

Suwannee River Water Management District

Governing Board Materials

Mission Support

The following materials have been reviewed and approved for distribution to the Governing Board and the public.

Director of Mission Support

Assistant Executive Director

Executive Director

MEMORANDUM

TO: Governing Board
FROM: Melanie Roberts, Director of Mission Support
DATE: August 27, 2012
RE: Approval of July 2012 Financial Report

RECOMMENDATION

Staff recommends that the Governing Board approve the July 2012 Financial Report and confirm the expenditures of the District.

BACKGROUND

Chapter 373.553(1), F.S., authorizes the delegation of authority by the Governing Board to the Executive Director to disburse District funds, providing certification is made to the Board at the next regular meeting that such disbursement is proper, in order, and within budgetary limits. In compliance with the statutory provisions in Chapter 373, the Governing Board of the Suwannee River Water Management District has directed staff to prepare a Financial Report in the manner presented.

Non-Operating Budget	
Acquisition	\$7,207,820
Future Contractual	\$7,304,408
R. O. Ranch Reserves	\$3,810,000
Land Management Reserves	\$5,000,000
Operating Reserves	\$2,760,000
Total	\$26,082,228
Operating Budget	\$21,307,361
Total FY 2012 Budget	\$47,389,589
Total FY 2012 Expenditures	\$8,989,840
Percent of Operating Budget	42%

If you have any questions about this recommendation or if you would like any further information regarding the District's financial transactions, please contact me.

gal
enclosures

MONTHLY STATUS OF FY 2011/2012 BUDGET EXPENDITURES BY DEPARTMENT
THROUGH 07/31/12

Water Supply & Resource Management

Description	Budgeted	Expenditures to Date	% Expenditures Used	Balance
516 Salaries & Benefits	\$3,183,888	\$2,175,506	68%	\$1,008,382
540 Other Personal Services	148,000	60,400	41%	87,600
580 Legal Services	153,200	132,400	86%	20,800
585 Audit Services	0	1,000	n/a	-1,000
586 Contractual Services	17,750,747	2,526,691	14%	15,224,056
590 Pmt. in Lieu of Taxes	365,000	346,104	95%	18,896
605 Printing & Binding	13,400	5,275	39%	8,125
606 Publication of Notices	16,600	6,940	42%	9,660
621 Meetings	4,700	300	6%	4,400
622 Registrations & Training	35,850	17,852	50%	17,998
626 Travel Expenses	32,500	4,815	15%	27,685
627 Utilities	10,000	1,981	20%	8,019
628 Communications	0	1,100	n/a	-1,100
631 Equipment Maintenance	9,400	4,773	51%	4,627
690 Other Contractual Services	8,400	84	1%	8,316
701 Field Supplies	714,900	396,043	55%	318,857
703 Computer Supplies	5,350	1,954	37%	3,396
705 Maps & Aerials	1,500	0	0%	1,500
706 Books & Documents	3,200	47	1%	3,153
715 Photographic Supplies	1,850	0	0%	1,850
740 Office Support Equipment	5,100	184	4%	4,916
790 Other Commodities	2,400	0	0%	2,400
801 Computer Software	8,700	2,440	28%	6,260
802 Equipment Rental	5,750	5,526	96%	224
809 Fees & Permits	16,000	413	3%	15,587
850 Overhead Allocation	n/a	1,192,536	n/a	-733,375
903 Office Equipment	3,000	0	0%	3,000
905 Mobile Equipment	24,000	0	0%	24,000
906 Computer Equipment	8,000	0	0%	8,000
907 Lab & Field Equipment	31,000	0	0%	31,000
930 Interagency Expenditures	1,444,300	395,064	27%	1,049,236
960 Reserves	8,810,000	0	0%	8,810,000
TOTAL	\$32,816,735	\$7,279,428	22%	\$25,537,307

MONTHLY STATUS OF FY 2011/2012 BUDGET EXPENDITURES BY DEPARTMENT
THROUGH 07/31/12

Executive Office

Description	Budgeted	Expenditures to Date	% Expenditures Used	Balance
516 Salaries & Benefits	\$489,133	\$491,828	101%	-\$2,695
580 Legal Services	55,000	39,787	72%	15,213
586 Contractual Services	28,000	14,214	51%	13,786
605 Printing & Binding	1,000	0	0%	1,000
606 Publication of Notices	0	4,696	n/a	-4,696
621 Meetings	500	0	0%	500
622 Registrations & Training	6,525	5,516	85%	1,009
626 Travel Expenses	27,750	18,759	68%	8,991
650 Promotions	13,500	6,209	46%	7,291
701 Field Supplies	0	422	n/a	-422
706 Books & Documents	2,000	832	42%	1,168
715 Photographic Supplies	350	336	96%	14
850 Overhead Allocation	0	163,863	n/a	-92,321
930 Interagency Expenditures	5,000	2,250	45%	2,750
960 Reserves	2,760,000	0	0%	2,760,000
TOTAL	\$3,388,758	\$748,712	22%	\$2,640,046

MONTHLY STATUS OF FY 2011/2012 BUDGET EXPENDITURES BY DEPARTMENT
THROUGH 07/31/12

Mission Support

Description	Budgeted	Expenditures to Date	% Expenditures Used	Balance
516 Salaries & Benefits	\$1,863,076	\$1,265,292	68%	\$597,784
564 Property Appraiser	210,000	158,741	76%	51,259
579 Tax Collector	125,000	89,539	72%	35,461
580 Legal Services	46,800	23,765	51%	23,035
585 Audit Services	35,000	28,604	82%	6,396
586 Contractual Services	605,500	186,608	31%	418,892
605 Printing & Binding	25,500	6,614	26%	18,886
606 Publication of Notices	15,000	1,490	10%	13,510
607 Postage	25,000	13,743	55%	11,257
621 Meetings	1,000	0	0%	1,000
622 Registrations & Training	38,000	19,527	51%	18,473
626 Travel Expenses	24,000	8,343	35%	15,657
627 Utilities	70,000	42,235	60%	27,765
628 Communications	150,000	105,722	70%	44,278
629 Facilities Maintenance	75,000	39,814	53%	35,186
630 Vehicle Maintenance	75,000	41,319	55%	33,681
631 Equipment Maintenance	27,000	4,909	18%	22,091
690 Other Contractual Services	2,500	901	36%	1,599
701 Field Supplies	10,000	1,957	20%	8,043
702 Office Supplies	41,000	25,900	63%	15,100
703 Computer Supplies	26,000	17,692	68%	8,308
704 Fuel & Lubricants	70,000	55,489	79%	14,511
705 Maps & Aerials	2,000	0	0%	2,000
706 Books & Documents	7,600	1,384	18%	6,216
740 Office Support Equipment	6,000	2,007	33%	3,993
790 Other Commodities	3,000	818	27%	2,182
801 Computer Software	86,800	26,904	31%	59,896
802 Equipment Rental	50,000	33,868	68%	16,132
804 Workers Comp. Insurance	25,000	11,116	44%	13,884
805 Property & Casualty Insurance	60,000	49,719	83%	10,281
809 Fees & Permits	500	475	95%	25
850 Overhead Allocation	0	679,311	n/a	-482,505
850 Overhead Allocation Credits	0	-2,035,710	n/a	-1,441,096
903 Office Equipment	17,000	8,434	50%	8,566
906 Computer Equipment	110,000	40,695	37%	69,305
907 Lab & Field Equipment	25,000	1,975	8%	23,025
920 Land Acquisition	7,207,820	0	0%	7,207,820
930 Interagency Expenditures	23,000	2,500	11%	20,500
TOTAL	\$11,184,096	\$961,700	9%	\$10,222,396
DISTRICT TOTAL	\$47,389,589	\$8,989,840	19%	\$38,399,749

MEMORANDUM

TO: Governing Board
FROM: Vern Roberts, Accounting Coordinator
DATE: August 27, 2012
RE: Declaration of Surplus Property and Disposition

RECOMMENDATION

District staff recommends the Governing Board declare the following list of property items as surplus and authorize staff to dispose of these property items in the most cost-effective means as determined by the District and authorized by Chapter 274.05, Florida Statutes.

BACKGROUND

Due to several factors, which include changes in technology, equipment compatibility concerns, high maintenance costs, and wear and tear over time, various property items that are owned by the District become functionally obsolete each year. Florida Statutes recognize that property items do become functionally obsolete and provides a process for declaring property items as surplus and for the disposition of this surplus property.

As provided by Florida Statutes, staff recommends the Governing Board declare the attached list of property items as surplus property, and authorize staff to dispose of these surplus property items by either trading them when new items are purchased, offering them to other governmental units in the district or offer the property to private nonprofit agencies as defined in s. 273.01(3). Any remaining electronic equipment will be properly recycled using A1 Assets, a recognized company by the State of Florida Department of Environmental Protection to properly recycle equipment.

gal
enclosure

SURPLUS PROPERTY

Asset No.	Description	Quantity	Year Purchased	Purchase Price
0067	Fathometer	1	1975	\$1,949.50
1815	Pneumatic Controller	1	1989	\$1,100
1824	Pneumatic Controller	1	1989	\$1,050
1851	Water Quality Monitoring System	1	1989	\$1,670
2045	Redi Flow Pump	1	1993	\$2,311
2079	Hydrologger with Display	1	1994	\$2,566
2193	Water Quality Probe	1	1995	\$6,100
2218	Transit Time Flowmeter	1	1996	\$4,375
2227	Pressure Transducer	1	1996	\$1,257
2294	Institu-Troll w/Cable	1	1997	\$2,544
2295	YSI DO/PH.Nitrate Probe Kit	1	1996	\$5,281
2308	Model 3230 Reel with Power Option	1	1997	\$2,200
2309	Microfilm Reader/Scanner	1	1997	\$13,495
2336	YSI 6920 Multiparameter Probe	1	1998	\$5,350
2364	YSI 6920 Field Meter	1	1998	\$5,818
2431	HP 800 PS Plotter	1	1999	\$9,812
2487 2488	Redi Flow Variable Frequency Drive	2	2000	\$1,402 each
2493	Geo Explorer 3C GPS System	1	2000	\$3,667
2497	GPS Beacon & Datalogger	1	2000	\$11,105
2500	Redi Flow Pump	1	2000	\$1,426
2552	Datalogger	1	2000	\$1,287
2567	Pressure Transducer	1	2001	\$1,007
2627	GIS HP Color Laser Jet 8550	1	2002	\$5,900
2628	YSI 600R Conductivity Sensor	1	2002	\$1,784
2637	Variable Frequency Drive	1	2002	\$1,442
2640	YSI 6920 Sonde	1	2002	\$4,540
2684	Gateway E4000	1	2002	\$1,582
2774	Dell OptiPlex GX270	1	2004	\$1,667
2820	HP 800 PS Plotter	1	2004	\$6,656
2861	Dell 42" Plasma TV	1	2005	\$3,102
2863	Redi Flow Pump, Cable & Remote	1	2005	\$1540
2877	Dell/EMC CX SAN Disk Processor Enclosure	1	2006	\$43,198
2878	Dell/EMC SAN Disk Array Enclosure	1	2006	\$19,031
2888 2889	Trailhead Composting Toilet	2	2005	\$13,798 each

Asset No.	Description	Quantity	Year Purchased	Purchase Price
2905	Dell OptiPlex GX620	1	2006	\$1,932
2951	Recon 400 with charger	1	2006	\$2,027
2967	Dell Latitude D820	1	2007	\$1,978
2977	Trimble Ranger GPS Data Logger	1	2006	\$3,514
2978	Trimble ProXT GPS Receiver	1	2006	\$2,245
2979	Dell/EMC SAN Disk Array Enclosure	1	2007	\$33,954
2984	Dell Latitude D620	1	2008	\$1,866
2987 2988 2989 2992 3003 3007	Dell OptiPlex 745	6	2007	\$1,971 each
3010	Dell Latitude D420	1	2008	\$1,826
3019	Dell Latitude D820	1	2008	\$2,058
3031	Dell Latitude D830	1	2008	\$1,861
3039 3040	Dell Latitude D830	2	2008	\$1,700 each
3046	Dell Latitude ATG D630	1	2008	\$2,201
3049 3051 3054 3060 3062 3064 3067 3068 3070	Dell OptiPlex 755	9	2008	\$1,696 each
3145	Dell/EMC SAN Disk Array Enclosure	1	2010	\$33,919

MEMORANDUM

TO: Governing Board
FROM: Vern Roberts, Accounting Coordinator
DATE: August 27, 2012
RE: Procurement of Office Supplies from State Approved Vendors

RECOMMENDATION

Staff recommends the Governing Board authorize the Executive Director to purchase office supplies and equipment from vendors on State of Florida Contract No. 618-000-11-1 for a total not to exceed \$35,000 for Fiscal Year 2013.

BACKGROUND

The State of Florida conducted a competitive bid process and selected Office Depot and Staples as the low cost vendors for office supplies and equipment. As part of this bid process the successful vendors are required to extend discounted prices to agencies authorized to purchase off state contracts. This State of Florida contract is effective until October 2013.

By "piggybacking" on the State of Florida contract, the District can avoid the cost of conducting its own bid process and can realize major discounts off catalog prices offered by the approved vendor(s) to government agencies.

Therefore, staff recommends the District purchase office supplies and equipment from the approved State of Florida vendors at the discounted price schedule in lieu of conducting an independent bid process.

This recommendation is contingent upon final adoption of the Fiscal Year 2013 budget.

gal

MEMORANDUM

TO: Governing Board
FROM: Vern Roberts, Accounting Coordinator
DATE: August 23, 2012
RE: Recommended Insurance Providers

RECOMMENDATION

Staff recommends the Governing Board authorize the Executive Director to procure insurance coverage from the most cost-effective providers at an aggregate premium cost of \$144,212 for Fiscal Year 2013.

BACKGROUND

In order to achieve sufficient insurance coverage at competitive rates, the District uses a competitive selection process every third year. Property and Casualty, Commercial General Liability, Auto, Workers Compensation, Life, and Disability coverages were awarded in 2011 through a competitive bid with the District selecting the insurance provider quoting the lowest premiums that met the requested specifications. Dental and Vision coverages are handled through the District's Health Insurance provider.

Funding for this recommendation is included in the Fiscal Year 2013 budget and is contingent upon final approval of the Fiscal Year 2013 budget. Proposed premiums are as follows:

COVERAGE	CARRIER	FY 2012 PREMIUM	FY 2013 PREMIUM	INCREASE (DECREASE)
Liability (CGL)	PGIT	\$13,893	\$17,861	\$3,968
Workers Comp	PGIT	\$13,106	\$10,226	\$(2,880)
Auto	PGIT	\$5,098	\$5,677	\$579
Property	PGIT	\$30,126	\$30,272	\$146
Governing Board Travel	Standard	\$750	\$750	\$0
Disability	Lincoln	\$15,814	\$15,814	\$0
Life	Lincoln	\$8,448	\$8,712*	\$264
Dental	FL Combined	\$47,200	\$47,200	\$0
Vision	Humana	\$7,700	\$7,700	\$0
TOTAL		\$142,135	\$144,212	\$2,077

*Life insurance premium for FY12 was based on 64 FTEs. FY13 is based on 66 FTEs.

gal

MEMORANDUM

TO: Governing Board
FROM: Jon Wood, Network & Systems Coordinator
DATE: August 27, 2012
RE: Renewal of Software License and Hardware Maintenance Contracts

RECOMMENDATION

Staff recommends the Governing Board authorize the Executive Director to renew software licenses and hardware maintenance contracts during Fiscal Year 2013 for a total amount not-to-exceed \$71,000.

BACKGROUND

Software programs and computer and network hardware are essential to the mission of the District. The following licensed software programs and hardware continue to be the backbone of the District and can be renewed individually at the costs shown below.

Software	Supplier	Renewal Cost
Oracle Database	Oracle, Inc.	\$10,000
GIS Arc/Info and Arc/View	ESRI, Inc.	\$44,000
Enterasys	Isocorp, Inc.	\$9,000
VMWare	VMWare, Inc.	\$8,000
Total		\$71,000

As the District's databases have matured and the software and computing resources have advanced, District staff has made more use of the data. A summary of the above software's uses is as follows:

- The Oracle Database software, provided by Oracle, Inc., and GIS Arc/Info and ArcView, provided by Environmental Systems Research Institute, Inc., (ESRI), have become essential tools used by the District for planning, inventorying, querying or analyzing data in an effort to resolve problems in a timely manner.
- Enterasys software and hardware allows for management and maintenance of the District's computer network.
- VMWare software allows for server virtualization, making it unnecessary to have a physical server for each application.

Funding for these agreements is included in the Fiscal Year 2013 budget. This recommendation is contingent upon final adoption of the Fiscal Year 2013 budget.

gal

MEMORANDUM

TO: Governing Board
FROM: Terry E. Demott, Senior Land Resource Coordinator
DATE: August 27, 2012
RE: Approval and Execution of a Lease Amendment with City of Lake City

RECOMMENDATION

Staff recommends approval and execution of a lease amendment to correct an error in the legal description for property leased to the City of Lake City.

BACKGROUND

In April 2004 the Governing Board leased a portion of its Lake City Well Field property to the City of Lake City. This property is being used for the City's public supply water wells and water treatment plant.

An amendment to the original lease was executed in September 2008 adding two acres to the leased property. The legal description attached to the first amendment to the lease contained a scrivener's error. This Second Amendment to Lease strikes the original legal description and replaces it with the correct description.

gal
008-00354

City of Lake City Well Field Lease Amendment Columbia County, Florida

-  Amendment Boundary = 1.69 Acres
-  Existing Lease Boundary
-  SRWMD Fee Land
-  Utility Easement
-  Florida Gateway College Ownership
-  City of Lake City Ownership



NOTE: This map was created by the Suwannee River Water Management District (SRWMD), Real Estate Program (REP), of the Department of Mission Support (DMS), to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of the use or application. SRWMD does not guarantee the accuracy, or suitability for any use of this data, and no warranty is expressed or implied. In no event will the SRWMD, its staff, or the contributing agencies be liable for any direct, indirect, special, consequential or other damages, including loss of profit, arising from the use of this data, even if the District has been advised of the possibility of such damages. Users of this data should therefore do so at their own risk. For more information, please contact the SRWMD at 1-800-226-1066. Columbia 2010 NC IFT Imagery.



PM: TD
GIS: GH
GBD: 09/2012

Prepared by/Return to:
Davis, Schnitker, Reeves
& Browning, P.A.
Post Office Drawer 652
Madison, Florida 32341

CORRECTED FIRST AMENDMENT TO LEASE

This Corrected First Amendment to Lease (hereinafter referred to as the “CORRECTED FIRST AMENDMENT”) made and entered into as to this _____ day of _____, 2012, by and between **SUWANNEE RIVER WATER MANAGEMENT DISTRICT**, a Florida Statutes Chapter 373 Water Management District, having a mailing address of 9225 CR 49, Live Oak, Florida 32060, (hereinafter referred to as “LANDLORD” and the **CITY OF LAKE CITY, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, having a mailing address of Post Office Box 1687, Lake City, Florida 32056, (hereinafter referred to as “TENANT”)

WITNESSETH

WHEREAS, the parties previously entered into a certain lease entitled “LEASE” (hereinafter referred to as the “LEASE”) dated April 13, 2004 and recorded on April 21, 2004, in Official Records Book 1013, pages 195-224, of the public records of Columbia County, Florida; and,

WHEREAS, by virtue of the LEASE, LANDLORD leased certain real property described therein to TENANT; and,

WHEREAS, the parties have previously amended the LEASE by virtue of that certain document entitled “FIRST AMENDMENT TO LEASE” (hereinafter referred to as the “FIRST AMENDMENT”) dated September 9, 2008, a copy of which is attached hereto as Exhibit “A”; and,

WHEREAS, in the FIRST AMENDMENT the parties amended the LEASE to lease not only the real property described in the LEASE but also the additional real property as described in the FIRST AMENDMENT; and,

WHEREAS, the parties now realize that there was an error in the legal description shown in the FIRST AMENDMENT and wish to correct such error; and,

WHEREAS, a correct legal description of the real property which was intended to be the subject of the FIRST AMENDMENT has been prepared and agreed to between the parties; and,

WHEREAS, the governing bodies of the parties have each considered this CORRECTED FIRST AMENDMENT at properly noticed public meetings, agree that this CORRECTED FIRST AMENDMENT accurately expresses the agreement of the parties at the time they executed the FIRST AMENDMENT and wish to enter into this CORRECTED FIRST AMENDMENT for the reasons set out above.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual benefits flowing from each to the other, the parties do hereby agree as follows:

1. The above recitals are incorporated herein by reference.
2. Schedule "A" of the LEASE is hereby amended, altered and restated to include (1) all of the real property described therein and (2) that certain parcel of real property located in Columbia County, Florida more particularly described as follows:

COMMENCE AT THE SOUTHWEST CORNER OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 00°49'36" W, ALONG THE WEST LINE OF SAID E 1/2 OF SW 1/4 OF NE 1/4, 515.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°49'36" W, STILL ALONG SAID WEST LINE OF SAID E 1/2 OF SW 1/4 OF NE 1/4, 238.96 FEET TO THE SOUTH RIGHT OF WAY OF SE WATER PLANT ROAD, AN 80 INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1013, PAGE 195 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 89°10'24" E, ALONG SAID SOUTH RIGHT OF WAY, 110.90 FEET TO A POINT OF CURVE; THENCE CONTINUE EASTERLY ALONG SAID SOUTH RIGHT OF WAY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 30°50'05", A CHORD BEARING AND DISTANCE OF S 75°24'35" E - 38.28 FEET, AN ARC DISTANCE OF 38.75 FEET TO THE POINT OF TANGENCY; THENCE S 59°59'34" E, STILL ALONG SAID SOUTH RIGHT OF WAY, 136.13 FEET TO A POINT OF CURVE; THENCE CONTINUE EASTERLY ALONG SAID SOUTH RIGHT OF WAY ALONG SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 152.00 FEET, A CENTRAL ANGLE OF 30°00'09", A CHORD BEARING AND DISTANCE OF S 74°59'34" W - 78.69 FEET, AN ARC DISTANCE OF 79.59 FEET TO THE POINT OF TANGENCY; THENCE S 89°59'34" E, STILL ALONG SAID SOUTH RIGHT OF WAY, 29.74 FEET TO THE TO THE NORTHWEST CORNER OF LEASE AGREEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1013, PAGE 195 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 00°00'26" W, ALONG THE WESTERLY LINE OF SAID LEASE

AGREEMENT, 142.48 FEET; THENCE N 89°59'34" W, 368.09 FEET TO THE POINT BEGINNING. CONTAINING 1.69 ACRES, MORE OR LESS.

3. Except as expressly modified herein, all terms and conditions of the LEASE shall remain in full force and effect.
4. This CORRECTED FIRST AMENDMENT properly expresses the intent of the parties when they executed the FIRST AMENDMENT, therefore this CORRECTED FIRST AMENDMENT shall relate back in time to and replace the FIRST AMENDMENT as of the effective date of the FIRST AMENDMENT. As of the effective date of the CORRECTED FIRST AMENDMENT, the FIRST AMENDMENT shall be of no further effect.
5. This CORRECTED FIRST AMENDMENT shall be effective immediately upon the date first set out above.
6. This CORRECTED FIRST AMENDMENT shall be recorded in the public records of Columbia County, Florida to give constructive notice of the terms hereof.

(The remainder of this page was intentionally left blank.)

IN WITNESS WHEREOF, the GOVERNING BOARD OF THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT, (“LANDLORD”) hereby executes this CORRECTED FIRST AMENDMENT on the date first written above.

GOVERNING BOARD OF THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT

By: _____
Don Quincey, Jr.
Chair

(OFFICIAL SEAL)

ATTEST: _____
Ray Curtis
Secretary Treasurer

Approved as to form and legality:

By: _____
George T. Reeves
Legal Counsel

Approved as to conformance with District Budgetary and Administrative Procedures:

By: _____
Charles H. Houder, III
Deputy Executive Director

(The remainder of this page was intentionally left blank.)

IN WITNESS WHEREOF, the CITY COMMISSION OF THE CITY OF LAKE CITY FLORIDA (“TENANT”) hereby executes this CORRECTED FIRST AMENDMENT on the date first written above.

CITY COMMISSION OF THE CITY OF
LAKE CITY, FLORIDA

By: _____

Mayor

(OFFICIAL SEAL)

ATTEST: _____

Clerk

Approved as to form and legality:

By: _____

Legal Counsel

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Prepared by/Return to:
William J. Haley, Esquire
Brannon, Brown,
Haley & Bullock, P. A.
P.O. Box 1029
Lake City, FL 32056-1029

FIRST AMENDMENT TO LEASE

This First Amendment to Lease ("Amendment") made and entered into as of this 9th day of September, 2008, by and between **SUWANNEE RIVER WATER MANAGEMENT DISTRICT**, a Florida Statutes Chapter 373 Water Management District, having a mailing address of 9225 CR 49, Live Oak, Florida 32060, (hereinafter referred to as "Landlord") and the **CITY OF LAKE CITY, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, having a mailing address of P.O. Box 1687, Lake City, Florida 32056, (hereinafter referred to as "Tenant").

WITNESSETH

WHEREAS, Landlord and Tenant entered into a Lease dated April 13, 2004 and recorded April 21, 2004, in Official Records Book 1013, pages 195-224, public records of Columbia County, Florida; and

WHEREAS, Landlord and Tenant desire to amend said Lease by adding additional lands to said Lease.

NOW THEREFORE, Landlord and Tenant, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual benefits flowing from each to the other, do hereby agree and amend said Lease as follows:

1. The leased property described in Schedule A of said Lease is hereby amended to add and include the following described lands:

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 1: Commence at the Southwest corner of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence N 00°50'02" W, along the West line of said E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, 594.43 feet to the Point of Beginning; thence N 00°50'02" W, along the West line of said E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, 250.13 feet; thence N 89°09'58" E, 110.90 feet to a point of curvature of a curve concave Southerly, having a radius of 112.00 feet and a central angle of 30°50'02"; a chord bearing of S 75°25'01" E, and a chord length of 59.55 feet; thence along the arc of said curve an arc length of 60.27 feet; thence S 60°00'00" E, 136.13 feet to a point of curvature of a curve concave Northerly, having a radius of

112.00 feet and a central angle of 30°00'00"; a chord bearing of S 75°00'00" E, and a chord length of 57.98 feet; thence along the arc of said curve an arc length of 58.64 feet; thence N 90°00'00" E, 29.73 feet; thence due South, 182.49 feet; thence due West, 368.07 feet more or less to the Point of Beginning.

2. The adding of the additional property to said Lease shall be at no additional cost to either party hereto.

3. This Amendment shall be effective as of the day and year first above written.

4. Except as herein modified, all terms and conditions of said Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties or their duly authorized representatives hereby execute this Amendment to Lease on the date first written above.

Signed, sealed, and delivered
In the presence of:

"LANDLORD"
SUWANNEE RIVER WATER
MANAGEMENT DISTRICT

Gwendolyn A. Lord
Witness

By: Louis Shiver (SEAL)
Louis Shiver
Chairman of the Governing Board

Gwendolyn A. Lord
Print/Type Witness Name

Terry E. Demott
Witness

Attest: Georgia Jones
Georgia Jones
Secretary/Treasurer

Terry E. Demott
Print/Type Witness Name

Approved as to form and legality:

Approved as to conformance with District
Budgetary and Administrative Procedures:

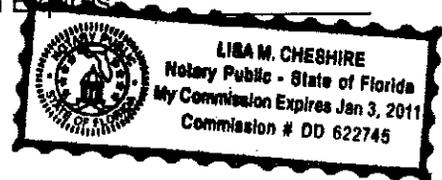
By: William J. Haley
William J. Haley
Legal Counsel

By: Charles H. Houder, III
Charles H. Houder, III
Deputy Executive Director

STATE OF FLORIDA
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me this 9 day of September 2008, by Louis Shiver, as Chairman of the Suwannee River Water Management District, a Florida Statutes Chapter 373 Water Management District, on behalf of said Water Management District, ✓ who is personally known to me, or _____ whom produced _____, as identification.

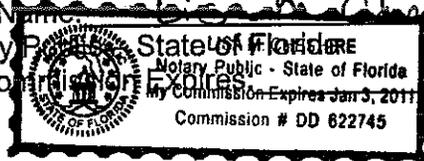
Lisa M. Cheshire
Print Name: Lisa M. Cheshire
Notary Public – State of Florida
My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF Suwannee

The foregoing instrument was acknowledged before me this 9 day of September 2008, by Georgia Jones, as Secretary/Treasurer of the Suwannee River Water Management District, a Florida Statutes Chapter 373 Water Management District, on behalf of said Water Management District, ✓ who is personally known to me, or _____ whom produced _____, as identification.

Lisa M. Cheshire
Print Name: Lisa M. Cheshire
Notary Public – State of Florida
My Commission Expires: _____



Signed, sealed, and delivered
In the presence of:

"TENANT"
CITY OF LAKE CITY, FLORIDA

Deanne Woods
Witness

Deanne Woods
Print/Type Witness Name

Ann m Raulerson
Witness

Ann m. Raulerson
Print/Type Witness Name

By: Stephen M. Witt (SEAL)
Print Name: Stephen M. Witt
Title: Mayor, City of Lake City

Attest: Audrey E. Sikes
Print Name: Audrey E Sikes
City Clerk

Approved as to form and legality:

By: Herbert F. Darby
Herbert F. Darby
City Attorney

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 29th day of September, 2008, by Stephen M. Witt as Mayor of the City of Lake City, Florida, a municipal corporation organized under the laws of the State of Florida, on behalf of said municipal corporation, who is personally known to me, or _____ whom produced _____ as identification.



MICHELE GREENE
Notary Public, State of Florida
My Comm. Expires Aug. 29, 2010
Comm. No. DD 590237

Michele Greene
Print Name: Michele Greene
Notary Public – State of Florida
My Commission Expires: Aug. 29, 2010

STATE OF FLORIDA
COUNTY OF COLUMBIA

¹⁸
~~2004~~ 2008 The foregoing instrument was acknowledged before me this 29th day of September,
~~2004~~, by Audrey E Sikes, as City Clerk of the City of Lake City,
Florida, a municipal corporation organized under the laws of the State of Florida, on behalf
of said municipal corporation, ✓ who is personally known to me, or _____
whom produced _____, as identification.



MICHELE GREENE
Notary Public, State of Florida
My Comm. Expires Aug. 29, 2010
Comm. No. DD 580237

Michele Greene
Print Name: Michele Greene
Notary Public – State of Florida
My Commission Expires: Aug 29, 2010

MEMORANDUM

TO: Governing Board
FROM: Melanie Roberts, Director of Mission Support
DATE: August 27, 2012
RE: Activity Report, Department of Mission Support

DATA MANAGEMENT:

- Updated survey standards are now available. They will be placed in proposals and contracts to ensure standards are followed by the survey contractors.
- Staff replaced a non-functioning GPS unit with a new Trimble GeoXH 6000. This unit collects locations to a sub-foot accuracy and provides better positional accuracy in challenging situations such as under trees and near buildings.
- Data Management Staff continues to provide support to District staff, other agencies and the public through GIS requests, database needs and records requests.

INFORMATION TECHNOLOGY AND COMMUNICATIONS:

- IT staff continues to provide support to staff, other agencies and the public through ongoing resolution of Help Desk tickets, scheduled system backups, and programming and database development and maintenance. Work is continuing on relocating our Internet service connection out from behind the State firewall.
- Communications staff continues to support the District's mission through timely website updates, press releases, water conservation outreach, and springs protection coordination. Web updates were provided as needed during the flood event.

ADMINISTRATION:

- Staff met with James Moore & Company in early August and continues to answer their data requests.
- Staff completed the Tentative Fiscal Year 2013 budget and is preparing for the public budget hearings in September.

MEMORANDUM

TO: Governing Board
FROM: Terry Demott, Senior Land Resource Coordinator
DATE: August 27, 2012
RE: Activity Report, Real Estate

The attached reports summarize the status of surplus activities, conservation easement reviews and acquisitions for the preceding month. Staff will be prepared to address any tracts of particular interest the Board may wish to discuss at the September 11, 2012 Governing Board meeting.

gal
007-0003

SURPLUS LANDS

Tract Name	Acres	County	Acquired Date	Funding Source	Appraisal Date	Listing Date	Listing Price	Comments
Bay Creek North	24	Columbia	02/1988	WMLTF	6/14/2010	7/12/2010	Fee entire tract \$60,720	
Owens Spring	77	Lafayette	03/1999	P2000	6/14/2010	7/12/2010	Fee entire tract \$277,200	Sold to Byrd 8/3/2012
Blue Sink	79	Suwannee	12/1988	WMLTF	6/14/2010	7/12/2010	Fee entire parcel \$281,600 40-acre parcels \$154,000	
Levings	69	Columbia	02/1998	WMLTF	6/14/2010	5/11/2011	Fee entire tract \$135,860	
Jennings Bluff	70	Hamilton	02/1989	WMLTF	7/30/2010	8/16/2010	Fee entire tract \$215,600	Pending negotiations with Hamilton County
Adams South	60	Lafayette	05/1990	WMLTF	7/30/2010	8/16/2010	Fee entire tract \$191,400	Sold to Shaw 8/3/2012
Hunter Creek	120	Hamilton	09/2002	P2000		11/18/2010	Fee (3 parcels) \$343,200 Conservation Easement (3 parcels) \$243,100	
Steinhatchee Rise	42	Dixie	02/1996	P2000	8/27/2010	11/18/2010	Fee entire tract \$126,940 conservation easement \$97,020	
Timber River	1	Madison	03/1998	WMLTF	8/27/2010	11/18/2010	Fee entire tract \$10,780	
Falmouth North (8 lots)	6	Suwannee	04/1998	WMLTF	8/27/2010	11/18/2010	Fee entire tract \$52,030	
Woods Ferry	29	Suwannee	12/1988	WMLTF	8/18/2011	11/10/2011	Fee entire tract \$71,830	

SURPLUS LANDS

Tract Name	Acres	County	Acquired Date	Funding Source	Appraisal Date	Listing Date	Listing Price	Comments
Cuba Bay	22	Jefferson	02/1996	P2000	8/10/2011	11/10/2011	Fee or Conservation Easement (same price) \$42,350	
Perry Spray Field	248	Taylor	9/2001	WMLTF	6/6/2012			To be listed as Conservation Easement with Poole Realty
Chitty Bend East	20	Hamilton	12/1988	WMLTF	11/2/11	11/29/11	Fee two 10-acre tracts for \$26,400 each	
Chitty Bend West	121	Madison	12/1988	WMLTF	11/2/11	11/29/11	Fee entire tract \$279,510	
Buck Bay	60	Alachua	12/15/1999	P2000	3/1/2012	3/15/2012		Governing Board approved sale to Gaston
Alligator Lake	43	Columbia	8/10/2001	P2000	Approved in July			Discussions continuing with Columbia Co.
Cabbage Grove								To be listed with Poole Realty

WMLTF=Water Management Lands Trust Fund; P2000=Preservation 2000; FF= Florida Forever Trust Fund

STATUS OF EXCHANGES

Tract Name	Acres	County	Acquired Date	Funding Source	Proposal	Status
Ellaville Exchange for Damascus Peanut Company	670	Madison	5/1998	WMLTF	Proposed as Exchange	An agreement has been reached for final Governing Board action September 2012.
Mill Creek South Exchange for Cooley and Floyd Aucilla Conservation Easement	363	Madison and Jefferson	6/1997	WMLTF	Proposed as Exchange	Negotiations have ceased.
Lamont/Mt. Gilead for Aucilla Land Partners Conservation Easement	114	Madison and Jefferson	9/1998	WMLTF	Proposed as Conservation Easement Exchange	Title Review, timber and conservation easement valuation are in progress.

ACQUISITION

OWNER	PROJECT NAME	ACRES	COUNTY	COMMENTS
Azure Properties	McAlpin Landing Addition	220	Hamilton	Appraisals have been received and reviewed and are being revised accordingly.
Nyman, George & Sharon	Suwannee River Oaks CE	312	Gilchrist	Easement document and title review are in progress. Conservation Easement being drafted by legal.

CONSERVATION EASEMENT REVIEW

Owner	Project Name	Funding	Acres	Closing Date	County	Land Use	Last Inspection Date	Comments
Mann, Jack & Loy Ann	Manatee Springs Addition	FDOT Mitigation Escrow	590	5/29/2003	Levy	Recreation, Forestry	8/2012	Maintained primarily for hunting. Advised that slash pine plantations need thinning.
Meeks, David & Sarah	Manatee Springs Addition	FDOT Mitigation Escrow	370	5/29/2003	Levy	Recreation, Forestry	8/2012	Slash pine plantations have been thinned this year. In compliance with CE.
Jackson, Kevin and Patrice	Jackson	Florida Forever Bonds	171	6/23/2010	Lafayette	Agriculture, Forestry	8/2012	Planted in peanuts this year. No irrigation used. Harvesting pine straw.
Plum Creek Timberlands	Waccassa Gulf Hammock	P-2000 Bonds	21,300	12/15/2000	Levy	Forestry, Recreation	7/2012	Slash pine continues to be managed with wetlands untouched. Bill Schlitzkus is new manager.
Plum Creek Timberlands	Manatee Springs Addit. Oak Hammock	Florida Forever Bonds	4,588	8/31/2002	Levy	Forestry, Recreation	7/2012	Continues to be managed for slash pine rotation. Preserved area remains as is.
Plum Creek Timberlands	Manatee Springs Addit. Suwannee Swamp	Florida Forever Bonds	12,797	3/28/2002	Levy	Forestry, Recreation	7/2012	Continues to be managed for slash pine. Preserved wetland areas remain.
Red Hills Land Company	Foster	Florida Forever Bonds	163	3/25/2002	Jefferson	Forestry, Recreation	7/2012	No changes in easement since purchase.
Strickland Field, L.P.	Strickland Field	P-2000 Bonds	3,822	7/7/2000	Dixie	Forestry	7/2012	New 10-year land management plan.

CONSERVATION EASEMENT REVIEW

Owner	Project Name	Funding	Acres	Closing Date	County	Land Use	Last Inspection Date	Comments
Davidson, Dr. C. Linden	Davidson	P-2000 Bonds	225	4/18/2002	Jefferson	Forestry, Recreation	6/2012	CE property unchanged since purchase. Food plots, fences and gates are well maintained.
Plum Creek Timberlands	Gainesville Wellfield	P-2000 Bonds	3,084	12/15/1999	Alachua	Forestry, Recreation	5/2012	This property is primarily used for forestry activities. Gainesville Regional Utility has wells and maintained roads. Wetlands are intact.
Newberry, City of	Newberry Wellfield	P-2000 Bonds	40	2/21/2001	Alachua	Recreation	5/2012	Remains in use for sports.
Bailey, Donald and Margaret	Bailey/Cuba Bay Exchange	Save Our Rivers	164	2/12/2002	Jefferson	Agriculture, Forestry	4/2012	No variation in land use. Remains in full compliance.
Geraldine Livingston Foundation	Dixie Plantation	P-2000 Bonds	8,902	2/18/1999	Jefferson	Forestry, Recreation	4/2012	Continues to be used for timber and hunting. Longleaf pine planted each year and prescribed fire used.
Zellwin Farms, Inc.	Jennings Bluff	Save Our Rivers	362	2/1/1989	Hamilton	Recreation	4/2012	Maintained as originally agreed.
Florida Sheriffs Youth Ranches, Inc.	Youth Ranches (I and II)	P-2000 Bonds	550	5/7/1997 and 1/2/1996	Suwannee	Recreation	3/2012	All areas are for recreation purposes only. Boys Ranch personnel repainted the entire perimeter this year. Horseback riding by Ranch residents remains a major use.

CONSERVATION EASEMENT REVIEW

Owner	Project Name	Funding	Acres	Closing Date	County	Land Use	Last Inspection Date	Comments
Harrell, Curtis and Matthew	Falmouth Addition	P-2000 Bonds	912	10/6/1999	Suwannee	Agriculture, Recreation	3/2012	Fields are in hay production on date of inspection. Preserved areas remain as is. No encroachment. Cabins are in place.
Moore, Madeline	Moore	Florida Forever Bonds	115	12/23/2002	Jefferson	Forestry, Recreation	3/2012	CE remains in compliance, with wetlands preserved.
Sanders, Thomas and Sylvia	Mill Creek	P-2000 Bonds	339	12/6/2000	Hamilton	Recreation, Agriculture	3/2012	Members of the Sanders family are primarily hunters, but keep the property well maintained. No cattle this year.
Sheppard, Derwood and Susan	Manatee Springs Addition	Florida Forever Bonds	120	2/8/2008	Levy	Recreation	3/2012	No change. Owner says it was used very little in the last year.
Champion, Roger and Donna	Mount Gilead	Florida Forever Bonds	180	8/19/2009	Madison	Forestry, Recreation	2/2012	Continues to be maintained primarily for hunting.
Chinquapin Farm, L.L.C.	Chinquapin Farm	P-2000 Bonds	640	12/30/2009	Columbia	Recreation, Forestry	2/2012	Continues to be used primarily for quail hunting. Only a few selected trees are harvested.
Chinquapin Farm, L.L.C.	Chinquapin Farm	P-2000 Bonds	5,710	12/30/2009	Suwannee	Recreation, Forestry	2/2012	Preserved areas remain intact. No additional building has occurred this year. Some illegal dumping was found.

CONSERVATION EASEMENT REVIEW

Owner	Project Name	Funding	Acres	Closing Date	County	Land Use	Last Inspection Date	Comments
Loncala, Inc.	Monteocha Creek	Save Our Rivers	951	11/30/2001	Alachua	Forestry, Recreation	2/2012	Four ages of slash pine. Good management plan. No harvesting planned in next 12 months.
Loncala, Inc.	Loncala Gilchrist	P-2000 Bonds	913	8/31/1999	Gilchrist	Forestry, Recreation	2/2012	Property remains as agreed to in CE. Loncala intensely manages pine plantations with hunting leases.
Platt, Cody and Carol	Aucilla Addition	P-2000 Bonds	274	12/29/1999	Jefferson	Forestry, Recreation	2/2012	New owners are well aware of CE terms. Have completed residence. Plan to mark boundaries and fire lines.
Santa Fe River Hammock, L.L.C.	Santa Fe River Hammock	P2000 - Sandlin Bay VFI Resale	167	1/31/2011	Bradford	Forestry, Recreation	2/2012	This is a new CE this year with a management plan in place.
Feagle, Ronald and Dorothy	Bonnet Lake	Florida Forever Bonds	433	1/27/2010	Columbia	Recreation, Forestry	1/2012	Longleaf pine planted and preserved area remains as is with hunting only.
The Campbell Group	California Swamp	Save Our Rivers and P-2000 Bonds	32,134	10/1/2001	Dixie	Forestry, Recreation	1/2012	Remains managed for pine timber and hunting with updated management plan. Wetlands undisturbed.

CONSERVATION EASEMENT REVIEW

Owner	Project Name	Funding	Acres	Closing Date	County	Land Use	Last Inspection Date	Comments
Bailey Brothers, Inc.	Bailey Brothers	P-2000 Bonds	16,522	8/24/2000	Dixie	Forestry, Recreation	12/2011	Used for forestry, hunting and cattle. Remains as agreed. Feral hog population is declining.
Layman, Chris & Kristine	Walker Springs	Florida Forever	167	12/30/2011	Jefferson	Forestry, Recreation	12/2011	Most recent CE purchase. Current management and forestry plan in place.
Ragans, Hoyt & Betty Jo	Ragans Jefferson	Florida Forever Bonds	169	12/28/2007	Jefferson	Forestry, Recreation	12/2011	Preserved areas remain as agreed in CE. Slash pine plantations remain well managed.
Ragans, Hoyt & Betty Jo	Ragans Madison	Florida Forever Bonds	585	12/28/2007	Madison	Forestry, Recreation	12/2011	No variations to agreement were noted. The property is well secured.
Tisdale, Robert	Manatee Springs Addition	Florida Forever Bonds	83	11/16/2007	Levy	Recreation	12/2011	No change. Used for hunting only.
Hale, Martha and Carter, Russell	Russell Carter	Florida Forever Bonds	585	9/28/2007	Columbia	Forestry, Recreation	11/2011	362 acres of pre-merchantable slash pine still with PCA. Wetlands remain intact. No changes.
Hinson's Broward Properties, Inc.	Hinson	Florida Forever	647	9/28/2007	Columbia	Forestry, Recreation	11/2011	314 acres of slash pine remain with PCA until 2022. New owners remain in full compliance with CE.

CONSERVATION EASEMENT REVIEW

Owner	Project Name	Funding	Acres	Closing Date	County	Land Use	Last Inspection Date	Comments
Loncala, Inc.	Loncala Hamilton	P-2000 Bonds	1,141	8/31/1999	Hamilton	Forestry, Recreation	11/2011	Forestry BMP survey was 100% in compliance. Remains in slash pine rotation. Wetlands preserved.
McEnany, Michael and Leanne	McEnany	Florida Forever Bonds	1,104	11/16/2007	Levy	Recreation, Forestry	11/2011	Property remains as agreed. Some culverts and water management recommended.
Usher Family Trust	Manatee Springs Addit.	Florida Forever Bonds	2,022	8/17/2004	Levy	Forestry, Recreation	10/2011	Upland slash pine plantations are being clearcut for another rotation. Small area of cogon grass.
Drummond, Graham Luther	Manatee Springs Addition	FDOT Mitigation and Florida Forever	543	5/29/2003	Levy	Recreation, Forestry	8/2011	Longleaf pine and sawtooth oak growing well. Roads are well maintained for hunting.
Suwannee River Development, L.L.C.	Ace Ranch	Florida Forever Bonds	681	9/16/2010	Lafayette	Agriculture, Forestry	7/2011	Planted in peanuts with no irrigation used. Wetlands remain as is.
Plantations at Deep Creek, L.L.C.	Deep Creek Exchange	Save Our Rivers	1,038	5/12/2006	Columbia	Forestry, Recreation	6/2011	New owners are using the property as a wildlife refuge. Forests remain well maintained.

PCA = Packaging Corporation of America, CE = Conservation Easement