

## MEMORANDUM

TO: Governing Board  
FROM: Jon Dinges, Department Director *JMD*  
THRU: David Still, Executive Director *DS*  
RE: Contract for Florida Fill and Grading, Inc., in the Matter of SRWMD v. El Rancho No Tengo, Inc.

### RECOMMENDATION

Staff recommends the Governing Board authorize the Executive Director to enter into a contract with Florida Fill and Grading, Inc., not to exceed \$25,000, for execution of an emergency court order.

### BACKGROUND

Staff inspected the dam on February 10, 2010, and discovered that there was water impounded behind the dam and the drain gate was closed, contrary to past orders of the Court. Staff opened the drain gate during the inspection, but no water drained through the discharge pipe. Staff was concerned that the discharge pipe was blocked, thus making it impossible to drain the impoundment by gravity.

Following a motion by District Counsel, Judge Greg S. Parker verbally entered an emergency order on March 4, 2010, and then issued a written order (Order) on March 15, 2010. The Order finds El Rancho No Tengo, Inc., in contempt of the permanent injunction and authorizes the District to enter the property to drain the impoundment and breach the dam at the principal spillway.

Staff immediately directed Florida Fill and Grading, Inc., to begin pumping water out of the impoundment to return the dam to a safe condition. Pumping has been ongoing and staff proposes to enter into a contract to fully execute the Order.

Exhibit A of the Order describes the scope of work that will accomplish these tasks. The exact costs to fully execute this Order are uncertain; therefore, staff requests the Governing Board authorize a not-to-exceed amount of \$25,000, with a proposed time period of 60 days following Governing Board approval. If additional costs are required at the end of 60 days, this contract will be presented to the Governing Board for authorization to amend the contract.

A copy of the Emergency Order with Exhibit A and a location map are attached to this memorandum.

JD/lgw

cc: Charles H. Houder, III, Assistant Executive Director  
09/10-064



### El Rancho No Tengo, Inc., Dam

April 2010



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MEMORANDUM

TO: Governing Board

FROM: Darrell Smith, Suwannee Partnership Coordinator <sup>DS</sup>

THRU: David Still, Executive Director <sup>DS</sup>  
Jon Dinges, Department Director <sup>JMV</sup>

DATE: April 6, 2010

SUBJECT: Suwannee River Partnership Crop Tools Cost Share Proposal –  
**Supplemental Information**

The attached information provides additional detail related to the Suwannee River Partnership Crop Tools Cost Share Proposal. It provides information related to the following:

1. Why is this cost share needed?
2. Why this cost share approach instead of another?
3. The cost benefit of funding this program.
4. How will we keep the Board updated on the progress of the program?

DS/dd

cc: Charles H. Houder, III, Assistant Executive Director

# Suwannee River Partnership

## **Suwannee Partnership BMP Tools/Equipment Cost Share Program**

As part of the Partnership effort to help crop (and nursery) farmers implement Best Management Practices, there will be a program offering cost share for nutrient and irrigation management tools to eligible farmers located in Gilchrist, Levy, Dixie, Alachua, Columbia, Union, Bradford, Hamilton, Jefferson, Lafayette, Madison, Suwannee and Taylor counties. These tools allow producers to optimize fertilizer and irrigation management to reduce impacts to the environment while helping farmers save fertilizer, diesel, and money.

Farmers applying for cost share will be ranked on a first come, first served basis and according to whether they have previously received SRP cost share for fertigation equipment. Eligible farmers can receive up to 85% cost share up to \$10,000 for farmers that have not received SRP cost share since 2003 and up to \$5,000 for farmers that have previously received SRP cost share since 2003. In order to receive this cost share, growers must agree to implement Best Management Practices (BMP's) listed in the Florida Vegetable and Agronomic BMP Guide (or appropriate BMPs) that are pertinent to their farm **and** sign a Notice of Intent Form (NOI) to implement BMP's. Farmers will be able to sign up at their respective **Conservation District Offices**. Farmers that signed an NOI during previous years and were unable to receive cost share due to insufficient funding will receive higher priority over those farmers that have not signed an NOI. Applicants will be funded as long as cost share dollars are available.

### **Why this cost share approach instead of another?**

The amount of funds spent per farmer (up to \$10,000) is much less than most cost share programs (\$50,000 - \$350,000). The focus of the program is to help farmers with management of fertilizer and irrigation water rather than more costly structural practices (i.e. irrigation systems, waste management systems, etc.)

This cost share program provides for low costs to higher benefits than many programs. For example, the cost of the lower end GPS unit (light bar system) is in the \$1400 range, but this unit greatly reduces the potential for overlapping/over application of fertilizers. This tool has reduced nitrogen applications by 20% or more on our demonstration farms.

The cost of using a Soil Moisture Probe and computer for graphing actual soil moisture may cost \$2500. This tool can reduce water consumption by an average of 1.5 million gallons per center pivot for a crop season.

The demonstration farms using these tools and others have reduced nitrogen use by an average of 50 lbs. of nitrogen per acre. The SRP has provided this type of cost share to farmers on more than 100,000 acres in the past five years. Assuming a 50 lb. nitrogen reduction per acre on these 100,000 acres, this results in 5,000,000 lbs. less nitrogen being applied in the SRWMD per year.

Assuming similar results with this program, these tools have the potential to reduce nitrogen applications by 1,000,000 lbs., and reduce water use by 38 million gallons per grower season across the 50 farms.

### **Possible Tools**

Some of the tools eligible for cost share are currently being used by farmers on BMP Demonstration Farms in the Suwannee River Basin and include the following:

- **Electronic Soil Moisture Probe** This probe can have 4 sensors, 4", 12", 20", and 32" (i.e. 80 cm) and is used with CR 200 Data logger and a Lap Top Computer with Graphing Software. Approximately \$2500 (The above equipment can also be used with a permanently mounted time-domain reflectometer (TDR) probe. Multiple probes can be purchased for use in several fields.
- **Portable TDR 100 Probe (or comparable probe).** This standalone unit is portable and gives a percent moisture reading. Cost is approximately \$850.
- **SPAD 502 Meter** (or comparable meter) used to determine chlorophyll content in certain agronomic crops. Cost is approximately \$1500.
- **Cardy Meters** These units measure plant sap nitrate and potassium levels instantly in the field. Cost for unit with toolbox and miscellaneous equipment is approximately \$730. Test solutions will need to be replenished occasionally.
- **GPS Guidance Unit** Several different units are available. A basic Light Bar unit price is about \$1400 and the price goes up for units capable of mapping fields.
- **Laptop computer and/or record keeping software** (Price dependent upon unit.)

- **Soil Compaction Meter (Approximately \$200)** Managing soil compaction can improve crop root growth which improves both nutrient and water uptake by the crop.
- **Nurse Tank and Injection Pump for fertigation (Approximately \$7,000)**  
Nurse tanks and fertigation equipment allow for split applications of fertilizer to minimize leaching from large rain events.
- **Fertilizer Application Equipment - for split application of N (Approximately \$10,000)** (Purchase of GPS/Light Bar required for dry broadcast equipment.)
- **Automated Fertigation and Irrigation Controllers for Drip Systems (Price depends on system requirements.)**
- **Automated Weather Station System (Used to manage irrigation systems - price varies.)**

For more information contact the Suwannee River Partnership office at 386.362.1001 and ask for Darrell Smith, Joel Love, or Hugh Thomas.

## MEMORANDUM

TO: Governing Board

FROM: Carl Meece and David Flagg; Surplus Lands Committee

THRU: David Still, Executive Director *DS*  
Joe Flanagan, Director of Land Acquisition and Management *JF*

DATE: April 7, 2010

SUBJECT: Authorization to Obtain Appraisals of Four Properties Previously Declared Surplus in Columbia, Lafayette, Madison and Suwannee Counties

### RECOMMENDATION

The Surplus Lands Committee and staff recommend the Governing Board authorize the Executive Director to obtain current market value appraisals of the Bay Creek South, Owens Spring, Westwood West and Blue Sink surplus tracts.

### BACKGROUND

Chapter 373.089 of the Florida Statutes provides authorization for the Governing Board to declare lands that are no longer needed for conservation purposes such as springs protection, wetlands preservation, floodplain protection, or aquifer recharge as surplus and to sell these lands for the highest price obtainable, or no less than appraised value.

It is the Surplus Lands Committee and staff consensus that implementation of Chapter 373.089 can be best accomplished using a seven-step process as follows:

Step 1: Governing Board action to declare that the tract of land, which is a portion of the original purchase, is no longer needed for conservation purposes and to declare that the tract of land is surplus. The Governing Board has already taken this step for the Bay Creek South, Owens Spring, Westwood and Blue Sink Tracts.

Step 2: Governing Board action to authorize staff to engage the services of one or more Certified Real Estate Appraisers to establish current market values for the tracts of land declared surplus in Step 1 by the Governing Board.

Step 3. Governing Board action to authorize staff to engage the services of one or more realtors to place the tracts of land declared surplus by the Governing Board on the market using appraisal information obtained in Step 2, in an effort to obtain the highest price obtainable.

Step 4. Staff follow-up to issue a Request for Proposals for realty services for the marketing and sale of tracts of land that have proceeded through steps 1, 2, and 3.

Step 5: Governing Board action to notice intention to execute individual purchase and sale agreements on offers submitted by the one or more realtors that have been engaged in an effort to obtain the highest price obtainable.

Step 6. Staff follow-up to publish a notice of intention to sell a tract of land in a local newspaper for three consecutive weeks for a minimum of 30 days prior to final Governing Board action to sell a tract of surplus property.

Step 7. Governing Board action to execute contract for sale and disposal of a tract of surplus property that has proceeded through steps 1 through 6.

The Bay Creek South, Owens Spring, Westwood and the Blue Sink tracts have been thoroughly examined by Carl Meece and David Flagg. Both Carl and David provided valuable guidance as to how the tracts may be configured or divided for enhanced market appeal and whether fee simple sales should be considered or conservation easements should be retained.

At the direction of the Surplus Lands Committee, it is staff recommendation that each of these tracts undergo an appraisal of value as specified in Step 2.

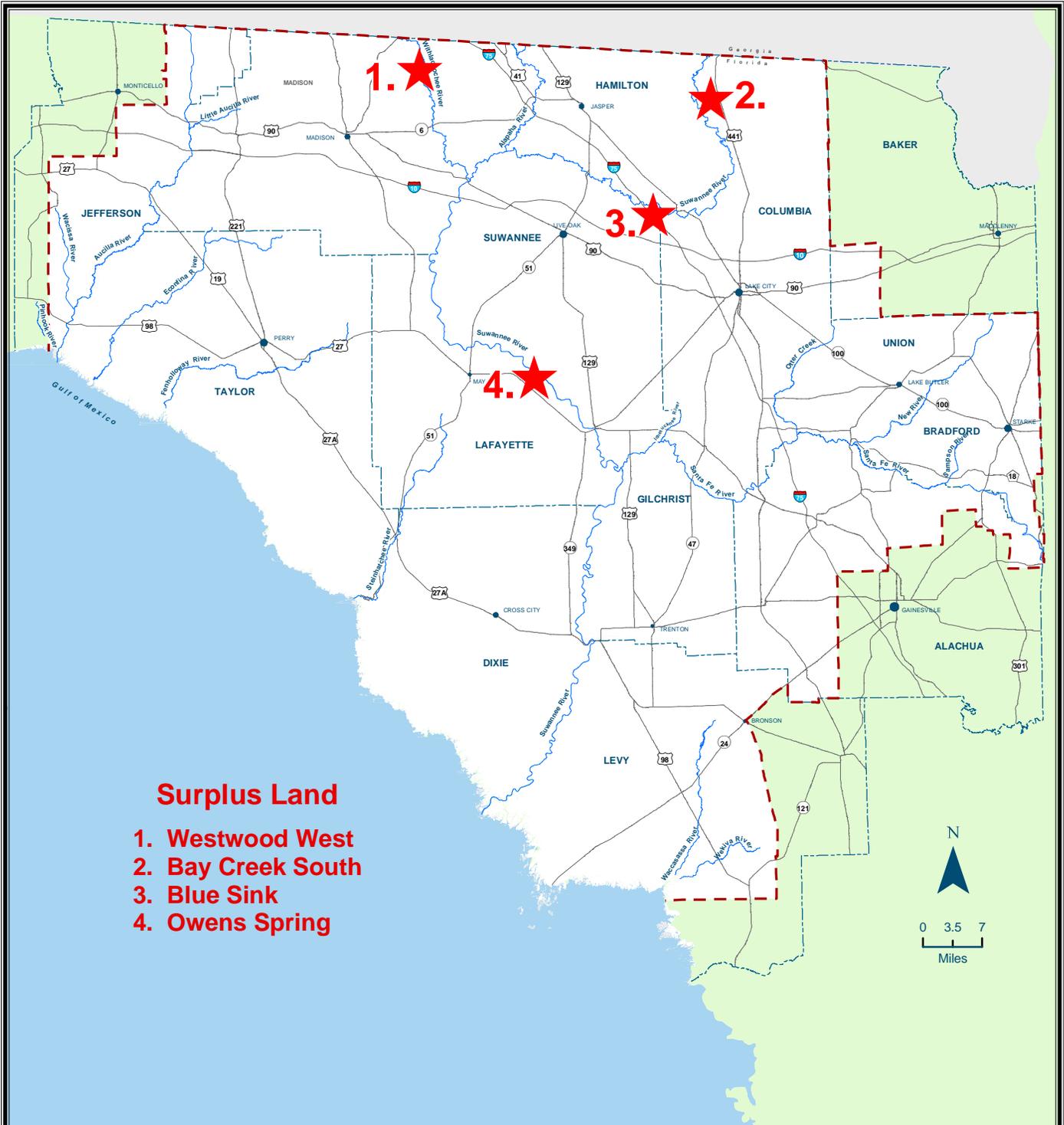
<b>Tract Name</b>	<b>Acres +/-</b>	<b>County</b>	<b>Zoning</b>	<b>Tract Divisions</b>	<b>Appraisal Assignment</b>
Bay Creek South	45	Columbia	A2 (1 dwelling/10 acres)	None	Fee Simple and CE
Owens Spring	77	Lafayette	A3 (1 dwelling/5 acres)	Two or as a whole	Fee Simple
Westwood	320	Madison	Conservation	Four or as a whole	Fee Simple
Blue Sink	80	Suwannee	Environmentally Sensitive	Two or as a whole	Fee Simple and CE

Appraisal of Surplus Lands  
April 7, 2010  
Page 3

With the Board's authorization, staff will request bids on all four properties from District-approved appraisers. Once one or more appraisers are engaged, the process for acquiring final appraisals is expected to take approximately 60 days.

The Surplus Lands Committee also identified and discussed several more tracts of land, both large and small, that seem to meet the criteria for declaration as surplus. These tracts can be further discussed by the Governing Board in the course of the May Governing Board Workshop.

cc: Charlie Houder



**Surplus Land**

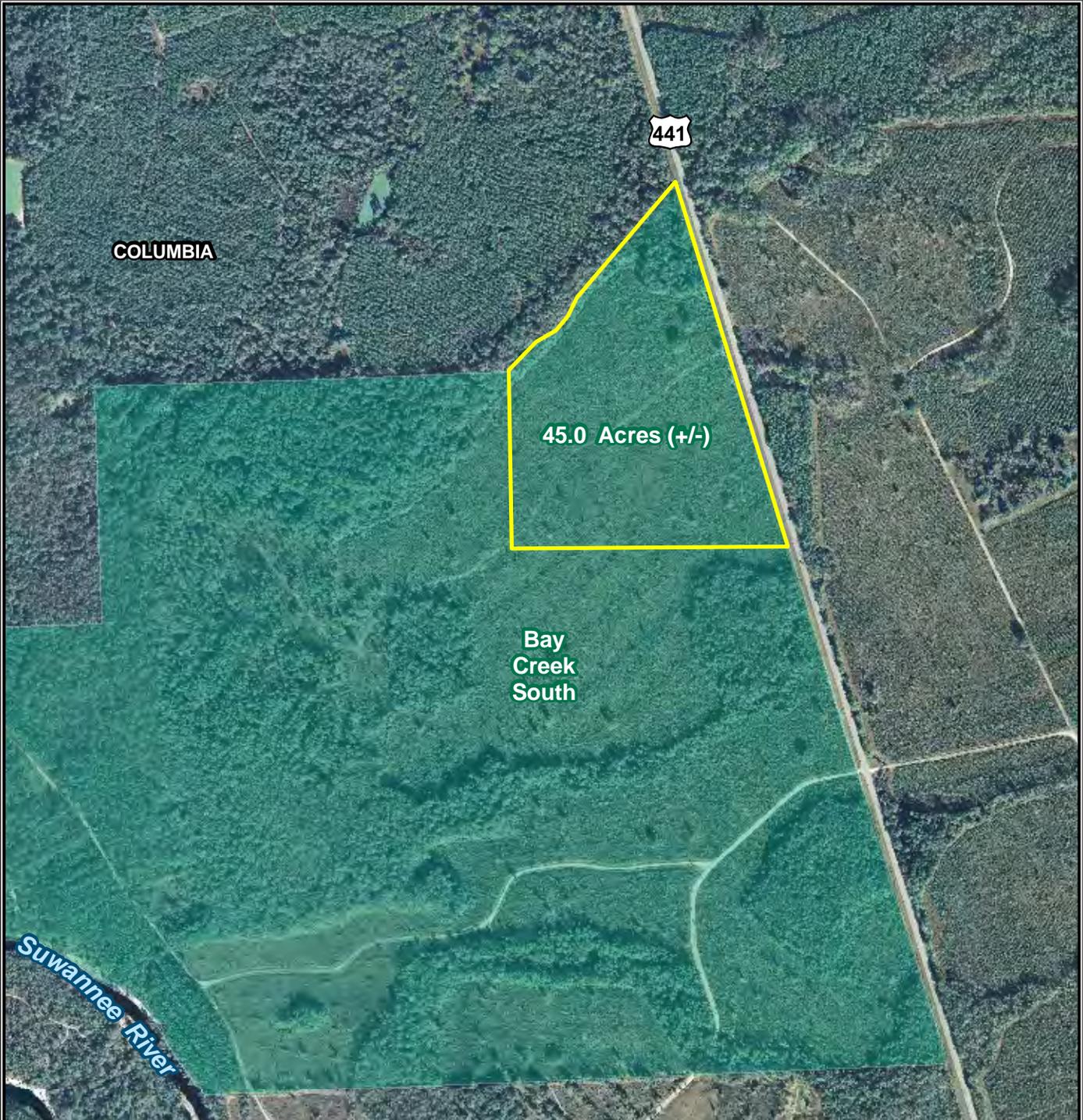
- 1. Westwood West
- 2. Bay Creek South
- 3. Blue Sink
- 4. Owens Spring

 SRWMD Boundary  
 Project Location



NOTE: This map was prepared by the Suwannee River Water Management District, Land Acquisition and Management Department, for informational purposes only and does not conform to National Map Accuracy Standards. For more information regarding the data on this map please call SRWMD at 1-386-362-1001 (extension 3140)

04/05/10



- Potential Surplus Land
- SRWMD Lands



### Surplus Land Bay Creek South Columbia County, FL



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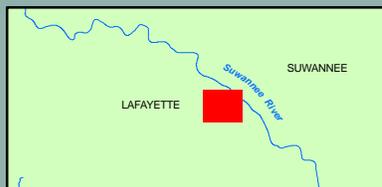
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GIS: GH  
PD: 04/07/2010



-  Potential Surplus Land
-  SRWMD Lands

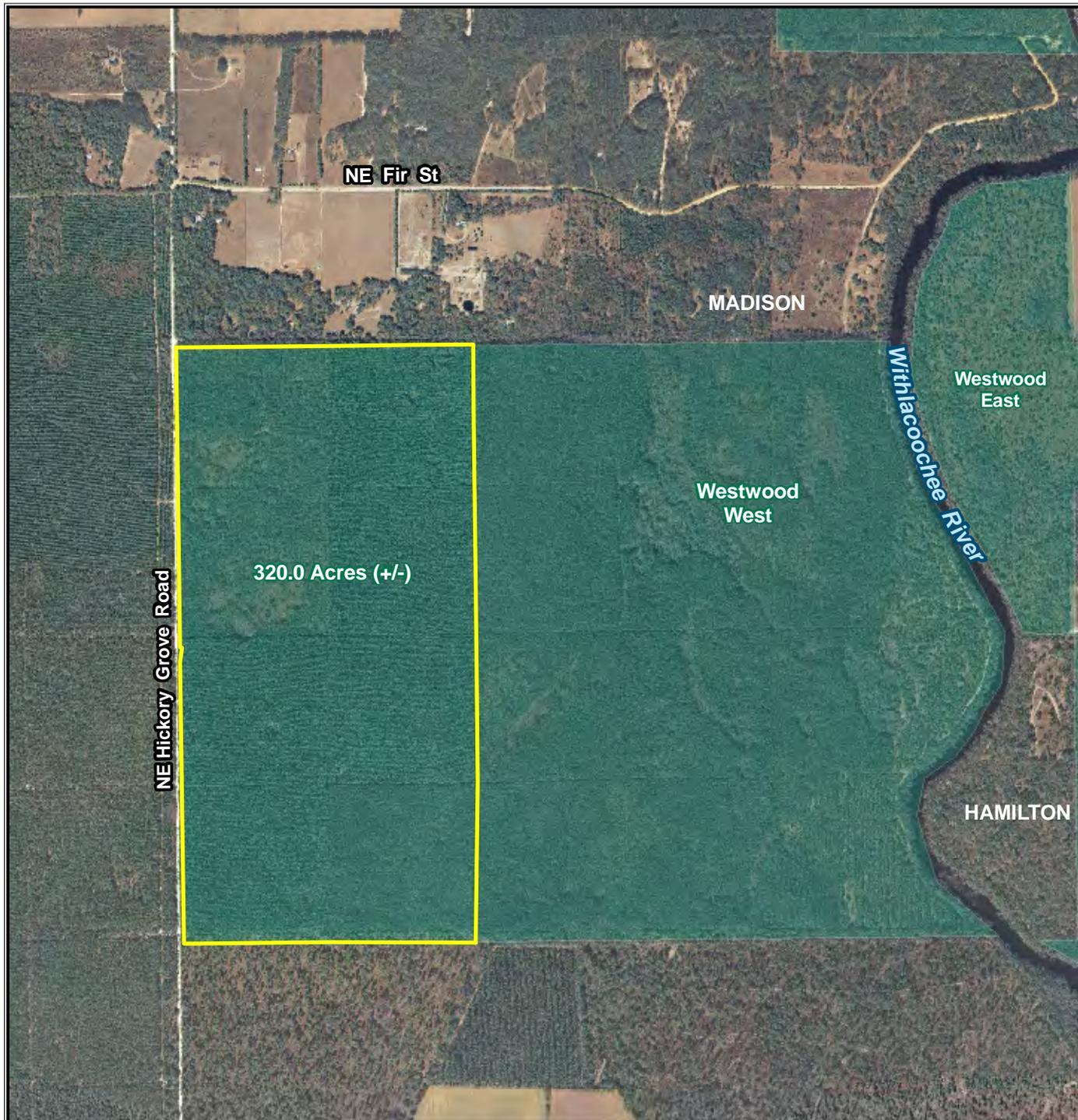


### Surplus Land Owens Spring Lafayette County, FL



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PD: 4/5/2010



- Potential Surplus Land
- SRWMD Lands

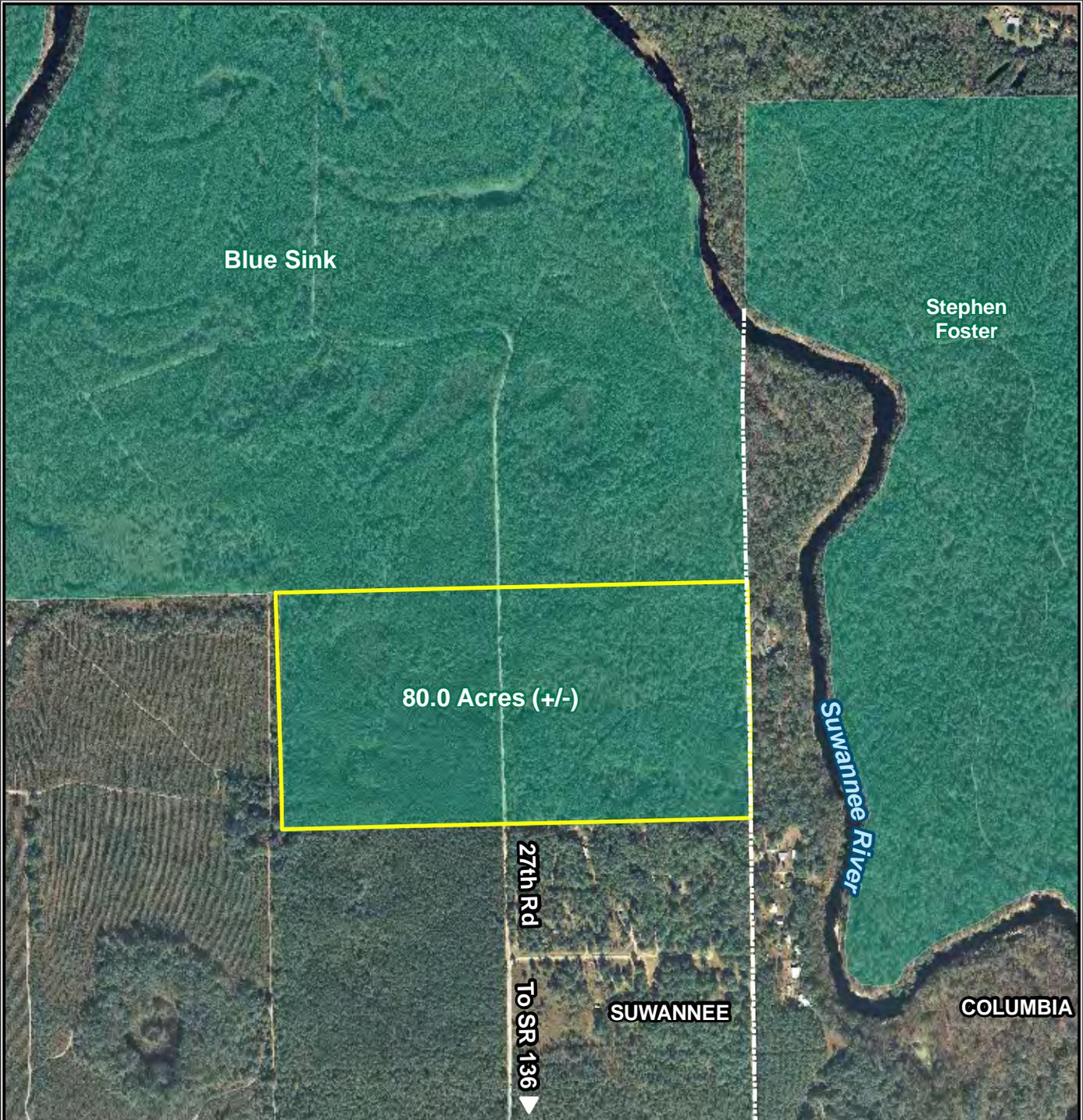


### Surplus Land Westwood West Madison County, FL



NOTE: The aerial photography imagery on this map is a U.S. Geological Survey (USGS) Digital Orthophoto Quad (DOQ) and based on photographs of the USGS taken in the spring of 2004. This map was prepared by the Suwannee River Water Management District (SRWMD) for informational purposes only. SRWMD does not guarantee the quality, accuracy or suitability for any uses of this data, and no warranty is expressed or implied. More information regarding the data portrayed on this map can be found by contacting the SRWMD at (386) 362-1001. Madison Imagery 2006 1F1 NC

PM: TD  
GS: GH  
PD: 04/07/2010



- Potential Surplus Land
- SRWMD Lands



**Surplus Land  
Blue Sink  
Suwannee County, FL**



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PM: TD  
GS: GH  
PD: 04/07/2010

MEMORANDUM

TO: Governing Board  
FROM: Brian Kauffman, Facilities Director  
THRU: David Still, Executive Director *CA for*  
Joe Flanagan, Director of Land Acquisition and Management *JA*  
DATE: April 5, 2010  
RE: Contract for Outdoor Arena at the R.O. Ranch Equestrian Park

RECOMMENDATION

Staff recommends the Governing Board approve the ranking below and authorize the Executive Director to negotiate and execute a contract with Smitty's Western Store for planning and installation of an outdoor arena at the R. O. Ranch Equestrian Park for a cost not to exceed \$100,000.

<u>Ranking</u>	<u>Proposer</u>	<u>Location</u>
1.	Smitty's Western Store	Lake City, Florida
2.	Chaples Tractor and Agricultural Service	Live Oak, Florida

BACKGROUND

On February 1, 2010, the District issued a Request for Proposals for planning and installation of an outdoor arena at the R. O. Ranch Equestrian Park. Two proposals were received before the March 4 deadline.

After careful review, the R. O. Ranch Board of Directors and staff felt additional information was needed before ranking the proposals. On April 1 the Board of Directors and staff met onsite with each firm independently to discuss their proposals. Both firms were given approximately an hour and a half to present their proposal and answer questions. Chaples' proposal was submitted at a cost of \$165,000. In discussion with Smitty's, their proposal was that construction of the outdoor arena could be achieved at a cost not to exceed \$100,000.

Later that same evening, the R. O. Ranch Board of Directors discussed the proposals at their workshop and meeting. The Board agreed that Smitty's Western Store presented a slightly better proposal and should be ranked number one. If negotiations are unsuccessful with the first ranked firm, then negotiations with the second ranked firm would begin.

Original plans for the equestrian park called for construction of a covered arena during phase I. Due to the cost of construction of a covered arena, this project

was put on hold. Construction of an outdoor arena was not budgeted in FY10 because it was scheduled for construction during phase II. However, the R. O. Ranch Board of Directors felt an outdoor arena would provide another venue for public use of the park and would generate additional income. Although funding for this project was not budgeted in FY10, the approximately \$180,000 savings on the bathhouse construction project provides ample funding for construction of the outdoor arena.

gal

cc: Charlie Houlder