

Regular Council Meeting
September 20, 2021
6:00 P.M.

Present: Steve Cozart, Donna Bullock, Jane Hayes, Nina Hendricks, Tony Howard, Gretchen McPherson, Shon Owens, Eric Seib, Crystal Weatherington, Carlos Feraldo (Via Zoom)

Meeting call to order: Eric Seib

Prayer: Councilman Josh Holloway

Pledge: Councilwoman Jane Hayes

Approval of Meeting Minutes: Mayor Owens made motion to accept the minutes as written. Seconded by Councilman Holloway. 4 Yeas. 0 Nays. Motion carried.

Operations Report: Mr. Seib presented the operations report (attached). USDA RUS Grant is advancing up highway 89. We will have a progress report September 24th. Gas Line Extension was discussed, an engineering plan will be created. Fitness Center Equipment will be delivered this week. Mr. Seib reported that we will need assistance unloading the Equipment, and a place to store. Mayor Owens offered his equipment to help unload and a place to store until the town was ready to assemble.

Old Business:

CDBG Grant – Road Repaving: Paving is planned to follow the USDA work on highway 89. Robin Phillips will work with the town coordinating Grant. Municode is reviewing ordinances, and resolutions. Ms. Watson will continue to check on their progress.

New Business:

Carlos Feraldo: Mr. Feraldo requested to purchase land in the Industrial Park for his business. The main function of his business would be processing the transactions of multiple cryptocurrency blockchain network algorithms. The main building would be a 18ft by 20ft addition to the land on top of a 40ft by 20ft concrete pad, also on this pad will be a Natural Gas Generator, and a mechanical cooler cooling electronics via a liquid process. Discussion followed. Attorney Cozart addressed Mr. Feraldo, inquiring will there be production of a product in building, and informed Mr. Feraldo there are deed restrictions on the property. Attorney Cozart recommended the town table Mr. Carlos request until he reviewed the proposal. Council agreed. Mayor Owens ask Mr. Feraldo if he would be interested in a building that was vacant if it suited the needs of his business. Mr. Feraldo indicated he was very interested. Mr. Seib will communicate with Mr. Feraldo and look at other options.

Senior Center upgrade: Mr. Seib presented council with Town of Jay Senior Center Upgrade Project. (Covid CDBG Grant) RFP is published. Application is due November 1st. Mr. Seib ask if council had any suggestions. Council discussed the Senior Center Upgrade handout. (attached) High top tables, a Hot Spot were some added suggestions. Council will look over and discuss at next meeting.

United Bank Line of Credit Renewal: Mr. Seib ask the council if they would like to keep the line of credit open with United Bank. Motion by Councilwoman Hayes to keep line of credit open with United Bank. Seconded by Councilwoman Hendricks. 4 Yeas. 0 Nays. Motion carried

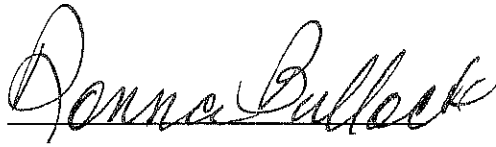
United Bank Florida Gas Letter of Credit: Mr. Seib ask council to approve and to extend letter of credit with Florida Gas Utility. Motion by Councilman Holloway to extend the Florida Gas Utility Credit Enhancement Requirement for the next 12 months. Seconded by Owens. 4 Yeas. 0 Nays. Motion carried

Homecoming Parade Approval: Homecoming Parade will be Friday October 29th. Motion by Councilwoman Hayes to approve Homecoming Parade Permit. Seconded by Councilman Holloway. 4 Yeas. 0 Nays. Motion Carried.

Joy in Jay Update: Councilwoman Hendricks gave update on Joy in Jay. Discussion followed.

Mr. Seib ask if there were any audience comments and there were none.

Motion by Mayor Owens to adjourn. Seconded by Hayes. 4 Yeas. 0 Nays. Motion carried



Donna Bullock, Town Clerk



Shon Owens, Mayor

Carlos Feraldo

2

(123) 456-7890

Carlos Feraldo's Proposed Land Use Case

15th June 2021

OVERVIEW

The purpose of this White paper is to highlight land use function. we are in the process of creating our LLC currently our LLC main function would be processing the transactions of multiple cryptocurrency blockchain network algorithms taking place automatically by automatic data processing electronics. The main building will be a 18ft by 20ft addition to the land on top of a 40foot by 20 ft concrete pad sharing on this concrete pad will be a Natural Gas Generator and a mechanical cooler cooling electronics via a liquid process. The concrete pad and subsequent additions atop the concrete pad shall be set 40ft away from the nearest propertyline and street to exceed requirements set forth in Covenants and Restrictions for Jay industrial Park.

GOALS

1. To set up our first phase plan for land use consists of.
 - a. 40 foot by 20foot concrete pad
 - b. 18 foot by 20 foot metal building
 - c. Mechanical Cooler 16 foot by 3 foot
 - d. 8 foot by 3 foot generator
 - e. Extend pre existing gas line from street to the property
2. Six months after completion of Phase one we intend to add a 40 foot by 40 foot Metal Building addition. Which in turn would then constitute a change of the main building. Use function is as follows.
 - a. To facilitate creation of a hosting branch of automatic data Processing equipment.
 - b. Host automatic data processing equipment for clients via air cooled process.

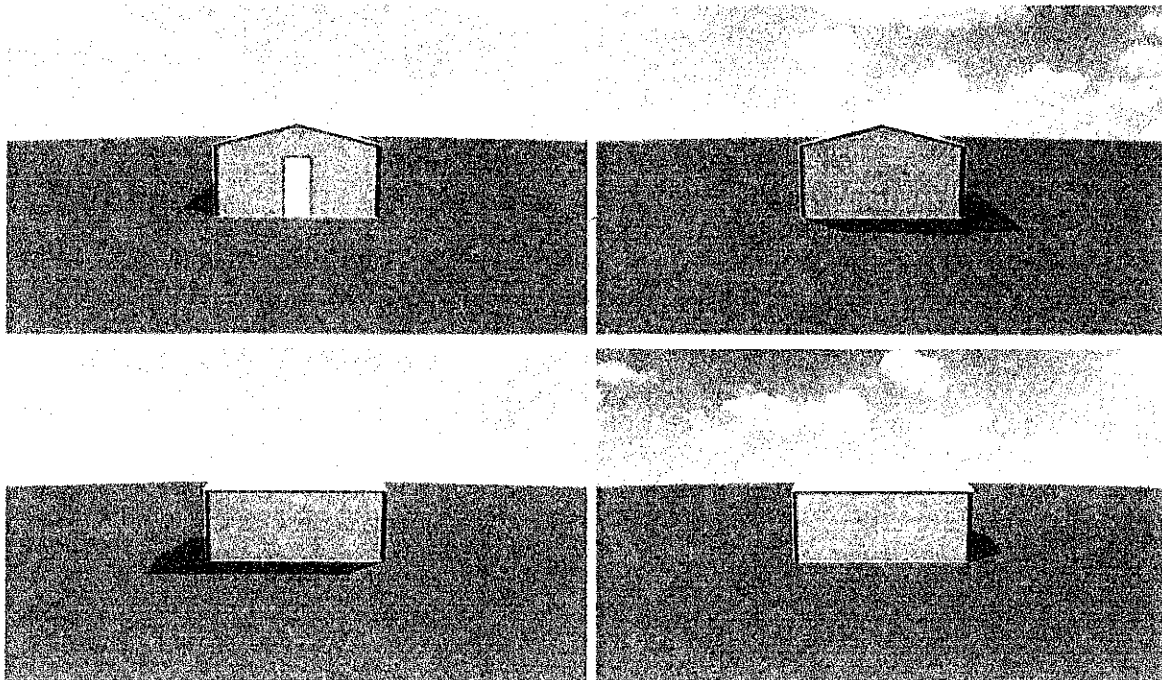
SPECIFICATIONS

We are a cryptocurrency mining operation and we mainly mine Bitcoin. We plan on expanding into Plot number 2. And see it as their perfect place to grow our business. Our liquid cooling process uses a di-electric fluid, a biodegradation, non-toxicity, and food grade certification by NSF(National Science Foundation). A Safety data sheet with all pertinent information on the safety and impact of the fluid will be attached for review to verify validity of my claims.

We will be running the Automatic data processing electronics in an immersion di-electric fluid bath to facilitate its cooling. These tanks will be manufactured out of 12 Gauge steel and hold 52 machines each.

The liquid will be pumped in and out of the tank via copper tubes. And cooled via mechanical cooler.

Proposed building render is attached. See below along with the building manufacturer website link and di-electric manufacturer link.

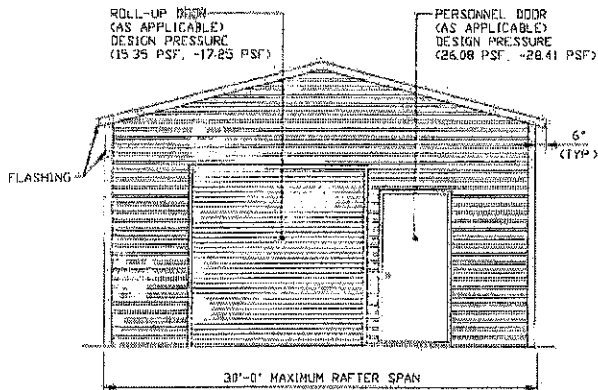


<https://www.engineeredfluids.com/safety-data-sheets>

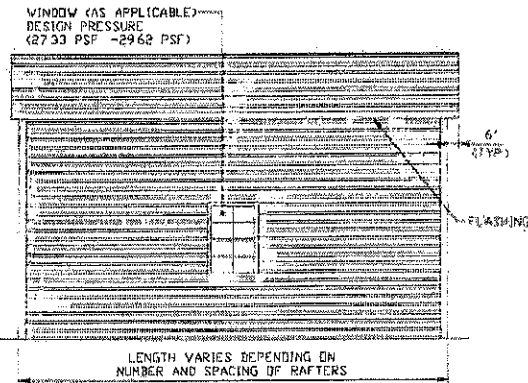
Di-electric fluid name is BitCool BC-888 SDS

<https://www.carport1.com/products/18x21-vertical-roof-single-car-garage-3/?category=metal->

BOX EAVE FRAME RAFTER STRUCTURE

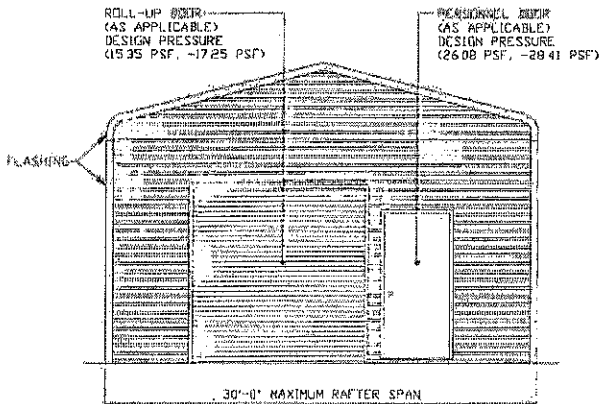


TYPICAL END ELEVATION-HORIZONTAL ROOF
SCALE: NTS

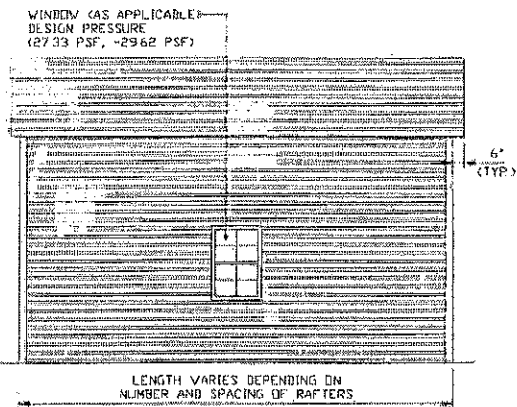


TYPICAL SIDE ELEVATION-HORIZONTAL ROOF
SCALE: NTS

BOX EAVE FRAME RAFTER STRUCTURE



TYPICAL END ELEVATION
SCALE: NTS



TYPICAL SIDE ELEVATION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING INC.**

DRAWN BY: LT
CHECKED BY: PMH

STEEL BUILDINGS AND STRUCTURES, INC.
P.O. BOX 1287,
MOUNT AIRY, NC 27030
30'-0" x 14'-0" HW ENCLOSED STRUCTURE

THIS DOCUMENT IS THE PROPERTY OF MOORE AND ASSOCIATES ENGINEERING AND CONSULTING. THE UNAUTHORIZED REPRODUCTION, COPYING, OR OTHERWISE USE OF THIS DOCUMENT IS STRICTLY PROHIBITED AND ANY INFREEMENT THEREUPON MAY BE SUBJECT TO LEGAL ACTION.

PROJECT NBR: WSM
CLIENT: SSSI

DATE: 2-12-01
SHT. 4

SCALE: NTS
DWG. NO: SK-3

JOB NO: 17200S/
10060S/20019S/20324S
REV: 6

STANDBY 100 kW
PRIME 90 kW
60 Hz

OLYMPIAN™

Exclusively from your Caterpillar® dealer

G100F1 (3-Phase)

Materials and specifications are subject to change without notice.

Generator Set Technical Data — 1800 rpm/60 Hz		LP Gas		Natural Gas	
		Standby	Prime	Standby	Prime
Power Rating	kW (kVA)	N/A	N/A	100 (125)	90 (112.5)
Lubricating System Type: Full Pressure Oil Filter: Spin-On, Full Flow Oil Type Required: API CD 15W-40 Total Oil Capacity Oil Pan	U.S. gal (L) U.S. gal (L)	N/A N/A	N/A N/A	2.3 (8.5) 2.0 (7.6)	2.3 (8.5) 2.0 (7.6)
Fuel System Generator Set Fuel Consumption 100% Load 75% Load 50% Load	cfh (m ³ /hr) cfh (m ³ /hr) cfh (m ³ /hr)	N/A N/A N/A	N/A N/A N/A	1580 (44.8) 1290 (36.5) 900 (25.5)	1460 (41.3) 1150 (32.5) 840 (23.7)
Engine Electrical System Ignition System: Electronic, Distributorless Voltage/Ground: 12/Negative Battery Charging Alternator Ampere Rating	amps	N/A	N/A	37	37
Cooling System Water Pump Type: Centrifugal Radiator System Capacity Incl. Engine Maximum Coolant Static Head Coolant Flow Rate Minimum Temperature to Engine Temperature Rise Across Engine Heat Rejected to Coolant at Rated Power Total Heat Radiated to Room at Rated Power Radiator Fan Load	U.S. gal (L) ft H ₂ O (m H ₂ O) U.S. gal/hr (L/hr) °F (°C) °F (°C) Btu/min (kW) Btu/min (kW) hp (kW)	N/A N/A — N/A N/A N/A N/A N/A	N/A N/A — N/A N/A N/A N/A N/A	8.2 (31.1) 10 (3.1) 33.8 (128) 169 (76) 15 (8) 7400 (130) 3500 (81.5) 13.4 (10.0)	8.2 (31.1) 10 (3.1) 33.8 (128) 169 (76) 15 (8) 6730 (118) 3180 (55.9) 13.4 (10.0)
Air Requirements Combustion Air Flow Maximum Air Cleaner Restriction Radiator Cooling Air Alternator Cooling Air	cfm (m ³ /min) in H ₂ O (kPa) cfm (m ³ /min) cfm (m ³ /min)	N/A N/A N/A N/A	N/A N/A N/A N/A	315 (8.9) 15 (3.7) 12 708 (360) 985 (27.9)	286 (8.1) 15 (3.7) 12 708 (360) 985 (27.9)
Exhaust System Maximum Allowable Backpressure Exhaust Flow at Rated kW Exhaust Temperature at Rated kW — Dry Exhaust	in Hg (kPa) cfm (m ³ /min) °F (°C)	N/A N/A N/A	N/A N/A N/A	2.0 (6.8) 840 (23.8) 1171 (633)	2.0 (6.8) 765 (21.7) 1152 (622)
Generator Set Noise Rating* (Without Attenuation) at 3 ft (1 m)	dB(A)	N/A	N/A	100	—

Alternator Technical Data		347/600V	277/480V	266/460V	120/240V 120/208V	127/220V
Motor Starting Capability: (kVA) (30% Voltage Dip)	Self Excited	190	190	175	140	167
	PM Excited**	215	215	195	160	180
	AREP Excited	TBA	TBA	TBA	TBA	TBA
Full Load Efficiencies:	Standby	90.5	90.5	90.3	89.3	89.9
	Prime	90.8	90.8	90.6	89.6	90.2
Reactances (per unit): Reactances shown are applicable to the standby rating.	X _d	3.94	3.94	4.28	5.23	4.68
	X' _d	0.155	0.155	0.166	0.199	0.177
	X'' _d	0.092	0.092	0.100	0.122	0.110
	X _q	2.36	2.36	2.57	3.14	2.81
	X'' _q	0.114	0.114	0.112	0.152	0.135
	X ₂	0.103	0.103	0.112	0.137	0.122
	X ₀	0.006	0.006	0.006	0.006	0.006
Time Constants:	t' _d	0.100 sec	t' _d	0.010 sec	t' _{do}	2.576 sec
					t _a	0.015 sec

* dB(A) levels are for guidance only

** With PMG Excited Option AR12

CDBG CV PROJECT

Town of Jay Senior Center Upgrade

1. HVAC System renovation (3x \$10,000)	\$30,000
a. Three Air Handlers	
2. Air Purification System	\$ 4,000
a. Ultraviolet Germicidal Irradiation	
3. Disinfectant System	\$ 2,500
a. Sprayer	
b. Solution	
4. Furniture	\$15,000
a. 250 Chairs (\$7,500)	
b. 5 Chair Carts (\$2,500)	
c. 8 Rectangular Tables (\$1,000)	
d. 5 Round Tables (\$500)	
e. 5 Trash Cans (\$200)	
f.	
5. External Security	\$35,000
a. ADA Handicap Door Opener	\$ 6,000
b. External Door replacement (3)	\$ 9,000
c. Security Lighting	\$10,000
6. Bathroom Upgrades	\$10,000
a. Men's	
b. Women's	
7. Walking Track (.65 miles x 6ft x 1.5in)	\$20,000
8. Room Refinishing	\$27,000
a. Ceiling Tile Replacement	\$ 1,000
b. Electrical Circuits	\$ 2,000
c. Commercial Refrigerator	\$10,000
d. Entertainment System	\$ 1,000
e. Television	\$ 2,000
f. Light Fixtures	\$10,000
g. Paint Interior	\$ 1,000
9. Parking Lot	\$50,000
a. Repave	
b. Restripe	
c. Repaint sidewalk edges	
10. Internet Wiring for Dual Enrollment Room	\$50,000
a. Wiring	
b. Workstations	

over →

Town of Jay

3695 HIGHWAY 4
P.O. BOX 66
JAY, FLORIDA 32565
PHONE (850) 675-4556
FAX (850) 675-6539

SHON OWENS, Mayor
DONNA BULLOCK, Town Clerk

Council
Jane Hayes
Joshua Holloway
Nina Hendricks

September 20, 2021

Directive Confirmation and Addendum

To: Thomas A. Geoffroy, General Manager & CEO
Florida Gas Utility

From: Town of Jay (referred to in this Directive as "Participant")

Subject: Firm Gas Supply Authorization Under Gas Services Agreement - Citi Transaction

This directive and authorization ("Directive") is given pursuant to the Gas Services Agreement between Florida Gas Utility ("FGU") and Participant, dated as of July 26, 1995 (the "Agreement") and will constitute an Addendum to the Agreement. The gas to be delivered under this Directive shall, except as otherwise provided herein, be supplied in accordance with Article III of the Agreement.

FGU has shared with Participant information concerning an opportunity to participate in a gas pre-pay transaction initiated by Municipal Gas Authority of Georgia ("MGAG"). Under the proposal, MGAG has offered initial discounted pricing of \$0.35/Dth off Inside FERC First of Month Index for the applicable geographic zone, for an approximate 30-year commitment to purchase firm quantities of gas, subject to a number of adjustments and variables, including future bond re-pricings after the first five to ten years, that will occur thereafter at approximate five-year intervals over the term (the "Variable Discount"). If the Variable Discount achieved during any re-pricing period is below \$0.23/Dth (the "Minimum Discount"), then the Participant has the option, but not the obligation, to exercise its right to terminate its participation in the remainder of the Transaction. MGAG also has the right to terminate the gas purchase agreement with FGU under certain circumstances. The detailed terms and conditions of the MGAG offer are contained in gas purchase documentation that FGU has previously delivered to Participant (the "Citi Transaction Documentation"). FGU is willing to enter into the Citi Transaction Documentation on behalf of and as agent for Participant, upon Participant's execution of this Directive, and upon receipt of other Directives from other FGU Members wishing to participate in MGAG's offer. This Directive will not become effective until FGU executes and enters into the Citi Transaction Documentation.

Participant hereby requests and authorizes FGU to secure firm gas supply on behalf of and as agent for Participant in the following quantities, under the terms and conditions of the Citi Transaction Documentation and the Agreement (the "Transaction"):

Term: For a term of up to 30 years starting no earlier than April 1, 2022, subject to MGAG's termination rights under the Citi Transaction Documentation and Participant's termination rights in the event: 1) that

The Town of Jay is an equal opportunity provider, and employer. To file a complaint of discrimination, write USDA, Director Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (800) 795-3272 or (202) 720-6382 (TDD).

the Minimum Discount is not achieved in any re-pricing period; or 2) that its load requirements are significantly reduced or extinguished.

Quantity: 6 Dths per day, firm for the months of November – March in year one through and including up to year 30 of the Transaction;

4 Dths per day, firm for the months of April – October in year one through and including year 30 of the Transaction.

Participant will be obligated to take, or pay for, the designated quantity throughout the term, notwithstanding fluctuations in Participant's gas supply requirements as otherwise permitted under Article III of the Agreement. Gas supplies furnished pursuant to this Directive shall constitute a portion of Participant's gas requirements as contemplated in Article III (A) of the Agreement and shall be transported to Participant pursuant to Article II of the Agreement.

Price: Variable based on Inside FERC First of Month Index for the applicable geographic zone minus the Variable Discount, which initially shall be \$0.35/Dth, portions of which shall be applied on a monthly basis with the remainder applied on an annual basis. About year five to ten and approximately every fifth year thereafter for the full term, the Variable Discount will be subject to adjustment. Participant shall be obligated to pay a pro rata share of all other costs payable by FGU under the Citi Transaction Documentation as described below.

Location: Receipt point(s) in FGT Zone 2 or as otherwise determined by FGU's General Manager in accordance with the Citi Transaction Documentation.

Participant will be required to execute additional documentation in connection with the implementation of the Transaction (such as certificates as to base load percentages and use) and periodically thereafter in accordance with the Citi Transaction Documentation and will be subject to certain limitations on the use of gas purchased under this Directive, all as set forth in the Citi Transaction Documentation.

Participant acknowledges that any quantities purchased by FGU pursuant to this Directive will be purchased under firm contracts and that FGU will be required to take delivery of such quantities. Participant agrees to pay all amounts becoming due with respect to the gas to be delivered under this Directive, in accordance with the terms of the Citi Transaction Documentation and the Agreement, regardless of whether the gas is actually delivered to or used by Participant. Purchaser accepts the risks and limitations otherwise described in the Citi Transaction Documentation and hereby agrees to pay its share of all costs, expenses and liabilities (including court costs and attorney fees) incurred by FGU in connection with its obligations arising under or in respect of the Citi Transaction Documentation or the transactions contemplated thereby. Furthermore, Participant understands that any claim for adequate assurance that results in a required payment or deposit by FGU, an early termination resulting in early termination costs, or any other costs, incurred by FGU on Participant's behalf because of this Transaction, shall be the responsibility of Participant in accordance with the terms of the Agreement.

This Directive is given as an Addendum to the Agreement for the purchase of a specific supply of gas and shall constitute a contractual obligation of Participant. In the event of a conflict between the terms of the Citi Transaction Documentation, as implemented by this Directive, and the terms of the Agreement, the terms of this Directive and the Citi Transaction Documentation shall control.

THIS DIRECTIVE SUPERCEDES ALL PRIOR AND CONTEMPORANEOUS DIRECTIVES REGARDING THE MUNICIPAL GAS AUTHORITY OF GEORGIA'S CITI PREPAID ENERGY LLC (CITI) TRANSACTION AND CONSTITUTES THE SOLE, PREVAILING DIRECTIVE WITH REGARD TO THE SUBJECT MATTER ADDRESSED HEREIN.

Authorized Signature

Print Name

Date

The Town of Jay is an equal opportunity provider, and employer. To file a complaint of discrimination, write USDA, Director Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (800) 795-3272 or (202) 720-6382 (TDD).