lake County, Florida (the "County") will be obligated to pay the principal of, premium, if any, or interest on the Bonds except from the payments of the Borrower. The Bonds and interest thereon shall never (i) pledge the taxing power of the City, the Town, the County, the State or any other political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory provision, (ii) constitute the debt or indebtedness of the Issuer, the City, the Town, the County, the State or any other political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory prohibition, (iii) or pledge the full faith and credit of the Issuer, the City, the Town, the County, the State, or any political subdivision, public agency or municipality thereof. The Issuer has no taxing power.

At the time and place fixed for said public hearing all who appear will be given an opportunity to express their views for or against the proposal to approve said Bonds and the plan of finance. Prior to said public hearing, written comments may be delivered to the City Manager of the City of Gulf Breeze, Florida; at 1070 Shoreline Drive, Gulf Breeze, Florida, 32561. All persons are advised that, if they decide to appeal any decision made by the City with respect to any matter considered at this meeting, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All interested persons are invited to present their comments at the time and place set forth above.

Following the hearing, a report concerning this public hearing will be submitted to the applicable elected representative responsible for approving the issuance of the Bonds.

In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in the proceedings shall contact the telephone operator at City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida 32561, 850-934-5115, at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

Before the undersigned authority personally appeared Bidly Gilchrist who is personally known to me and who on oath says that she is Office Manager of the Gulf Breeze News, a weekly newspaper published at Gulf Breeze in Santa Rosa County, Florida; that the attached copy of advertisement, being a:

NOTICE OF PUBLIC HEARING CITY OF GULF BREEZE, FLORIDA

Received from Bryant Miller Olive and was published in said newspaper in the issue of:

6/9/2016

Affiant further says that the said Gulf Breeze News published in Gulf Breeze in said Santa Rosa County, Florida, and that said newspaper has heretofore been continuously published in said county each week and has been entered as second class mail matter at the post office in Gulf Breeze, in said Santa Rosa County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

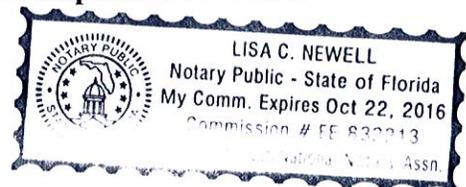
Office Manager Bidly Gilchrist

Sworn to and subscribed before me this 9th Day of May, A.D. 2016

Name: Lisa C. Newell

Notary Public

My Commission Expires: 10-22-2016



**EXHIBIT "C" TO REPORT OF HEARING OFFICER
OMEGA COMMUNITIES, LLC**

**MINUTES OF COUNCIL MEETING INCLUDING
PUBLIC HEARING ON FILE WITH CITY CLERK**

EXHIBIT "B" TO RESOLUTION
AMENDMENT NO. 68
OF THE ENABLING AGREEMENT

[Follows]

AMENDMENT NO. 68 TO INTERLOCAL AGREEMENT

This **AMENDMENT NO. 68 TO INTERLOCAL AGREEMENT** (this "Amendment No. 68") is made and entered into as of the 5th day of July, 2016, by and among the **CITY OF GULF BREEZE, FLORIDA**, a municipal corporation of the State of Florida ("Gulf Breeze") and the **TOWN OF CENTURY, FLORIDA**, a municipal corporation of the State of Florida ("Century"). Gulf Breeze and Century may collectively be referred to herein as the "Parties."

WITNESSETH:

WHEREAS, pursuant to an Interlocal Agreement dated as of August 2, 1999, as amended by Amendments No. 1 through No. 67 (collectively, the "Enabling Agreement"), the Parties hereto have heretofore provided for the creation of the Capital Trust Agency (the "Agency"), to enable public, private and not-for-profit organizations to obtain public assistance in financing certain projects or programs that benefit, enhance and/or serve a public purpose; and

WHEREAS, Omega Communities, LLC, a Delaware limited liability company, or one or more of its affiliates (as applicable, the "Borrower"), has represented to the Agency that, acting for itself or through its affiliates, it is engaged in, among other things, the acquiring, constructing, developing, installing and equipping of senior living facilities; and

WHEREAS, on March 31, 2016, the Agency approved a request by the Borrower that the Agency issue its revenue bonds in a principal amount not to exceed \$46,000,000 (the exact amount to be determined by the appropriate official of the Agency, as being the amount required to fund the financing herein authorized), in one or more series from time to time (collectively, the "Bonds") and loan the net proceeds thereof to the Borrower, for the purpose, among other things, of financing or refinancing, including through reimbursement, the acquisition, construction, development, installation and equipping of a senior living facility, and the acquisition and installation of related facilities, fixtures, furnishings and equipment, as described on Schedule "I" attached hereto, which, by this reference thereto, is incorporated herein, to provide independent living, assisted living and memory support services for the elderly (the "Senior Living Facility"); and

WHEREAS, the Agency will issue its Bonds on a case-by-case basis after review by the Agency, to provide financing and refinancing from time to time for individual projects or groups of projects, or eligible financing programs, based upon the credit pledged therefor from one or more of the projects, the Borrower, a sponsor, a credit enhancement facility, if any, or from the revenues of any such programs; and

WHEREAS, Section 7 of the Enabling Agreement requires that as a condition precedent to the Agency issuing the Bonds, the Agency must obtain the prior written approval, evidenced by resolution, from the governing bodies of Century and Gulf Breeze approving such issuance and approving an

amendment to the Enabling Agreement specifically authorizing such issuance. Such approval evidenced by appropriate resolutions has been obtained, authorizing the execution and delivery of this Amendment No. 68 to the Enabling Agreement with respect to the financing herein described; and

WHEREAS, the Parties desire to amend the Enabling Agreement to permit and authorize the Agency to issue the Bonds herein described and loan the proceeds to the Borrower in order to provide financing, including through reimbursement, for the Senior Living Facility;

NOW, THEREFORE, the Parties hereby agree as follows:

SECTION 1. AMENDMENT OF ENABLING AGREEMENT APPROVED.

This Amendment No. 68 is entered into pursuant to Section 7 of the Enabling Agreement for the purpose of authorizing the Agency to issue the Bonds and to finance projects of the type and character of the Senior Living Facility.

SECTION 2. BONDS, PROGRAM, PLAN OF FINANCE APPROVED.

The Parties do hereby approve and authorize the Bonds, and the issuance of Bonds from time to time, in one or more series, in an aggregate principal amount of not to exceed \$46,000,000 (the exact amount to be determined by an appropriate official of the Agency to be sufficient to enable the financing, including through reimbursement, of the Senior Living Facility). Each installment or issue of such Bonds shall be designated by series, in such manner as the Agency shall determine, so as to separately identify each such installment or issue. The Agency and its officers, employees, agents and attorneys are hereby authorized to enter into, on behalf of the Agency, from time to time, interlocal agreements, cash management agreements, interest rate swap or hedge transactions, investment agreements, repurchase agreements, bond credit or insurance agreements, escrow agreements, reimbursement agreements, security documents and other agreements, approvals or instruments deemed necessary or convenient to effect or implement the financing, including through reimbursement, of the Senior Living Facility through the issuance of the Bonds, and the purposes and programs for which the Bonds are to be issued and to conform the purposes stated in the Articles of Incorporation of the Agency to authorizations herein contained. No obligation of the Agency under any such agreement or instrument shall constitute an obligation of Century or Gulf Breeze. The Bonds shall be limited and special obligations of the Agency, payable from the revenues or receipts of the programs or projects, payments by the Borrower, a sponsor, or other sources relating to the purpose for which they are issued, all in the indentures for the Bonds. The Bonds shall not constitute a pledge of the faith and credit or taxing power of or constitute an obligation of Century or of Gulf Breeze.

SECTION 3. ADMINISTRATIVE FEES AND EXPENSES FOR CENTURY.

Upon the issuance of each series or installment of Bonds, Century shall be paid by either the Agency or Gulf Breeze, solely from amounts received from the Borrower, the sum specified on Schedule II attached hereto, which, by this reference thereto, is incorporated herein.

SECTION 4. ENABLING AGREEMENT CONTINUED.

The Enabling Agreement, as amended hereby, is hereby ratified, confirmed and approved and shall otherwise continue in full force and effect. Nothing in this Amendment No. 68 shall be deemed to adversely affect the authorizations in the Enabling Agreement as it existed prior to the effective date of this Amendment No. 68, or to adversely affect the interests of the holders of any Bonds issued or to be issued pursuant to such authorizations. Except as and only to the extent specifically amended hereby, such Enabling Agreement is hereby incorporated by reference.

SECTION 5. INDEMNITY.

To the extent permitted by law, the Agency and Gulf Breeze shall indemnify and defend Century and hold Century harmless against any and all claims, losses, liabilities or damages to property or any injury or death of any person or persons occurring in connection with the issuance of the Bonds pursuant hereto, or in connection with the acquisition or operation of any project, or for any liability any way growing out of or resulting from the Enabling Agreement, as amended, this Amendment No. 68, the financing agreements and/or bond indentures executed in connection with the Bonds, including, without limitation, all costs and expenses of Century, including reasonable attorney's fees, incurred in the performance of any activities of Century in connection with the foregoing or the enforcement of any agreement of the Agency herein contained. Any such obligation of Gulf Breeze or the Agency shall be payable solely from the amounts available to them for such purposes under the Bond financing or any other plan of finance heretofore or hereafter undertaken by the Agency, and shall not constitute a general obligation or a pledge of the faith and credit of Gulf Breeze or the Agency, or an obligation to pay the same from any sources other than such amounts available to them for such purposes under the Bond financing.

SECTION 6. SEVERABILITY OF INVALID PROVISIONS.

If any one or more of the covenants, agreements or provisions herein contained shall be held contrary to any express provisions of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed severable from the remaining covenants, agreements or provisions and shall in no way affect the validity of any of the other provisions hereto.

SECTION 7. COUNTERPARTS.

This Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 8. EFFECTIVE DATE; AMENDMENTS.

This Amendment shall take effect when duly executed by the Parties and filed in accordance with law. This Amendment may be amended only by written instrument signed by authorized representatives of Century and of Gulf Breeze; provided, however, that no such amendment which would adversely affect the rights of the holders or owners of any then outstanding Bonds of the Agency or of any other member shall take effect until such time as all necessary consents or approvals with respect to such Bonds shall have been obtained, in the case of the rights of bondholders, or the consents and approvals of the affected members, in the case of the rights of members.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 68 to the Enabling Agreement to be executed by their duly authorized officers as of the date first above written.

CITY OF GULF BREEZE, FLORIDA

[SEAL]

By: _____
Matt E. Dannheisser, Mayor

ATTEST:

By: _____
Stephanie D. Lucas, City Clerk

[Signature Page to Amendment No. 68 to Interlocal Agreement]

TOWN OF CENTURY, FLORIDA

[SEAL]

By: _____
Freddie W. McCall, Sr., Mayor

ATTEST:

By: _____
Leslie Gonzalez, Town Clerk

[Signature Page to Amendment No. 68 to Interlocal Agreement]

SCHEDULE I

Project Description

The Senior Living Facility consists of the acquisition, construction, equipping and development activities associated with a senior living rental facility of approximately 164,157 square feet expected to consist of approximately 145 independent living beds, approximately 29 assisted living beds and approximately 24 memory care beds and associated common spaces, located or to be located on the approximately 7.5 acres on the north side of E. County Road 466 approximately three hundred (300) feet east of the intersection of E. County Road 466 and NE 90th Street, Lady Lake, Lake County, Florida 32159 (the "Senior Living Facility"), within the corporate limits of the Town of Lady Lake, Florida, in the State of Florida, to be known as Lumen Park at Lady Lake Senior Housing Project.

SCHEDULE II

Payment to Century

\$350.00 per million principal amount of each issue, upon issuance thereof, but not less than \$2,500.00.

SCHEDULE "I" TO RESOLUTION

The Senior Living Facility consists of the acquisition, construction, equipping and development activities associated with a senior living rental facility of approximately 164,157 square feet expected to consist of approximately 145 independent living beds, approximately 29 assisted living beds and approximately 24 memory care beds and associated common spaces, located or to be located on the approximately 7.5 acres on the north side of E. County Road 466 approximately three hundred (300) feet east of the intersection of E. County Road 466 and NE 90th Street, Lady Lake, Lake County, Florida 32159, within the corporate limits of the Town of Lady Lake, Florida, in the State of Florida, to be known as Lumen Park at Lady Lake Senior Housing Project.



City of Gulf Breeze

TO: Edwin A. Eddy, City Manager

FROM: Vernon L. Prather, Operations Consultant *V.P.*

DATE: June 20, 2016

RE: SSRUS Board Recommendations

The SSRUS Board met on June 13, 2016 and made the following recommendations:

Soundside / Oak Drive Sewer Improvement Project

The Utility has previously granted approval in August 2012 to participate in sewer improvement projects on Clay Circle/Bergren Rd., and the area of Soundside and Oak Drive. The Board decision was to not grant the developer's variance request to install septic tanks. In addition, staff was directed to develop a cost recovery for each project. This is normally referred to as aid in construction fee.

The Clay Circle Project moved forward in February 2014, while the Soundside Drive project did not develop at that time.

We recently received a request from the Mr. John Frew, developer of the Soundside Drive project, that he is interested in moving forward with his 24 unit residential development and desires for the Utility to construct the off- site infrastructure.

The estimated cost of the improvements is \$206,896 as indicated by Rebol-Battle & Assoc. and we estimate that the force main route could ultimately serve approx. 250 homes. Therefore the aid in construction fee would be calculated by dividing the cost \$206,896 by the number (250) potential homes. $\$206,896/250 = \828 aid in construction fee for each house connecting to the new sewer improvements.

It is anticipated that the Utility will utilize Rebol-Battle for engineering and the developers contractor for construction. All invoicing would be done separately.

Funding: This project is an unbudgeted expense and would be funded from Impact Fee reserves. Current balance of impact fee reserves is \$2,697,155.

Recommendation: SSRUS Board recommend that the City Council authorize the construction and expenditure of the estimated \$206,896 be paid from the Utility's tap fee reserves to construct approx. 7,200' of 4" forcemain on Soundside and Oak Drive, and implement an aid in construction fee of \$828 for each home that connects to the system.

West Course Front Nine (9) Irrigation Renovation Cost Evaluation

The repair of the West Course Front Nine irrigation system is of high importance since the property contains 65 acres and affords Utility staff the ability to direct water to where it is needed most. During wet weather, this system can reduce the dependency on the East Course for disposal.

After discussion with the SSRUS Board, the Request for Proposal was expanded to both Front and Back Nine areas of the West Golf Course. The proposals need to contain provisions for above ground irrigation heads, and a system with below ground irrigation heads

There are basically 3 options:

Above ground irrigation heads: (similar to spray field): This type of system operates at a lower pressure and subject to freezing and higher maintenance. There are also issues with maintaining clearance while mowing and potential vandalism.

Hydraulic Head Replacement: Older technology, more prone to malfunction, leaks, and higher maintenance.

Electric Head Replacement: This type of system is more reliable, and will afford better remote control and distribution of the reclaimed water.

In order to better quantify the costs to repair the West Course Irrigation System, staff met with Jerry Pate Turf and Irrigation to develop a strategy to improve effluent distribution and provide for a more reliable irrigation of the turf grass.

Mike Payne from Toro has provided a budgetary estimate for the parts for replacing the heads and controllers on the front 9 holes of the West Course with all electric heads. Erick Merck from ProRain provided a budgetary quote for installation of the heads, wire and controllers.

The estimates are as follows:

- 500 Toro electric heads, 2500 ft of controller wire, 2500 ft of signal wire: \$120,409.38
- 6 Satellite controllers: \$26,409.38
- ProRain labor: \$67,300

Estimated project cost: \$209,147.48

Funding: Staff recommends that this project be included in the F/Y2017 Budget, with the improvements being installed in the first quarter of F/Y2017.

Recommendation: SSRUS Board recommend that the City Council authorize staff to prepare a Request for Proposal for the West Golf Course Front and Back Nine, for a system with above ground irrigation heads and a system with below ground irrigation heads.

Centrifuge 12,000 Hour Service

The WWTP utilizes an Andritz centrifuge to dewater the excess bio-solids (sludge) from the WWTP process. The dewatered bio-solids are then transported to sod farms located in Alabama.

The Andritz centrifuge is due for the 12,000 hour preventative maintenance overhaul. Andritz quoted \$26,601 for the overhaul, which includes parts, labor and travel. The inlet nozzles may not need to be replaced which could reduce the cost by as much as \$6,000. We won't know if they need to be replaced until the machine is disassembled.

The Centrifuge is a highly specialized piece of equipment and staff recommends that the manufacturer of the unit be selected for the rebuild services.

Recommendation: SSRUS Board recommend that the City Council authorize Andritz to perform the 12,000 hour overhaul at a cost of \$26,601.

Award of Bid for Construction of 300,000 gallon Elevated Reclaim Tank

The City entered into a grant agreement with the Northwest Florida Water Management District (NFWMD) on June 27, 2014 for the construction of a Elevated Reclaimed Water Storage Tank. The grant provides funding of \$345,500 or 50% match whichever is less for the construction of an elevated reclaim tank.

The construction of an elevated reclaimed tank has been planned and needed for many years in order to address low pressure issues for the reclaimed water customers located on the eastern end of the system.

The City opened bids on May 26, 2016 and received the following:

Phoenix Fabricators and Erectors Inc. (Sebree, Kentucky)	\$1,128,906
Caldwell Tanks Inc. (Louisville, Kentucky)	\$1,142,500

The City's consulting engineers for the project, Hatch Mott Macdonald have reviewed the bid submittal for both contractors and recommend Phoenix Fabricators and Erectors as the apparent low bidder for the base bid of \$1,128,906.

The Utility will be responsible for \$783,406 of the construction costs which are in excess of the grant amount of \$345,500.

Funding: The SSRUS Board and Staff have previously discussed that the expenditure of sewer tap fees would be appropriate since the elevated tank adds reclaim storage capacity and allows for future expansion of the reclaim system. The Utility currently has \$2,697,155 of tap fee reserves available for this project

Recommendation: SSRUS Board recommend that the City Council award the Elevated Reclaim Tank Bid to Phoenix Fabricators and Erectors Inc. for \$1,128,906 with the NFWMD Grant funding \$345,500 and the balance of \$783,406 be paid from the Utility's tap fee reserves.

Purchase of one (1) Ford Super Duty F-250 Truck

The F/Y 2016 SSRUS (Fund 403) provides funding of \$44,000 for purchase of one (1) 250 HD Series Truck with service body.

Staff solicited quotes with specifications from both Ford and Chevrolet as they both offer various models with CNG capability.

The 250 Series Truck, CNG with the service body revealed the following pricing

Hub City Ford: \$52,578 (\$44,588 after rebate)
Alan Jay Fleet Sales: \$51,647 (45,372 after rebate) *

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- Please note that this model is offered in a Bi-fuel CNG only, but it is less desirable as the CNG tank is mounted in the service body tool boxes.

Based on the information listed above, staff recommends that the 250 truck with service body be purchased from Hub City for \$52,578.

Recommendation: SSRUS Board recommend that the City Council authorize the purchase of One (1) Ford Super Duty F-250 CNG Truck for \$52,578 (\$44,588 after rebate) from Hub City Ford.