

City of Quincy

City Hall

404 West Jefferson Street

Quincy, Florida 32351

www.myquincy.net



COMMISSION MEETING

Tuesday, August 10, 2021

6:00 PM

City Hall

Commission Chambers

City Commission

Mayor Ronte R. Harris ~ District III

Mayor Pro-Tem Keith A. Dowdell ~ District I

Commissioner Angela G. Sapp ~ District II

Commissioner Freida Bass-Prieto ~ District IV

Commissioner Anessa A. Canidate ~ District V

"An All American City in the Heart of Florida's Future"



**City of Quincy, Florida
City Commission Meeting**

AMENDED AGENDA

**August 10, 2021
6:00 P.M.**

City Hall Commission Chambers

Call to Order

Invocation

Pledge of Allegiance

Roll Call

Approval of Agenda

Special Presentations

Proclamations

Items for Consent by the Commission

1. Approval of Minutes of the July 27, 2021 Regular Meeting
 - Janice Shackelford, City Clerk
2. Stewart Street Project Status Update
 - Jack L. McLean Jr., City Manager
 - Reggie Bell, Public Works Director

Public Hearings and Ordinances as Scheduled or Agendaed

Public Opportunity to Speak on Commission Propositions – (Pursuant to Sec. 286.0114, Fla. Stat. and subject to the limitations of Sec. 286.0114(3)(a), Fla. Stat.)

Resolutions

Reports, Requests and Communications by the City Manager

3. Approval of Net Metering Procedures
 - Jack L. McLean Jr., City Manager
 - Robin Ryals, Utilities Director
- ~~4. Approval of RFP for Health Insurance Item Removed~~
 - ~~• Jack L. McLean Jr., City Manager~~
 - ~~• Charles Hayes, Purchasing Director~~

5. COVID-19 Changes

- Jack L. McLean Jr., City Manager
- Ann Sherman, Human Resources Director

6. Information Technology Consultant Contract

- Jack L. McLean Jr., City Manager
- Ann Sherman, Human Resources Director

7. Pine Lake Apartments Application

- Jack L. McLean Jr., City Manager
- Charles Hayes, Purchasing Director

Reports by Boards and Committees

Other Items Requested to Be Agendaed by Commission Member(s), the City Manager and Other City Officials

Comments

- a) City Manager
- b) City Clerk
- c) City Attorney
- d) Commission Members
- e) Comments from the Audience

Adjournment

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, he/she may need a record of the proceedings, and for such purpose, he/she may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.0105. Persons with disabilities who require assistance to participate in City meetings are requested to notify the City Clerk's Office at (850) 618-0020 in advance.

CITY COMMISSION
Tuesday, July 27, 2021
6:00 P.M. (Eastern)

REGULAR MEETING
QUINCY, FLORIDA 32351

CITY COMMISSION REGULAR MEETING MINUTES

The City of Quincy City Commission met in a regular in-person meeting on Tuesday, July 27, 2021, with **Mayor Ronte Harris** presiding and the following Commissioners present:

Mayor Pro-Tem Keith A. Dowdell
Commissioner Angela G. Sapp
Commissioner Freida Bass-Prieto
Commissioner Anessa A. Canidate

City Staff and Guests:

Jack L. McLean Jr., City Manager
Marcia Carty, Finance Director
Gary Roberts, City Attorney
Janice Shackelford Clemons, City Clerk
DeCody Fagg, Parks and Recreations Director
Reggie Bell, Public Works Director
Ann Sherman, Director of Human Resources and Customer Service
Anthony Baker, Interim Fire Chief
Dr. Beverly Nash, Grant Writer
Vancheria Perkins, Executive Assistant to the City Manager
Robin Ryals, Utilities Director
Rob Nixon, CRA Manager
Charles Hayes, Procurement Officer
Jim Southerland Sr., WQTN-13 Administrator
James McKenzie, IT Administrator
Robert Mixson, Interim Police Chief

Gary Yates
Mark Glover
Danny Parramore

The regular in-person meeting was recorded, televised, and transmitted by way of the City of Quincy's Facebook page and TV Channel (WQTN-13). (Note: Digital formatted documents/media are public records.)

• **Called to Order:**

Mayor Ronte Harris called the regular meeting to order at 6:00 pm., with the Rev. Robin Ryals providing the Invocation. Mayor Ronte Harris led the reciting of the Pledge of Allegiance and requested a roll call.

- **Approval of Agenda**

Commissioner Sapp offered a motion to approve the Amended Agenda as printed.

Commissioner Bass-Prieto seconded the motion.

Commissioner	Vote
Commissioner Sapp	Yes
Commissioner Prieto-Bass	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Dowdell	Yes
Mayor Harris	Yes

The Motion carried 5 to 0.

Special Presentations

None

Proclamation

None

Items for Consent by the Commission

1. Approval of Minutes of the July 13, 2021, Regular Meeting
 - Janice Shackelford-Clemons, City Clerk
2. Grants Monthly Report
 - Jack L. McLean Jr., City Manager
 - Dr. Beverly Nash, Grant Writer
3. Human Resources Monthly Report
 - Jack L. McLean Jr., City Manager
 - Ann Sherman, Human Resources Director
4. Customer Service Monthly Reports
 - Jack L. McLean Jr., City Manager
 - Ann Sherman, Human Resources Director
5. Police Monthly Reports
 - Jack L. McLean Jr., City Manager
 - Robert Mixson, Interim Police Chief
6. Fire Monthly Reports
 - Monthly Activity Report | District Calls

- Jack L. McLean Jr., City Manager
- Marcia Carty, Finance Director

7. Finance Monthly Reports

P-Card | Allocations | Arrearage Report | Cash Requirements | Financial Report | Budget Transfer

- Jack L. McLean Jr., City Manager
- Marcia Carty, Finance Director

Summary of the Discussion by Staff and the Commission.

Commissioner Bass-Prieto requested to pulled **Item #5**, Police Monthly Reports. Commissioner Sapp requested to pulled **Item #7**, Finance Monthly Reports.

Mayor Pro Tem Dowdell offered a motion to approve **Items #1, 2, 3, 4, and 6** for consent by the Commission and pulled **Items #5 and #7** for discussion.

Commissioner Canidate seconded the motion.

Commissioner	Vote
Commissioner Bass-Prieto	Yes
Commissioner Sapp	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Dowdell	Yes
Mayor Harris	Yes

The motion carried 5 to 0.

Item #5 – Police Monthly Reports

Commissioner Bass-Prieto commended the police department on enhance traffic enforcement in District 4.

Commissioner Bass-Prieto stated that she’s concerned with many warnings and the small number of tickets.

Commissioner Bass-Prieto stated that the police should start writing more tickets.

Commissioner Bass-Prieto offered a motion to approve Item # 5, Police Monthly Reports.

Mayor Pro Tem Dowdell seconded the motion.

Commissioner	Vote
Commissioner Bass-Prieto	Yes
Commissioner Sapp	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Dowdell	Yes

Mayor Harris	Yes
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The motion carried 5 to 0.

Item #7: Finance Monthly Reports

Commissioner Sapp had concerns that Former Police Chief Glenn Sapp's P-card had been used and asked why the card was still in circulation and who had the card. City Manager Jack L. McLean Jr. stated that he would investigate the matter and report back to her via email.

Commissioner Sapp offered a motion to approve Item #7, the Finance Monthly Reports as printed. Commissioner Canidate seconded the motion.

Commissioner	Vote
Commissioner Bass-Prieto	Yes
Commissioner Sapp	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Dowdell	Yes
Mayor Harris	Yes

The motion was denied 5 to 0.

Public Hearings and Ordinances as Scheduled or Agendaed

Item #8: Ordinance 1120-2021 – Amending the Alcohol Ordinance on Second Reading

- Jack L. McLean Jr.
- Robert Nixon, CRA Manager
- Charles Hayes, Interim Planning Director

Summary of Discussion by the Staff and the Commission

Commissioner Sapp offered a motion to read Ordinance No. 1120-2021 by title on the second read. Commissioner Canidate seconded the motion. Mayor Harris directed City Clerk Janice Shackelford Clemons to poll the Commission.

Commissioner	Vote
Commissioner Bass-Prieto	Yes
Commissioner Sapp	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Dowdell	Yes
Mayor Harris	Yes

The motion carried 5 to 0.

City Clerk Janice Shackelford Clemons read by title only Ordinance No. 1120-2021.

Ordinance Number 1120-2021

AN ORDINANCE OF THE CITY OF QUINCY, FLORIDA, AMENDING THE CITY CODE OF ORDINANCE; PROVIDING FOR FINDINGS; PROVIDING FOR AMENDMENTS TO CODE OF ORDINANCES CHAPTER 6 REPEALING THE SEPARATION REQUIREMENTS FOR ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES; AMENDING THE PROVISIONS REGARDING FOR SEVERABILITY; PROVIDING FOR COPY ON FILE; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Harris stated that this is a public hearing to consider the approval of Ordinance No. 1120-2021 on the second reading.

Mayor Harris called upon the staff to summarize the revisions to the code - the proposal to amend the Alcohol Ordinance by the adoption of Ordinance No. 1120-2021.

QCRA Manager Rob Nixon stated that proximity restrictions and outdated clauses of the current alcohol ordinance do not allow certain establishments to sell alcoholic beverages and spirits in critical sectors of our marketplace, notably in Downtown Quincy and along the primary commercial corridors of highway 267 and highway 90. There are two primary recommendations for the proposed revision to the alcohol ordinance. The repealing the separation requirements for establishments selling alcoholic beverages. Second, amend the provisions regarding the consumption of alcohol in public places targeted in the 9-block of Downtown Quincy and select venues during special events with the approval of the Office of the City Manager. QCRA Manager Rob Nixon addressed the Commissioners' and citizens' concern on a supplemental document.

After much discussion and concerns by commissioners, Mayor Pro Tem Dowdell made a motion to adopt Ordinance No. 1120-2021 on the second reading to the local Alcohol Ordinance.

Mayor Harris instructed City Clerk Janice Shackelford Clemons to poll the Commission.

Commissioner	Vote
Commissioner Bass-Prieto	No
Commissioner Sapp	No
Commissioner Canidate	Yes
Mayor Pro Tem Dowdell	Yes
Mayor Harris	Yes

The motion carried 3 to 2.

Public Opportunity to Speak on Commission Propositions – (Pursuant to Sec. 286.0114, Fla. Stat. and subject to the limitations of Sec. 286.0114(3)(a), Fla. Stat)

Emanuel Sapp, 821 2nd Street, Quincy, FL 32351, commented on the alcohol Ordinance No. 1120-2021.

Resolutions

Item #9: Resolution 1414-2021 – Rodeo Temporary Road Closure

- Jack L. McLean Jr., City Manager
- Robert Mixson, Interim Police Chief

Summary of Discussion by Staff and the Commission

Interim Police Chief Robert Mixson stated that the Gadsden County Horseman's Association requested to close East Pavillion Drive to West Jefferson Street on August 27, 2021, from 4pm to 10pm and on August 28, 2021, from 4pm to 10pm for their annual event.

Mayor Pro Tem Dowdell offered a motion to approve the closure of the road and the Horseman's Association event. Commissioner Sapp seconded the motion.

Commissioner	Vote
Commissioner Bass-Prieto	Yes
Commissioner Dowdell	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Sapp	Yes
Mayor Harris	Yes

The motion carried 5 to 0.

Reports, Requests, and Communications by the City Manager

Approval of Revised Special event Kit for Tanyard Creek and Quincy Business Park

- Jack L. McLean Jr., City Manager
- DeCody Fagg, Parks and Recreation Director

Hurricane Michael Insurance Recovery

- Jack L. McLean Jr., City Manager
- Ann Sherman, Human Resources Director

Approval of Anti-Crime Prevention Grant Application

- Jack L. McLean Jr., City Manager
- Charles Hayes, Interim Planning Director

Approval of Budget Trim

- Jack L. McLean Jr., City Manager
- Marcia Carty, Finance Director

Summary of Discussion by the Staff and the Commission.

Item #10: Approval of Revised Special Event Kit for Tanyard Creek and Quincy Business Park

Mayor Harris stated that the Commission asked to workshop this item. Mayor Pro Tem Dowdell offered a motion to workshop approval of a revised special event kit for Tanyard Creek and Quincy Business Park. Commissioner Bass-Prieto seconded the motion.

Commissioner	Vote
Commissioner Bass-Prieto	Yes
Commissioner Dowdell	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Sapp	Yes
Mayor Harris	Yes

The motion carried 5 to 0.

Item #11: Hurricane Michael Insurance Recovery

Human Resources Director Ann Sherman stated that this is a request to pursue additional insurance funds from the City's insurance carrier Florida Municipal Insurance Trust. The Integrity Group would get 10% of funds recovered. Integrity Group Representative Gary Yates stated that the Integrity Group is the contractor and Phoenix Consulting Group is the sub-contractor. Phoenix Consulting Group Representative Mark Glover stated that this would be a supplemental process of claims. City Attorney Gary Roberts stated that he did receive and read over the contract.

With no further discussion, Commissioner Canidate offered a motion authorizing City Manager Jack L. McLean Jr. to enter into the agreement with the Integrity Group, subject to the review of the City Attorney and provide copies to the Commissioners. Mayor Pro Tem Dowdell seconded the motion.

Commissioner	Vote
Commissioner Bass-Prieto	No
Commissioner Dowdell	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Sapp	Yes
Mayor Harris	Yes

The motion carried 4 to 1.

Item #12: Approval of Anti-Crime Prevention Grant Application

Interim Planning Director Charles Hayes stated that the Family-Based Prevention/Community Programs provide an instrument for funding to reduce gang activity and gun violence. The amount of the grant would not exceed \$10,000, with a match of 25%. Nine applications were received.

Interim Planning Director Charles Hayes stated that each applicant was scored based on the criteria set forth on the application, and recommendations were given.

Commissioner Canidate stated that she is concerned that the organizations receiving the highest ranking received less money.

City Manager Jack L. McLean Jr. stated that one individual conducting the review of the applications did not use the correct rubric measurement.

Mayor Harris questioned why this item come before the Commission since an error was made.

Mayor Harris stated that the ranking sheet presented does not align with the ranking score.

Commissioner Sapp stated that she is delighted to see that 9 organizations applied for the grant and are collaborating with other organizations.

Commissioner Sapp stated that the scores don't match, which is a problem.

Commissioner Bass-Prieto stated that her concern is how to reach and address at-risk children.

Mayor Pro Tem Dowdell stated that he is embarrassed. Mayor Pro Tem Dowdell stated that he doesn't see fairness or integrity.

After much discussion/questions about the validity of the ranking/rubric process, Commissioner Bass-Prieto offered a motion to continue the agenda item to a special meeting so that the rubric could be re-adjusted, and the City Manager can rework and evaluate the applications to include more reviewers and a blind review. Mayor Pro Tem Dowdell seconded the motion.

Commissioner	Vote
Commissioner Bass-Prieto	Yes
Commissioner Dowdell	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Sapp	Yes
Mayor Harris	Yes

The motion carried 5 to 0.

City Manager Jack L. McLean Jr. stated that he would report could be back by Tuesday, August 3, 2021.

Item #13: Approval of Budget Trim

Mayor Harris reminded the Commission that the budget trim workshop was earlier. City Manager Jack L. McLean Jr. stated that staff recommended Option 1. Mayor Pro Tem Dowdell offered a motion to adopt the rolled-back millage rate of 5.2470.

Commissioner Bass-Prieto seconded the motion.

Commissioner	Vote
Commissioner Bass-Prieto	Yes
Commissioner Dowdell	Yes
Commissioner Canidate	Yes
Mayor Pro Tem Sapp	Yes
Mayor Harris	Yes

The motion carried 5 to 0.

Reports by Boards and Committees

None

Other Items Requested to Be Agendaed by Commission Member(s), the City Manager, and Other City Officials

None

Comments

City Manager Jack L. McLean Jr.

- Covid is on the rise in the county.
- Encouraged individuals to get vaccinated

City Clerk Janice Shackelford

- No comments

City Attorney Gary Roberts

- No comments

Commission

Commissioner Bass-Prieto

- Thanked the Shaw Quarters' Community Action Cub for feeding the children.
- Asked for an update on houses on Washington Street.
- Reminded the City Manager that edging needs to be done.
- Thanked Public Works for its continued hard work around District 4.
- Stated that the Police Department needs to know that the community supports them.
- Stated her desire for the grant program would be successful.

Commissioner Sapp

- Thanked the City Manager's office for putting together a well-organized notebook.
- Recognized the passing of Mr. Julius Fisher.
- Recognized the passing of City employee Lavander Barkley.
- Asked the City Manager to contact Willie and Sara Knight on South 9th street.
- Spoke on attending the fire training.
- Stated that more funds should be placed in the Police and Fire Departments.
- Urged everyone to get vaccinated and to wear masks.

Commissioner Canidate

- Thanked Public Works for cutting the grass at the Leisure Complex.
- Inquired about the Code Enforcement position.
- Stated that more citations should be written.

Mayor Pro Tem Dowdell

- No comments

Mayor Harris

- Happy to hear that the Code Enforcement position is filled.
- Stated that he would like to see employment vacancies filled.
- Thanked Parks and Recreation Director DeCody Fagg for getting the pool up and running.
- Would like to see the pool opened during the evenings.
- Kuddos to the Police and Fire Departments for their presence at the Walmart Hurricane Preparedness Event.
- Thanked the various departments for all their hard work.
- Expressed condolences to the Lavander Barkley's family.

Comments from the Audience

Nekeshia Harris, no address provided, commented on the grant application process.

The adjournment was motioned by Mayor Harris and seconded by Commissioner Sapp at 8:28 pm.

Please Note: The City Commission places the official copies of Commission Meeting Minutes on file with the City Clerk's Office upon approval.

Submitted by Janice Shackelford Clemons, City Clerk

APPROVED:

Ronte Harris, Mayor, and Presiding
Officer of the City Commission and
of the City of Quincy, Florida

ATTEST:

Janice Shackelford Clemons, City Clerk per
Clerk of the of Quincy, Florida
Clerk of the City Commission thereof

**CITY OF QUINCY
CITY COMMISSION
AGENDA REQUEST**

DATE OF MEETING: August 10, 2021

DATE SUBMITTED: August 5, 2021

TO: Honorable Mayor and Members of the City Commission

FROM: Jack L. McLean Jr., City Manager
Reggie Bell, Public Works Director

SUBJECT: Status Update on Stewart Street SCOP Paving Project

Statement of Issue:

This agenda item is intended to serve as a status update on the Stewart Street Paving Project. The project consists of updating the existing Scope of Work.

Staff has taken the proper procedure to make sure the Stewart Street Paving Project is following the required Scope of Work for construction inspection as well as the requirements of the FDOT within our agreement with them. The plans for this project are a 100% completed for the Stewart Street SCOP. Currently, the plans are being reviewed by FDOT and have a set deadline of August 24, 2021.

It is anticipated that within a week of the deadline, the City will be able to move forward with awarding the project to the selected construction company.

Attached is the Bi-Monthly Report received from FDOT last week.

Options:

No City Commission action needed

Staff Recommendation:

None

**CITY OF QUINCY
CITY COMMISSION
WORKSHOP AGENDA**

DATE OF MEETING: August 10, 2021

DATE SUBMITTED: August 6, 2021

TO: Honorable Mayor and Members of the Commission

FROM: Jack L. McLean Jr, City Manager
Robin Ryals, Utilities Director

SUBJECT: Net Metering Procedures

Statement of Issue:

In March 2010, the City approved Tier 1 and Tier 2 customer agreements that implemented net metering. Those agreements provide that the utility customer be reimbursed at the City's wholesale avoided cost for any excess kilowatt-hours made available to the City from the customer's net meter. The wholesale avoided cost is referred to as the avoided cost for compensation/reimbursement purposes. The issue presented to the Commission is whether to continue the wholesale avoided cost calculation compensate a utility customer on excess KW sales to the City.

Background

The Florida legislature passed Florida Statutes, Section 366.92, to promote renewable energy development, diversify the types of fuel used to generate electricity in Florida and minimize fuel cost volatility. A municipal electric utility was required to develop standards for the promotion, encouragement, and expansion of renewable energy resources and energy conservation and efficiency measures.

On March 9, 2010, the City Commission adopted the current policy. The policy standardized interconnection agreement and the net metering program for

customer-owned renewable generation. A customer has the option of Tier 1 or Tier 2 agreement. The Tier 1 Application fee is \$100, and the Tier 2 Application is \$250. Each tier agreement sets the purchase energy rate to purchase excess energy generated by the customer at a rate equal to the City's wholesale avoided cost.

The wholesale avoided cost is the minimum amount an electric utility is required to pay an independent power producer equal to the charges the utility calculates it avoids in not having to produce that power to ensure that the light stay on. These associated costs include on and off-peak energy, capacity, reserves, voltage control, generation supply, and transmission and distribution of electricity. In short, these are the costs we avoid paying to Florida Power and Light and Duke Energy, our power producer. The City current wholesale avoided cost is 5.6¢ per kWh

The City's retail costs include the wholesale cost paid to Florida Power and Light and Duke Energy and the cost to transmit and distribute electricity to its customers, including maintaining poles and wires, building new substations, sending out bills, transfers to the general government to pay for public safety-police and fire- parks and recreation, road construction and maintenance, customer demand¹, sales taxes, state charges, regulatory costs, and so forth.

Changes in the 2010 Tier 1 and Tier 2 Agreements

The following changes are proposed for the tier agreements:

- "In no case does the Tier 1 or Tier 2 interconnection agreement cover increases in GPR above 100 kilowatts (kW)"-Section 1. (Identical language insertion appear in section g of the Net Metering Service Rate Schedule.)
- Inserting "wholesale after "retail"-Section 6
- Inserting "or a court of law for breach of contract"-Section 6

¹ Customer demand is described as how fast energy is used and the change in the demand for electric

Analysis:

The City set the wholesale avoided cost at Florida Power and Light and Duke Energy's full requirement wholesale charge. This amount represents the City's payment to Florida Power and Light and Duke Energy but for the sale of residential rooftop solar transmission to the grid of excess kilowatt. The amount the City collects above the wholesale avoided cost is used to pay for the cost to transmit and distribute electricity to its customers, including maintaining poles and wires, building new substations, sending out bills, transfers to the general government to pay for public safety-police and fire- parks and recreation, road construction and maintenance, customer demand-how fast energy is used and the change in the demand for electricity, sales taxes, state charges, regulatory costs, and so forth.

Both residential rooftops solar and non-residential rooftop solar customers benefit from the City's electrical transmission and distribution system, public safety, road construction, and maintenance. It is fair and equitable that both groups share equally in the provision of those services. Most utilities use wholesale to avoid the cost to compensate the resident for excess kw deliver to the utility's grid.

Options:

- | | |
|----------|---|
| Option 1 | Approve the attached agreement and the use of the wholesale avoided cost method to compensate customers. |
| Option 2 | Do not approve the attached agreement and the use of the wholesale avoided cost method to compensate customers. |

Attachments:

- Net Metering Service Rate Schedule
- Tier 1 Interconnection Agreement
- Tier 2 Interconnection Agreement

DEPARTMENT OF UTILITIES THE CITY OF QUINCY



Electric/Engineering/Gas/Water/Sewer

423 W. Washington Street
Quincy, Florida 32351

Phone: (850) 618-0040
Fax: (850) 875-7357

CITY OF QUINCY NET METERING SERVICE RATE SCHEDULE

AVAILABLE: Entire Service Area

APPLICABLE: This schedule is applicable to a customer who:

1. Takes retail service from the City of Quincy under an otherwise applicable rate schedule at their premises.
2. Owns a renewable generating system with a gross power rating that does not exceed 100 kilowatts (100 kW), is located on the customer's premises and is primarily intended to offset part or all of customer's own electric requirements. Customer's renewable generation system shall fall within one of the following ranges:
 - Tier 1 = 10 kW or less;
 - Tier 2 = greater than 10 kW and less than or equal to 100 kW;
3. Is interconnected and operates in parallel with the City of Quincy's electric distribution system.
4. Provides the City of Quincy with an executed Standard Interconnection Agreement for Customer-Owned Renewable Generation.

MONTHLY RATE:

All rates charged under this schedule will be in accordance with the customer's otherwise applicable rate schedule. A Customer served under this schedule is responsible for all charges from its otherwise applicable rate schedule including monthly minimum charges, customer charges, meter charges, facilities charges, demand charges and surcharges. Charges for energy (kWh) supplied by the City of Quincy will be based on the net metered usage in accordance with Billing (see below).

METERING:

Energy metering under this schedule shall be accomplished by separately registering the flow of electricity both (1) from the City of Quincy; and (2) excess energy (kWh) generated by Customer and delivered to the City of Quincy's electric system. Such meter shall be installed at the point of delivery at the expense of the City of Quincy. The customer's electric service entrance and city approved meter socket (single-phase or three-phase as appropriate) shall be furnished, installed and maintained at the expense of the customer.

Meter readings shall be taken monthly on the same cycle as required under the otherwise applicable rate schedule.

Any meter or meters installed to measure total renewable electricity generated by the Customer for the purposes of receiving Renewable Energy Certificates (or similarly titled credits for renewable energy electricity generated) shall be installed at the expense of the customer, unless determined otherwise during negotiations for the sale of the customer's credits to the City of Quincy.



BILLING: Customer shall be billed for its consumption and export of energy as follows:

- a) Electric energy from the customer-owned renewable generation system shall first be used to serve the Customer's own load and offset the Customer's demand for the City of Quincy electricity. Any kWh of electric energy produced by the customer-owned renewable generation system that is not consumed by the Customer's own load and is delivered to the City of Quincy system shall be deemed as "excess customer-owned renewable generation."
- b) Customer shall be billed for the total amount of electric energy delivered to Customer by the City of Quincy during the billing period in accordance with the otherwise applicable rate schedule.
- c) Excess customer-owned renewable generation shall be purchased by the City of Quincy in the form of a credit on the Customer's monthly energy consumption bill. Each billing cycle, Customer shall be credited for the total amount of excess energy generated by the customer-owned renewable generation that is delivered to the City of Quincy's electric system during the previous billing cycle. The credit from the City of Quincy shall be determined at a rate equal to the City of Quincy's wholesale avoided cost.
- d) In the event that a given credit for excess customer-owned renewable generation exceeds the total billed amount for Customer's consumption in any corresponding billing period, then the excess credit shall be applied to the Customer's subsequent bill. Excess energy credits produced pursuant to the preceding sentence shall accumulate and be used to offset Customer's energy consumption bill for a period of not more than twelve (12) months. In the last billing cycle of each calendar year, any unused excess energy credits shall be paid by the City of Quincy to the Customer, at the City of Quincy's wholesale avoided cost rate.
- e) In the event that a Customer closes an account, any of the Customer's unused excess energy credits shall be paid to the last address or forwarding address by check within 180 days. The customer should contact the City of Quincy Customer Service Department to complete procedures for closing an account.
- f) Regardless of whether any excess energy is delivered to the City of Quincy's electric system in a given billing cycle, Customer shall be required to pay the greater of: (1) the minimum charge as stated in the otherwise applicable rate schedule; or (2) the applicable customer charge plus the applicable demand charge for the maximum measured demand during the billing period in accordance with provisions of the otherwise applicable rate schedule.
- g) Customer acknowledges that its provision of electricity to the City of Quincy hereunder is on a first-offered first-accepted basis and subject to diminution and/or rejection in the event the total amount of electricity delivered to the City of Quincy pursuant to this Schedule, from all participating City of Quincy customers, exceeds 2.5 percent (%) of the aggregate customer peak demand on the City of Quincy's electric system. In no case does the Tier 1 and 2 interconnect agreements cover the GPR above a 100 kilowatts (Kwh)



FEES: The Customer shall be required to pay the following fees for the review and processing of the application as follows. Fees may be adjusted annually.

- Tier 1 – \$100
- Tier 2 – \$250

DEPARTMENT OF UTILITIES THE CITY OF QUINCY



Electric/Engineering/Gas/Water/Sewer

423 W. Washington Street
Quincy, Florida 32351

Phone: (850) 618-0040
Fax: (850) 875-7357

Tier 1 Standard Interconnection Agreement Customer-Owned Renewable Generation System

This **Agreement** is made and entered into this _____ day of _____, 20____, by and between _____, (hereinafter called "**Customer**"), located at _____ in _____, Florida, and the City of Quincy (hereafter called "City of Quincy"), a body politic. Customer and the City of Quincy shall collectively be called the "**Parties**". The physical location/premise where the interconnection is taking place:_____.

WITNESSETH

Whereas, a Tier 1 customer-owned renewable generation system ("RGS") is an electric generating system located at customer's premises that uses one or more of the following fuels or energy sources: hydrogen, biomass, solar energy, geothermal energy, wind energy, ocean energy, waste heat, or hydroelectric power as defined in Section 377.803, Florida Statutes, rated at no more than 10 kilowatts (10 kW) alternating current (AC) power output and is primarily intended to offset part or all of the Customer's current electric requirements; and

Whereas, the City of Quincy operates an electric system serving the entire City Limits of the City of Quincy (approximately 7.6 square miles) and extending into unincorporated Gadsden County for a total area of approximately 22 square miles; and

Whereas, Customer has made a written Application to the City of Quincy, a copy being attached hereto, to interconnect its RGS with the City of Quincy's electrical supply grid at the location identified above; and

Whereas, in order to promote the development of small customer-owned renewable generation, the City of Quincy offers net metering service by which customers may interconnect their customer-owned renewable generation system with the City of Quincy's electric system and to allow the City of Quincy customers to offset their electric consumption with customer-owned renewable generation, and has agreed to credit customer for excess customer-owned generation; and

Whereas, the City of Quincy desires to provide interconnection of customer-owned renewable generation system under conditions which will insure the safety of the City of Quincy customers and employees, reliability and integrity of its distribution system;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth, the parties hereto covenant and agree as follows:

1. This agreement is strictly limited to cover a Tier 1 RGS as defined above. It is the Customer's responsibility to notify the City of Quincy of any change to the gross power rating of the RGS by submitting a new application for interconnection specifying the modifications at least 30 days prior to making the modifications. The term "gross power rating" (GPR) means the total manufacturer's AC nameplate generating capacity of an on-site customer-owned renewable generation system that will be interconnected to and operate in parallel with the City of Quincy distribution facilities. For inverter-based systems, the GPR shall be calculated by multiplying the total installed DC nameplate generating capacity by 0.85 in order to account for losses during the conversion from DC to AC. An Increase in GPR above the 10 kW limit would necessitate entering into a new agreement at either Tier 2 or Tier 3 which may impose additional requirements on the Customer. In no case does the Tier 1 or Tier 2 interconnection agreement cover increases in GPR above 100 kilowatts (kW).
2. The RGS GPR must not exceed 90% of the City of Quincy's distribution service rating at the Customer's location. If the GPR does exceed the 90% limit, the Customer shall be responsible to pay the cost of upgrades to the distribution facilities required to accommodate the GPR capacity and ensure the 90% threshold is not breached.
3. The Customer shall be required to pay all fees associated with the installation of the RGS as noted in the rate schedule.
4. The Customer shall fully comply with the City of Quincy's Rules and Regulations and Electric Service Requirements and Specifications as those documents may be amended or revised by the City of Quincy from time to time.
5. The Customer certifies that its installation, its operation and its maintenance shall be in compliance with the following standards:
 - a. IEEE-1547 - Standard for Interconnecting Distributed Resources with Electric Power System;
 - b. IEEE-1547.1 - Standard Conformance Test Procedures for Equipment Interconnection Distributed Resources with Electric Power Systems;
 - c. UL-1741- Inverters, Converters, Controllers and Interconnection System Equipment for Use with Distributed *Energy Resources*.
 - d. The National Electric Code, state and/or local building codes, mechanical codes and/or electrical codes;
 - e. Has been approved by the Florida Solar Energy Center (FSEC Std. 203-5);
 - f. The manufacturer's installation, operation and maintenance instructions.
6. The Customer is not precluded from contracting for the lease, operation or maintenance of the RGS with a third party. Such lease may not provide terms or conditions that provide for any payments under the agreement to any way indicate or reflect the purchase of energy produced by

the RGS. Customer shall not enter into any lease agreement that results in the retail purchase of electricity; or the retail sale of electricity from the customer-owned renewable generation. Notwithstanding this restriction, in the event that Customer is determined to have engaged in the retail purchase of electricity from a party other than the City of Quincy, then Customer shall be in breach of this Agreement and may be subject to the jurisdiction of the Florida Public Service Commission and to fines/penalties.

7. The Customer shall provide a copy of the manufacturer's installation, operation and maintenance instructions to the City of Quincy. If the RGS is leased to the Customer by a third party, or if the operation or maintenance of the RGS is to be performed by a third party, the lease and/or maintenance agreements and any pertinent documents related to these agreements shall be provided to the City of Quincy.

8. Prior to commencing parallel operation with the City of Quincy's electric system, Customer shall have the RGS inspected and approved by the appropriate code authorities having jurisdiction. Customer shall provide a copy of this inspection and approval to the City of Quincy.

9. The Customer agrees to permit the City of Quincy, if it should so choose, to inspect the RGS and its component equipment and the documents necessary to ensure compliance with this Agreement both before and after the RGS goes into service and to witness the initial testing of the RGS equipment and protective apparatus. The City of Quincy will provide Customer with as much notice as reasonably possible, either in writing, email, facsimile or by phone as to when the City of Quincy may conduct inspections and or document review. Upon reasonable notice, or at any time without notice in the event of an emergency or hazardous condition, Customer agrees to provide the City of Quincy access to the Customer's premises for any purpose in connection with the performance of the obligations required by this Agreement or, if necessary, to meet the City of Quincy's legal obligation to provide service to its customers. At least ten (10) business days prior to initially placing the customer-owned renewable generation system in service, Customer shall provide written notification to the City of Quincy advising the City of Quincy of the date and time at which Customer intends to place the system in service, and the City of Quincy shall have the right to have personnel present on the in-service date in order to ensure compliance with the requirements of this Agreement.

10. Customer certifies that the RGS equipment includes a utility-interactive inverter or interconnection system equipment that ceases to interconnect with the City of Quincy system upon a loss of the City of Quincy power. The inverter shall be considered certified for interconnected operation if it has been submitted by a manufacturer to a nationally recognized testing laboratory (NRTL) to comply with UL 1741. The NRTL shall be approved by the Occupational Safety & Health Administration (OSHA).

11. If Customer adds another RGS which (i) utilizes the same utility-interactive inverter for both systems; or (ii) utilizes a separate utility-interactive inverter for each system, then Customer shall provide the City of Quincy with sixty (60) days advance written notice of the addition.

12. The Customer shall not energize the City of Quincy system when the City of Quincy's system is deenergized. The Customer shall cease to energize the City of Quincy system during a faulted condition on the City of Quincy system and/or upon any notice from the City of Quincy that the deenergizing of Customer's RGS equipment is necessary. The Customer shall cease to energize the City of Quincy system prior to automatic or non-automatic reclosing of the City of Quincy's protective devices. There shall be no intentional islanding, as described in IEEE 1547, between the Customer's and the City of Quincy's systems.

13. The Customer is solely responsible for the protection of its generation equipment, inverters, protection devices, and other system components from damage from the normal and abnormal operations that occur on the City of Quincy's electric system in delivering and restoring system power. Customer agrees that any damage to any of its property, including, without limitation, all components and related accessories of its RGS system, due to the normal or abnormal operation of the City of Quincy's electric system, is at Customer's sole risk and expense. Customer is also responsible for ensuring that the customer-owned renewable generation equipment is inspected, maintained, and tested regularly in accordance with the manufacturer's instructions to ensure that it is operating correctly and safely.

14. The Customer must install, at Customer's expense, a manual disconnect switch of the visible load break type to provide a separation point between the AC power output of the customer-owned renewable generation system and any Customer wiring connected to the City of Quincy's electric system, such that back feed from the customer-owned renewable generation system to the City of Quincy's electric system cannot occur when the switch is in the open position. The manual disconnect switch shall be mounted separate from the meter socket on an exterior surface adjacent to the meter. The switch shall be readily accessible to the City of Quincy and capable of being locked in the open position with a City of Quincy padlock. When locked and tagged in the open position by the City of Quincy, this switch will be under the control of the City of Quincy.

15. Subject to an approved inspection, including installation of acceptable disconnect switch, this Agreement shall be executed by the City of Quincy within thirty (30) calendar days of receipt of a completed application. Customer must execute this Agreement and return it to the City of Quincy at least thirty (30) calendar days prior to beginning parallel operations with the City of Quincy's electric system, and within one (1) year after the City of Quincy executes this Agreement.

16. Once the City of Quincy has received Customer's written documentation that the requirements of this Agreement have been met, all agreements and documentation have been received and the correct operation of the manual switch has been demonstrated to a City of Quincy representative, the City of Quincy will, within fifteen (15) business days, send written notice that parallel operation of the RGS may commence.

17. The City of Quincy requires the Customer maintain general liability insurance for personal injury and property damage in the amount of not less than one hundred thousand dollars (\$100,000.00)

18. The City of Quincy will furnish, install, own and maintain a meter capable of measuring the flow of kilowatt-hours (kWh) of energy. The Customer's electric service entrance associated with the RGS will be complete with a city approved meter socket (single-phase or three-phase as appropriate) and shall be furnished, installed and maintained at the expense of the customer. Customer agrees to provide safe and reasonable access to the premises for installation, maintenance and reading of the metering and related equipment. The Customer shall not be responsible for the cost of the installation and maintenance of the meter necessary to measure the energy delivered by the City of Quincy to the Customer, and also measure the energy delivered by the Customer to the City of Quincy.

19. The Customer shall be solely responsible for all legal and financial obligations arising from the design, construction, installation, operation, maintenance and ownership of the RGS.

20. The Customer must obtain all permits, inspections and approvals required by applicable jurisdictions with respect to the generating system and must use a licensed, bonded and insured contractor to design and install the generating system. The Customer agrees to provide the City of Quincy with a copy of the Local Building Code Official inspection and certification of installation. The certification shall reflect that the local code official has inspected and certified that the installation was permitted, has been approved, and has met all electrical and mechanical qualifications.

21. In no event shall any statement, representation, or lack thereof, either express or implied, by the City of Quincy, relieve the Customer of exclusive responsibility for the Customer's system. Specifically, any City of Quincy inspection of the RGS shall not be construed as confirming or endorsing the system design or its operating or maintenance procedures nor as a warranty or guarantee as to the safety, reliability, or durability of the RGS. The City of Quincy's inspection, acceptance, or its failure to inspect shall not be deemed an endorsement of any RGS equipment or procedure. Further, as set forth in Sections 13, 17, 19, 22 and 24 of this Agreement, Customer shall remain solely responsible for any and all losses, claims, damages and/or expenses related in any way to the operation or misoperation of its RGS equipment.

22. Notwithstanding any other provision of this Interconnection Agreement, the City of Quincy, at its sole and absolute discretion, may isolate the Customer's system from the distribution grid by whatever means necessary, without prior notice to the Customer. To the extent practical, however, prior notice shall be given. The system will be reconnected as soon as practical once the conditions causing the disconnection cease to exist. The City of Quincy shall have no obligation to compensate the Customer for any loss of energy during any and all periods when Customer's RGS is operating at reduced capacity or is disconnected from the City of Quincy's electrical distribution system pursuant to this Interconnection Agreement. Typical conditions which may require the disconnection of the Customer's system include, but are not limited to, the following:

- a. The City of Quincy system emergencies, forced outages, uncontrollable forces or compliance with prudent electric utility practice.

- b. When necessary to investigate, inspect, construct, install, maintain, repair, replace or remove any City of Quincy equipment, any part of the City of Quincy's electrical distribution system or Customer's generating system.
- c. Hazardous conditions existing on the City of Quincy's utility system due to the operation of the Customer's generation or protective equipment as determined by the City of Quincy.
- d. Adverse electrical effects (such as power quality problems) on the electrical equipment of the City of Quincy's other electric consumers caused by the Customer's generation as determined by the City of Quincy
- e. When Customer is in breach of any of its obligations under this Interconnection Agreement or any other applicable policies and procedures of the City of Quincy.
- f. When the Customer fails to make any payments due to the City of Quincy by the due date thereof.

23. Upon termination of services pursuant to this Agreement, the City of Quincy shall open and padlock the manual disconnect switch and remove any additional metering equipment related to this Agreement. At the Customer's expense, within thirty (30) working days following the termination, the Customer shall permanently isolate the RGS and any associated equipment from the City of Quincy's electric supply system, notify the City of Quincy that the isolation is complete, and coordinate with the City of Quincy for return of the City of Quincy's lock.

24. To the fullest extent permitted by law, and in return for adequate, separate consideration, Customer shall indemnify, defend and hold harmless the City of Quincy, any and all of their members of its governing bodies, and its officers, agents, and employees for, from and against any and all claims, demands, suits, costs of defense, attorneys' fees, witness fees of any type, losses, damages, expenses, and liabilities, whether direct, indirect or consequential, related to, arising from, or in any way connected with:

- a. Customer's design, construction, installation, inspection, maintenance, testing or operation of Customer's generating system or equipment used in connection with this Interconnection Agreement, irrespective of any fault on the part of the City of Quincy.
- b. The interconnection of Customer's generating system with, and delivery of energy from the generating system to, the City of Quincy's electrical distribution system, irrespective of any fault on the part of the City of Quincy.
- c. The performance or nonperformance of Customer's obligations under this Interconnection Agreement or the obligations of any and all of the members of Customer's governing bodies and its officers, agents, contractors (and any subcontractor or material supplier thereof) and employees.

Customer's obligations under this Section shall survive the termination of this Interconnection Agreement.

25. Customer shall not have the right to assign its benefits or obligations under this Agreement without the City of Quincy's prior written consent and such consent shall not be unreasonably withheld. If there is a change in ownership of the RGS, Customer shall provide written notice to the City of Quincy at least thirty (30) days prior to the change in ownership. The new owner will be required to assume, in writing, the Customer's rights and duties under this Agreement, or

execute a new Standard Interconnection Agreement. The new owner shall not be permitted to net meter or begin parallel operations until the new owner assumes this Agreement or executes a new Agreement.

26. This Agreement supersedes all previous agreements and representations either written or verbal heretofore made between the City of Quincy and Customer with respect to matters herein contained. This Agreement, when duly executed, constitutes the only Agreement between parties hereto relative to the matters herein described. This Agreement shall continue in effect from year to year until either party gives sixty (60) days notice of its intent to terminate this Agreement.

27. This Agreement shall be governed by and construed and enforced in accordance with the laws, rules and regulations of the State of Florida and the City of Quincy's Tariff as it may be modified, changed, or amended from time to time, including any amendments modification or changes to the City of Quincy's Net Metering Service Rate Schedule, the schedule applicable to this Agreement. The Customer and the City of Quincy agree that any action, suit, or proceeding arising out of or relating to this Interconnection Agreement shall be initiated and prosecuted in the state court of competent jurisdiction located in Gadsden County, Florida, and the City of Quincy and the Customer irrevocably submit to the jurisdiction and venue of such court. To the fullest extent permitted by law, each Party hereby irrevocably waives any and all rights to a trial by jury and covenants and agrees that it will not request a trial by jury with respect to any legal proceeding arising out of or relating to this Interconnection Agreement.

None of the provisions of this Interconnection Agreement shall be considered waived by either Party except when such waiver is given in writing. No waiver by either Party of any one or more defaults in the performance of the provisions of this Interconnection Agreement shall operate or be construed as a waiver of any other existing or future default or defaults. If any one or more of the provisions of this Interconnection Agreement or the applicability of any provision to a specific situation is held invalid or unenforceable, the provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Interconnection Agreement and all other applications of such provisions shall not be affected by any such invalidity or unenforceability. This Interconnection Agreement does not govern the terms and conditions for the delivery of power and energy to non generating retail customers of the City of Quincy's electrical distribution system.

28. This Agreement incorporates by reference the terms of the tariff filed with the Florida Public Service Commission by the City of Quincy, including the City of Quincy's Net Metering Service Rate Schedule, and associated technical terms and abbreviations, general rules and regulations and standard electric service requirements (as may be applicable) are incorporated by reference, as amended from time to time. To the extent of any conflict between this Agreement and such tariff, the tariff shall control.

29. The City of Quincy and Customer recognize that the Florida Statutes and/or the Florida Public Service Commission Rules, including those directly addressing the subject of this Agreement, may be amended from time to time. In the event that such statutes and/or rules are

amended that affect the terms and conditions of this Agreement, the City of Quincy and Customer agree to supersede and replace this Agreement with a new Interconnection Agreement which complies with the amended statutes/rules.

30. Customer acknowledges that its provision of electricity to the City of Quincy hereunder is on a first-offered first-accepted basis and subject to diminution and/or rejection in the event the total amount of electricity delivered to the City of Quincy pursuant to the City of Quincy's Net Metering Service Rate Schedule, (as filed with the Florida Public Service Commission), from all participating City of Quincy customers, exceeds 2.5 percent (%) of the aggregate customer peak demand on the City of Quincy's electric system.

31. This Agreement is solely for the benefit of the City of Quincy and Customer and no right nor any cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the City of Quincy or Customer, any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and, all provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the City of Quincy and Customer and their respective representatives, successors, and assigns. Further, no term or condition contained in this Agreement shall be construed in any way as a waiver by the City of Quincy of the sovereign immunity applicable to the City of Quincy as established by Florida Statutes, 768.28.

32. Renewable Energy Credits. Customer acknowledges that there may be green energy attributes, typically called Renewable Energy Credits, that are derived from the energy generated by these systems. The Customer agrees that the City of Quincy retains full rights and ownership to these credits.

IN WITNESS WHEREOF, Customer and the City of Quincy have executed this Agreement the day and year first above written.

City of Quincy:

By: _____

Title: _____

Date: _____

Customer:

By: _____
(Print Name)

(Signature)

Date: _____

City of Quincy Account Number:

DEPARTMENT OF UTILITIES THE CITY OF QUINCY



Electric/Engineering/Gas/Water/Sewer

423 W. Washington Street
Quincy, Florida 32351

Phone: (850) 618-0040
Fax: (850) 875-7357

Tier 2 Standard Interconnection Agreement Customer-Owned Renewable Generation System

This **Agreement** is made and entered into this _____ day of _____, 20____, by and between _____, (hereinafter called "**Customer**"), located at _____ in _____, Florida, and the City of Quincy (hereafter called "City of Quincy"), a body politic. Customer and the City of Quincy shall collectively be called the "**Parties**". The physical location/premise where the interconnection is taking place:_____.

WITNESSETH

Whereas, a Tier 2 Renewable Generation System (RGS) is an electric generating system located at customer's premises that uses one or of more of the following fuels or energy sources: hydrogen, biomass, solar energy, geothermal energy, wind energy, ocean energy, waste heat, or hydroelectric power as defined in Section 377.803, Florida Statutes, rated at more than 10 kilowatts (10 kW) but not greater than 100 kilowatts (100 kW) alternating current (AC) power output and is primarily intended to offset part or all of the customer's current electric requirements; and

Whereas, the City of Quincy operates an electric system serving the entire City Limits of the City of Quincy (approximately 7.6 square miles) and extending into unincorporated Gadsden County for a total area of approximately 22 square miles; and



Whereas, Customer has made a written Application to the City of Quincy, a copy being attached hereto, to interconnect its RGS with the City of Quincy's electrical supply grid at the location identified above; and

Whereas, in order to promote the development of small customer-owned renewable generation, the City of Quincy offers net metering service by which customers may interconnect their customer-owned renewable generation system with the City of Quincy's electric system and to allow the City of Quincy customers to offset their electric consumption with customer-owned renewable generation, and has agreed to credit customer for excess customer-owned generation; and

Whereas, the City of Quincy desires to provide interconnection of customer-owned renewable generation system under conditions which will insure the safety of the City of Quincy customers and employees, reliability and integrity of its distribution system;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth, the parties hereto covenant and agree as follows:

1. This agreement is strictly limited to cover a Tier 2 RGS as defined above. It is the Customer's responsibility to notify the City of Quincy of any change to the gross power rating of the RGS by submitting a new application for interconnection specifying the modifications at least 30 days prior to making the modifications. The term "gross power rating" (GPR) means the total manufacturer's AC nameplate generating capacity of an on-site customer-owned renewable generation system that will be interconnected to and operate in parallel with the City of Quincy distribution facilities. For inverter-based systems, the GPR shall be calculated by multiplying the total installed DC nameplate generating capacity by 0.85 in order to account for losses during the conversion from DC to AC. An Increase in GPR above the 10 kW limit would necessitate entering into a new agreement at either Tier 2 or Tier 3 which may impose additional requirements on the Customer. In no case does the Tier 1 or Tier 2 interconnection agreement cover increases in GPR above 100 kilowatts (kW).

2. The RGS GPR must not exceed 90% of the City of Quincy's distribution service rating at the Customer's location. If the GPR does exceed the 90% limit, the Customer shall be responsible to pay the cost of upgrades to the distribution facilities required to accommodate the GPR capacity and ensure the 90% threshold is not breached.

3. The Customer shall be required to pay a non-refundable application fee of \$250 for the review and processing of the application.

4. The Customer shall fully comply with the City of Quincy's Rules and Regulations and Electric Service Requirements and Specifications as those documents may be amended or revised by the City of Quincy from time to time.

5. The Customer certifies that its installation, its operation and its maintenance shall be in compliance with the following standards:

- a. IEEE-1547 (2003) Standard for Interconnecting Distributed Resources with Electric Power System;
- b. IEEE-1547.1 (2005) Standard Conformance Test Procedures for Equipment Interconnection Distributed Resources with Electric Power Systems;
- c. UL-1741 (2005) Inverters, Converters, Controllers and Interconnection System Equipment for Use with Distributed *Energy Resources*.
- d. The National Electric Code, state and/or local building codes, mechanical codes and/or electrical codes;
- e. The manufacturer's installation, operation and maintenance instructions.

6. The Customer is not precluded from contracting for the lease, operation or maintenance of the RGS with a third party. Such lease may not provide terms or conditions that provide for any payments under the agreement to any way indicate or reflect the purchase of energy produced by

the RGS. Customer shall not enter into any lease agreement that results in the retail/wholesale purchase of electricity; or the retail/wholesale sale of electricity from the customer-owned renewable generation. Notwithstanding this restriction, in the event that Customer is determined to have engaged in the retail/wholesale purchase of electricity from a party other than the City of Quincy, then Customer shall be in breach of this Agreement and may be subject to the jurisdiction of the Florida Public Service Commission and to fines/penalties and/or a court of law for breach of contract.

7. The Customer shall provide a copy of the manufacturer's installation, operation and maintenance instructions to the City of Quincy. If the RGS is leased to the Customer by a third party, or if the operation or maintenance of the RGS is to be performed by a third party, the lease and/or maintenance agreements and any pertinent documents related to these agreements shall be provided to the City of Quincy.

8. Prior to commencing parallel operation with the City of Quincy's electric system, Customer shall have the RGS inspected and approved by the appropriate code authorities having jurisdiction. Customer shall provide a copy of this inspection and approval to the City of Quincy.

9. The Customer agrees to permit the City of Quincy, if it should so choose, to inspect the RGS and its component equipment and the documents necessary to ensure compliance with this Agreement both before and after the RGS goes into service and to witness the initial testing of the RGS equipment and protective apparatus. The City of Quincy will provide Customer with as much notice as reasonably possible, either in writing, email, facsimile or by phone as to when the City of Quincy may conduct inspections and or document review. Upon reasonable notice, or at any time without notice in the event of an emergency or hazardous condition, Customer agrees to provide the City of Quincy access to the Customer's premises for any purpose in connection with the performance of the obligations required by this Agreement or, if necessary, to meet the City of Quincy's legal obligation to provide service to its customers. At least ten (10) business days prior to initially placing the customer-owned renewable generation system in service, Customer shall provide written notification to the City of Quincy advising the City of Quincy of the date and time at which Customer intends to place the system in service, and the City of Quincy shall have the right to have personnel present on the in-service date in order to ensure compliance with the requirements of this Agreement.

10. Customer certifies that the RGS equipment includes a utility-interactive inverter or interconnection system equipment that ceases to interconnect with the City of Quincy system upon a loss of the City of Quincy power. The inverter shall be considered certified for interconnected operation if it has been submitted by a manufacturer to a nationally recognized testing laboratory (NRTL) to comply with UL 1741. The NRTL shall be approved by the Occupational Safety & Health Administration (OSHA).

11. If Customer adds another RGS which (i) utilizes the same utility-interactive inverter for both systems; or (ii) utilizes a separate utility-interactive inverter for each system, then Customer shall provide the City of Quincy with sixty (60) days advance written notice of the addition.

12. The Customer shall not energize the City of Quincy system when the City of Quincy's system is deenergized. The Customer shall cease to energize the City of Quincy system during a faulted condition on the City of Quincy system and/or upon any notice from the City of Quincy

that the deenergizing of Customer's RGS equipment is necessary. The Customer shall cease to energize the City of Quincy system prior to automatic or non-automatic reclosing of the City of Quincy's protective devices. There shall be no intentional islanding, as described in IEEE 1547, between the Customer's and the City of Quincy's systems.

13. The Customer is responsible for the protection of its generation equipment, inverters, protection devices, and other system components from damage from the normal and abnormal operations that occur on the City of Quincy's electric system in delivering and restoring system power. Customer agrees that any damage to any of its property, including, without limitation, all components and related accessories of its RGS system, due to the normal or abnormal operation of the City of Quincy's electric system, is at Customer's sole risk and expense. Customer is also responsible for ensuring that the customer-owned renewable generation equipment is inspected, maintained, and tested regularly in accordance with the manufacturer's instructions to ensure that it is operating correctly and safely.

14. The Customer must install, at Customer's expense, a manual disconnect switch of the visible load break type to provide a separation point between the AC power output of the customer-owned renewable generation system and any Customer wiring connected to the City of Quincy's electric system, such that back feed from the customer-owned renewable generation system to the City of Quincy's electric system cannot occur when the switch is in the open position. The manual disconnect switch shall be mounted separate from the meter socket on an exterior surface adjacent to the meter. The switch shall be readily accessible to the City of Quincy and capable of being locked in the open position with a City of Quincy padlock. When locked and tagged in the open position by the City of Quincy, this switch will be under the control of the City of Quincy.

15. Subject to an approved inspection, including installation of acceptable disconnect switch, this Agreement shall be executed by the City of Quincy within thirty (30) calendar days of receipt of a completed application. Customer must execute this Agreement and return it to the City of Quincy at least thirty (30) calendar days prior to beginning parallel operations with the City of Quincy's electric system, and within one (1) year after the City of Quincy executes this Agreement.

16. Once the City of Quincy has received Customer's written documentation that the requirements of this Agreement have been met, all agreements and documentation have been received and the correct operation of the manual switch has been demonstrated to a City of Quincy representative, the City of Quincy will, within fifteen (15) business days, send written notice that parallel operation of the RGS may commence.

17. Customer shall maintain general liability insurance for personal injury and property damage in the amount of not less than one million dollars (\$1,000,000.00). Customer shall name the City of Quincy as an additional insured on Customer's general liability insurance policy.

18. The City of Quincy will furnish, install, own and maintain a meter capable of measuring the flow of kilowatt-hours (kWh) of energy. Such meter shall be installed at the point of delivery at the expense of the City of Quincy. The Customer's electric service entrance associated with the RGS will be complete with a city approved meter socket (single-phase or three-phase as

appropriate) and shall be furnished, installed and maintained at the expense of the customer. The style of service entrance will be determined by the rating, size, and type of facility.

Customer agrees to provide safe and reasonable access to the premises for installation, maintenance and reading of the metering and related equipment. The Customer shall not be responsible for the cost of the installation and maintenance of the meter necessary to measure the energy delivered by the City of Quincy to the Customer, and also measure the energy delivered by the Customer to the City of Quincy.

19. The Customer shall be solely responsible for all legal and financial obligations arising from the design, construction, installation, operation, maintenance and ownership of the RGS.

20. The Customer must obtain all permits, inspections and approvals required by applicable jurisdictions with respect to the generating system and must use a licensed, bonded and insured contractor to design and install the generating system. The Customer agrees to provide the City of Quincy with a copy of the Local Building Code Official inspection and certification of installation. The certification shall reflect that the local code official has inspected and certified that the installation was permitted, has been approved, and has met all electrical and mechanical qualifications.

21. In no event shall any statement, representation, or lack thereof, either express or implied, by the City of Quincy, relieve the Customer of exclusive responsibility for the Customer's system. Specifically, any City of Quincy inspection of the RGS shall not be construed as confirming or endorsing the system design or its operating or maintenance procedures nor as a warranty or guarantee as to the safety, reliability, or durability of the RGS. The City of Quincy's inspection, acceptance, or its failure to inspect shall not be deemed an endorsement of any RGS equipment or procedure. Further, as set forth in Sections 13, 17, 19, 22 and 24 of this Agreement, Customer shall remain solely responsible for any and all losses, claims, damages and/or expenses related in any way to the operation or misoperation of its RGS equipment.

22. Notwithstanding any other provision of this Interconnection Agreement, the City of Quincy, at its sole and absolute discretion, may isolate the Customer's system from the distribution grid by whatever means necessary, without prior notice to the Customer. To the extent practical, however, prior notice shall be given. The system will be reconnected as soon as practical once the conditions causing the disconnection cease to exist. The City of Quincy shall have no obligation to compensate the Customer for any loss of energy during any and all periods when Customer's RGS is operating at reduced capacity or is disconnected from the City of Quincy's electrical distribution system pursuant to this Interconnection Agreement. Typical conditions which may require the disconnection of the Customer's system include, but are not limited to, the following:

- a. The City of Quincy system emergencies, forced outages, uncontrollable forces or compliance with prudent electric utility practice.
- b. When necessary to investigate, inspect, construct, install, maintain, repair, replace or remove any City of Quincy equipment, any part of the City of Quincy's electrical distribution system or Customer's generating system.
- c. Hazardous conditions existing on the City of Quincy's utility system due to the operation of the Customer's generation or protective equipment as determined by the City of Quincy.

- d. Adverse electrical effects (such as power quality problems) on the electrical equipment of the City of Quincy's other electric consumers caused by the Customer's generation as determined by the City of Quincy
- e. When Customer is in breach of any of its obligations under this Interconnection Agreement or any other applicable policies and procedures of the City of Quincy.
- f. When the Customer fails to make any payments due to the City of Quincy by the due date thereof.

23. Upon termination of services pursuant to this Agreement, the City of Quincy shall open and padlock the manual disconnect switch and remove any additional metering equipment related to this Agreement. At the Customer's expense, within thirty (30) working days following the termination, the Customer shall permanently isolate the RGS and any associated equipment from the City of Quincy's electric supply system, notify the City of Quincy that the isolation is complete, and coordinate with the City of Quincy for return of the City of Quincy's lock.

24. To the fullest extent permitted by law, and in return for adequate, separate consideration, Customer shall indemnify, defend and hold harmless the City of Quincy, any and all of their members of its governing bodies, and its officers, agents, and employees for, from and against any and all claims, demands, suits, costs of defense, attorneys' fees, witness fees of any type, losses, damages, expenses, and liabilities, whether direct, indirect or consequential, related to, arising from, or in any way connected with:

- a. Customer's design, construction, installation, inspection, maintenance, testing or operation of Customer's generating system or equipment used in connection with this Interconnection Agreement, irrespective of any fault on the part of the City of Quincy.
- b. The interconnection of Customer's generating system with, and delivery of energy from the generating system to, the City of Quincy's electrical distribution system, irrespective of any fault on the part of the City of Quincy.
- c. The performance or nonperformance of Customer's obligations under this Interconnection Agreement or the obligations of any and all of the members of Customer's governing bodies and its officers, agents, contractors (and any subcontractor or material supplier thereof) and employees.

Customer's obligations under this Section shall survive the termination of this Interconnection Agreement.

25. Customer shall not have the right to assign its benefits or obligations under this Agreement without the City of Quincy's prior written consent and such consent shall not be unreasonably withheld. If there is a change in ownership of the RGS, Customer shall provide written notice to the City of Quincy at least thirty (30) days prior to the change in ownership. The new owner will be required to assume, in writing, the Customer's rights and duties under this Agreement, or execute a new Standard Interconnection Agreement. The new owner shall not be permitted to net meter or begin parallel operations until the new owner assumes this Agreement or executes a new Agreement.

26. This Agreement supersedes all previous agreements and representations either written or verbal heretofore made between the City of Quincy and Customer with respect to matters herein contained. This Agreement, when duly executed, constitutes the only Agreement between

parties hereto relative to the matters herein described. This Agreement shall continue in effect from year to year until either party gives sixty (60) days notice of its intent to terminate this Agreement.

27. This Agreement shall be governed by and construed and enforced in accordance with the laws, rules and regulations of the State of Florida and the City of Quincy's Tariff as it may be modified, changed, or amended from time to time, including any amendments modification or changes to the City of Quincy's Net Metering Service Rate Schedule, the schedule applicable to this Agreement. The Customer and the City of Quincy agree that any action, suit, or proceeding arising out of or relating to this Interconnection Agreement shall be initiated and prosecuted in the state court of competent jurisdiction located in Gadsden County, Florida, and the City of Quincy and the Customer irrevocably submit to the jurisdiction and venue of such court. To the fullest extent permitted by law, each Party hereby irrevocably waives any and all rights to a trial by jury and covenants and agrees that it will not request a trial by jury with respect to any legal proceeding arising out of or relating to this Interconnection Agreement.

None of the provisions of this Interconnection Agreement shall be considered waived by either Party except when such waiver is given in writing. No waiver by either Party of any one or more defaults in the performance of the provisions of this Interconnection Agreement shall operate or be construed as a waiver of any other existing or future default or defaults. If any one or more of the provisions of this Interconnection Agreement or the applicability of any provision to a specific situation is held invalid or unenforceable, the provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Interconnection Agreement and all other applications of such provisions shall not be affected by any such invalidity or unenforceability. This Interconnection Agreement does not govern the terms and conditions for the delivery of power and energy to non generating retail customers of the City of Quincy's electrical distribution system.

28. This Agreement incorporates by reference the terms of the tariff filed with the Florida Public Service Commission by the City of Quincy, including the City of Quincy's Net Metering Service Rate Schedule, and associated technical terms and abbreviations, general rules and regulations and standard electric service requirements (as may be applicable) are incorporated by reference, as amended from time to time. To the extent of any conflict between this Agreement and such tariff, the tariff shall control.

29. The City of Quincy and Customer recognize that the Florida Statutes and/or the Florida Public Service Commission Rules, including those directly addressing the subject of this Agreement, may be amended from time to time. In the event that such statutes and/or rules are amended that affect the terms and conditions of this Agreement, the City of Quincy and Customer agree to supersede and replace this Agreement with a new Interconnection Agreement which complies with the amended statutes/rules.

30. Customer acknowledges that its provision of electricity to the City of Quincy hereunder is on a first-offered first-accepted basis and subject to diminution and/or rejection in the event the total amount of electricity delivered to the City of Quincy pursuant to the City of Quincy's Net Metering Service Rate Schedule, (as filed with the Florida Public Service Commission), from all

participating City of Quincy customers, exceeds 2.5 percent (%) of the aggregate customer peak demand on the City of Quincy's electric system.

31. This Agreement is solely for the benefit of the City of Quincy and Customer and no right nor any cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the City of Quincy or Customer, any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and, all provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the City of Quincy and Customer and their respective representatives, successors, and assigns. Further, no term or condition contained in this Agreement shall be construed in any way as a waiver by the City of Quincy of the sovereign immunity applicable to the City of Quincy as established by Florida Statutes, 768.28.

32. Renewable Energy Credits. Customer acknowledges that there may be green energy attributes, typically called Renewable Energy Credits, that are derived from the energy generated by these systems. The Customer agrees that the City of Quincy retains full rights and ownership to these credits.

IN WITNESS WHEREOF, Customer and the City of Quincy have executed this Agreement the day and year first above written.

City of Quincy:

By: _____

Title: _____

Date: _____

Customer:

By: _____
(Print Name)

(Signature)

Date: _____

City of Quincy Account Number:

**City of Quincy
City Commission
Agenda Request**

Date of Meeting: August 10, 2021
Date Submitted: August 8, 2021
To: Honorable Mayor and Members of the City Commission
From: Jack L. McLean Jr., City Manager
Ann Sherman, Human Resources Director
Subject: COVID-19 Implementation Plan Request

Statement of Issue:

Honorable Mayor and Members of the City Commission, this report is to seek approval to implement a plan to help combat the spread of COVID-19 -Delta Variant within the City.

Background:

For over three (3) months The City of Quincy was free of any positive cases. However, within the past two weeks we have had two (2) new cases with both cases in departments with the lowest number of vaccinated employees. Staff has continued to encourage employees to get vaccinated to help fight the spread against COVID-19-Delta Variant.

Earlier this year the City implemented an on-site testing program for over 2 months. This program involved the testing of all employees twice a month at the Campbell Kelly Center. Additionally, we required those employees who traveled outside of the state to test again prior to returning to the workforce as an added safety precaution.

Currently, City employee's vaccination rate is **68.6%**. However, our goal is 100%, surpassing the Presidents goal of **70%**. As of August 5th we are leading the country which is at a **50.5%** vaccination rate, State of Florida **49.3%** and Gadsden County **41.45% (Note! These percentages may differ based on the website used)**. However, based on the low number of vaccinations throughout the country and specifically locally, staff would like to move forward with what we believe is a plan which will help encourage those employees who have not been vaccinated to get vaccinated as well as minimizing employee exposure.

Implementation Plan

1. Testing (Non Vaccinated)

- The City will return to on-site testing of non-vaccinated employees beginning August 17th for a period of 30 days.
- Employees who are still not vaccinated after this 30-day period will be required to test weekly at their cost and provide documentation.

2. Vaccinations

- Vaccinations will become a condition of employment.
- Employees will have until October 1, 2021 to get vaccinated.
- Any employee who have not met the deadline of October 1st will be required to provide medical documentation to support the decision of non-vaccination or face termination.

3. Mask Requirements

- **Non Vaccinated Employees-** All employees who are not vaccinated **MUST** wear their mask at all times while on the job.
 - a. Employees who are found in violation of this mandate will receive two (2) warnings when detected without a mask.
 - b. Following the second warning a more severe disciplinary action will occur up to and including termination.
- **Vaccinated Employees** – CDC recommends that everyone wear a mask when you are in a public indoor setting. It is further recommended that individuals with underlying health issues wear their mask regardless of the level of transmission.

Conclusion:

Discussions have taken place among staff regarding how we should proceed and the necessary steps we will follow to implement the plan as stated above if approved by Commission.

Options:

- Option 1. - Approved COVID-19 Implementation Plan.
- Option 2. - Commission Direction.

Staff Recommendation:

Option I

**City of Quincy
City Commission
Agenda Request**

Date of Meeting: August 10, 2021

Date Submitted: August 5, 2021

To: Honorable Mayor and Members of the City Commission

From: Jack L. McLean Jr., City Manager
Ann Sherman, Human Resources Director

Subject: Information Technology (IT) Status Report

Honorable Mayor and Members of the City Commission, this report is to apprise you of the status of the Information Technology Contract and Advertisement for the IT position.

Background:

The original contract with the IT Consultant was implemented in 2001 and has continued to date. It is important to note that Mr. McKenzie contract has been one of oral in nature (**Never a written contract**) from 2001-2020. Under the leadership of the department directors, Mr. McKenzie was contacted verbally for services as needed during this period of time.

The purpose for these services were initially to orchestrate the newly established NetQuincy Fiber Engineering design and installation process. This was a new venture for the City of Quincy and required the technical expertise which was not available in house.

During the hiring of City Manager McLean in 2008, Mr. McKenzie continued under the same oral agreement with the IT Director.

Over the course of the past 20 years, Mr. McKenzie billed the City for **\$295,172.76**. This equates to **\$14,758.64** annually (see attached payment history). Just for

comparison purposes, the average annual salary for an experienced Network Engineer in Florida is **\$85K-\$90K**.

When David Rittman resigned from the City in February 2021, Mr. McKenzie agreed to assume the IT responsibilities on a temporary basis until the City was successful in hiring a permanent IT Manager. This contract was developed just prior to the City Manager's Medical Leave, but was never presented to commission (see attached contract).

Advertisement:

This position was not advertised until April due to the City Manager's Medical Leave. However, Mr. McKenzie continued to perform the duties as described in the contract. There were no responses to the advertisement as it was originally advertised and as such Mr. McKenzie reviewed the advertisement and determined that there were technical changes that needed to be made. Upon completion of those changes, staff re-advertised the position in July. As of today there have been several responses; however, none of which meets the requirements of the job. (see attached ads).

In addition to advertisement in the local media, staff expanded the search to include Monster.com, Indeed.com and The Florida League of Cities. Further, staff is reviewing applicants who are searching for jobs on these websites as well as sourcing other IT job sites.

Options:

Commission direction.

Attachments:

- IT Network Systems Engineer/Consultant Employment Contract
- Information Technology Manager July 21, 2021 Job Announcement
- Information Technology Manager April 12, 2021 Job Announcement
- IT Network Systems Engineer Payment History

EMPLOYMENT CONTRACT FOR SERVICES

THIS AGREEMENT, made and entered into this 16th day of February, 2021, between the City of Quincy, Florida, a Florida municipal corporation, hereinafter referred to as "Employer," and JAMES MCKENZIE, hereinafter referred to as "Employee."

WITNESSETH:

WHEREAS, Employer desires to employ the services of Employee as the Systems Analyst for Information Technology; and

WHEREAS, Employee desires to accept employment as Systems Analyst for Information Technology (IT) and has the requisite skills, training and background to perform his duties and responsibilities; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1. DUTIES. Employer agrees to employ JAMES MCKENZIE, as the Systems Analyst for Information Technology for the City of Quincy, Florida, to perform the functions and duties described below but not limited to:

- a) Providing technical expert consulting services to assist the City in the review and technical evaluation of competing technologies;
- b) Assist in the preparation of long-range technology plans from a position of having a full understanding of the technical direction the IT and Cable TV industry is taking;
- c) Provide technical assistance to television distribution system installation teams, and oversee the modifications to installed systems;
- d) Define preventive maintenance on equipment and systems. Assist with documentation of

existing and planned distribution technology systems.

Section 2. TERM AND TERMINATION. This Agreement shall commence on the day and year first above written and shall continue for 1 one year or until terminated by one of the parties. This agreement may be terminated by either party on thirty (30) days advance written notice.

Section 3. COMPENSATION. Employer agrees to pay Employee \$ 55 K/YR for services rendered pursuant to this Agreement.

Section 4. OTHER AGREEMENTS. No prior or present agreements or representations shall be binding upon the City unless included in this Agreement.

Section 5. GOVERNING LAW AND VENUE. The parties intend that this Agreement and the relationship of the Parties shall be governed by the laws of the State of Florida. Venue for any action arising out of this Agreement between the Parties shall be exclusively in Gadsden County, Florida.

Section 6. BINDING EFFECT. This Agreement shall be binding upon the parties hereto. This Agreement may not be assigned.

Section 7. SEVERABILITY Should any part of this Agreement be determined by a court of competent jurisdiction to be contrary to applicable law, the remainder of the Agreement shall remain in full force and effect.

Section 8. ATTORNEY'S FEES TO PREVAILING PARTY. In any action arising hereunder or any separate action pertaining to the validity of this agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in trial court and on appeal.


Section 9. ASSIGNMENT. Neither party may assign or transfer this contract without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

Section 10. WORK PRODUCT OWNERSHIP. Any copyrightable works, ideas, discoveries, inventions, patents, products, or other information (collectively the "Work Product") developed in whole or in part by Employee in connection with the services herein, will be the exclusive property of the Employer.

IN WITNESS WHEREOF, the parties of this Agreement have set their hands and seals on the day and year first above written.

CITY OF QUINCY

By: _____
Ronte R. Harris, Mayor and Presiding
Officer of the City Commission of
The City of Quincy, Florida
EMPLOYER

By:  _____
James McKenzie
EMPLOYEE

Attest: _____
Janice Shackelford, City Clerk

By: _____
Gary A. Roberts, Esq.
City Attorney

INFORMATION TECHNOLOGY MANAGER

The City of Quincy, FL is seeking a person who is capable of troubleshooting and analyzing network and communication problems. This person will also be experienced in commissioning/testing at an electrical substation level consisting of relay testing, programming, functional testing and in-service readings. Also seeking an energetic and motivated engineer/technician for the role of a SCADA / Relay Engineer/Technician.

DUTIES AND RESPONSIBILITIES:

- Manage the support of all Window Based Systems deployed at the City of Quincy such as Windows Server 2008, Windows Server 2012, Windows Server 2016, Windows Server 2019.
Manage the Support of VMWare ESXi 6.5/6.7 and Hyper-V VM Technology.
Manage the Support of Cisco 3750 PoE Switches and VOiP System
- Manage the support of the following application and services:
 - ADG (Main Financial Application for the City)
 - Security Surveillance Assets
 - Zoom/Video Live Stream
 - Point and Pay Credit Card Processing
 - Cisco ASA Firewall System
 - ArcGIS from ESRI
 - Gretna Water Supply
 - Office 365 Email System
 - Comcast Phone and Internet Services
 - Sophos Antivirus Centralized Console
 - Centralized Wireless network
- Supervise, direct and evaluate assigned staff and completing performance reviews
- Supervises and provide support the support to users in all departments.
- Provide support training to technical staff and supervises the work of assigned staff.
- Supervises the requisitioning of all inventory needs hardware and software needed by all departments.
- Prepare the IT budget.
- Assess the needs of the Department Directors and City Officials in support of Information Technology.
- Support and assist with IT application installations, modifications, and design throughout all departments.
- Responsible for Plan development of short and long term projects of all departments and is the liaison to the City Manager and City officials of such projects.
- Supervises all contracted and vendor staff relating to IT projects
- Design and understanding of SCADA systems
- Specification and application of data communication systems and SCADA components

KNOWLEDGE, ABILITIES AND SKILLS:

Responsible for helping design SCADA solutions for various new construction, retrofitting and maintenance projects. Self- Ability to troubleshoot and analyze network and communication problems.
Must work well with others, be confident communicator and interface well with others.

MINIMUM QUALIFICATIONS:

Minimum of 5 - 7 years of direct experience related to SCADA/Protection and Control at power utilities to eventually develop/lead a project team. Experience with integration of RTUs, HMIs, and IEDs in electrical substations. SEL fast message and DNP3 protocol software, Network / communication design. Construction specifications related to SCADA/Automation systems, Field work and extensive travel is required to various customer sites.

We offer a competitive salary and compensation package. Salary Range: \$54,000.00 - \$65,000.00.
If this sounds like the opportunity you have been looking for, please mail or email your application and resume to:

CAROLYN R. BUSH cbush@myquincy.net
HUMAN RESOURCES DEPARTMENT - 404-West Jefferson Street, Quincy, Florida 32351

CLOSING DATE: UNTIL FILLED

THE CITY OF QUINCY IS A DRUG FREE WORK PLACE AND AN EQUAL OPPORTUNITY EMPLOYER



JOB POSTING ANNOUNCEMENT

April 12, 2021

INFORMATION TECHNOLOGY MANAGER

The City of Quincy, FL is seeking an energetic and motivated engineer/technician for the role of a SCADA / Relay Engineer/Technician. The right candidate will have extensive experience in SCADA, RTU, HMI design and programming. This person must be capable of troubleshooting and analyzing network and communication problems. This person will also be experienced in commissioning/testing at an electrical substation level consisting of relay testing, programming, functional testing and in-service readings.

DUTIES AND RESPONSIBILITIES:

- Design and understanding of SCADA systems
- Specification and application of data communication systems and SCADA components
- Development and implementation of master station database
- Design and implementation of HMI graphical screens and data reports
- Configuration and testing of SCADA equipment including, but not limited to Remote Terminal Unit /RTU's (SEL, Novatech, ACS, GE), communication based annunciators, smart meters, SEL 3610's, GPS clocks, analog modems, Cisco routers, switches and relays.
- Create, modify and comprehend RTU point-lists
- Performing pre-energization control circuit checks and verifying schematics and wiring diagrams.
- Performing end to end checks of a SCADA system connected to in-service devices.
- Ability to modify drawings to reflect *As-Built* conditions.
- Prepare final documentation for site turnover after job completion.
- Working knowledge of NERC CIP compliance
Experience with DNP, 61850, SEL Fast Messaging and Modbus protocols
- Expertise with PLC hardware and software is beneficial; Experience with the ASE 2000 Test Set
- Experience troubleshooting and verifying performance of data radio communications systems a plus

KNOWLEDGE, ABILITIES AND SKILLS:

Responsible for helping design SCADA solutions for various new construction, retrofitting and maintenance projects. Self-starter, reliable, demonstrate a desire to learn and is capable of adapting quickly across job functions and responsibilities. Ability to troubleshoot and analyze network and communication problems. Must work well with others, be confident communicator and interface well with others.

MINIMUM QUALIFICATIONS:

Minimum of 5 - 7 years of direct experience related to SCADA/Protection and Control at power utilities to eventually develop/lead a project team. Experience with integration of RTUs, HMIs, and IEDs in electrical substations. SEL fast message and DNP3 protocol software, Network / communication design. Construction specifications related to SCADA/Automation systems, familiarity with ModBus SCADA and EMS software / hardware packages manufactured by ABB, Siemens, GE Harris, and Areva. Protective relay testing, SEL, GE, Siemens, ABB. Protective system - trouble shooting skills, functional testing, in-services checks, Field work and extensive travel is required to various customer sites.

We offer a competitive salary and compensation package. Salary Range: \$54,000.00 - \$65,000.00.

If this sounds like the opportunity you have been looking for, please mail or email your application and resume to:

CAROLYN R. BUSH cbush@myquincy.net

HUMAN RESOURCES DEPARTMENT - 404-West Jefferson Street, Quincy, Florida 32351

CLOSING DATE: UNTIL FILLED

THE CITY OF QUINCY IS A DRUG FREE WORK PLACE AND AN EQUAL OPPORTUNITY EMPLOYER

CITY OF QUINCY
Vendor Payment History

From 01.01.2002 To 08.09.2021, for Vendor: 12020

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Invoice Number	Amount Paid/Line Amount	Invoice Date	Description/Expanded To G/L
12020 James McKenzie									
47	CHK	11.09.2011		0.00	2,000.00	1 24230	2,000.00	09.22.2011	AMI Commun Network Design
							5,200.00		312-591-531-30343 PROFESSIONAL SERVICES
60	CHK	12.13.2011		0.00	3,200.00	1 24230	3,200.00	09.22.2011	AMI Commun Network Design
							5,200.00		312-591-531-30343 PROFESSIONAL SERVICES
78388	CHK	11.08.2002	Yes	0.00	2,500.00	1 1563	2,500.00	10.05.2002	ANNUAL CONSULTING AGREEMENT
							2,500.00		001-276-513-30341 CONTRACTUAL SERVICES
80483	CHK	03.25.2003	Yes	0.00	2,500.00	1 23432	2,500.00	03.06.2003	
							2,500.00		001-276-513-30341 CONTRACTUAL SERVICES
83110	CHK	10.10.2003	Yes	0.00	1,500.00	1 23969	1,500.00	10.01.2003	ANNUAL SERVICE AGREE.
							1,500.00		001-210-522-30461 REPAIR & MAINTENANCE-OFFICE EQUIP.
87043	CHK	11.19.2004	Yes	0.00	8,200.00	1 14353	8,200.00	11.19.2004	ANNUAL MAINTENANCE AGREEMENT
							8,200.00		408-539-539-30341 CONTRACTUAL SERVICES
87478	CHK	01.12.2005	Yes	0.00	7,500.00	1 14356	7,500.00	01.06.2005	INV. 14356
							7,500.00		408-539-539-30341 CONTRACTUAL SERVICES
88295	CHK	04.05.2005	Yes	0.00	7,922.87	1 14362	7,922.87	03.31.2005	3RD QRT. BILLING APRIL-JUNE 05
							7,922.87		408-539-539-30341 CONTRACTUAL SERVICES
89246	CHK	07.01.2005	Yes	0.00	7,500.00	1 July1,2005	7,500.00	07.01.2005	Annual Service Agreement-Final
							7,500.00		408-539-539-30341 CONTRACTUAL SERVICES
90736	CHK	02.08.2006	Yes	0.00	2,500.00	1 23975	2,500.00	01.01.2006	SYSTEMS ENGINEERING 2-8-06
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
90971	CHK	03.08.2006	Yes	0.00	2,500.00	1 23976	2,500.00	01.01.2006	ENGINEERING SERVICES
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
91185	CHK	03.31.2006	Yes	0.00	2,500.00	1 23996	2,500.00	01.01.2006	ENGINEERING SER. MARCH 2006
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
91465	CHK	05.03.2006	Yes	0.00	2,500.00	1 23999	2,500.00	04.01.2006	INV. 23999 ENGINEERING SERVICE
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
91945	CHK	06.14.2006	Yes	0.00	2,500.00	1 24010	2,500.00	01.01.2006	NETWORK ENGINEERING
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
92151	CHK	07.12.2006	Yes	0.00	2,500.00	1 24015	2,500.00	04.01.2006	INV.24015 SYSTEMS ENGINEERING
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
92353	CHK	08.09.2006	Yes	0.00	2,500.00	1 24020	2,500.00	07.01.2006	INV.24020 NETWORK ENGINEER
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
92759	CHK	10.04.2006	Yes	0.00	2,500.00	1 24035	2,500.00	09.01.2006	NETWORK MAINTENANCE-SEPT
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
92768	CHK	10.06.2006	Yes	0.00	2,500.00	1 24029	2,500.00	06.01.2006	NETWORK MAINTENANCE-AUG06
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
93074	CHK	11.15.2006	Yes	0.00	2,500.00	1 24042	2,500.00	10.01.2006	INV. 24042 MAINTAIN NETWORK
							2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
95522	CHK	12.29.2006	Yes	0.00	5,000.00	1 24048	5,000.00	12.28.2006	Maint Net 11/01/06 & 12/01/06

CITY OF QUINCY
Vendor Payment History

From 01.01.2002 To 08.09.2021, for Vendor: 12020

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Check IN	Invoice Number	Amount Paid/ Line Amount	Invoice Dts	Description/ Expensed To C/L
96169	CHK	03.13.2007	Yes	0.00	5,000.00	1	24054	2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
								2,500.00	02.08.2007	MAINTAIN NETWORK INFRASTRUCTUR
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
						2	24058	2,500.00	01.08.2007	MAINTAIN NETWORK INFRASTRUCTUR
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
96487	CHK	04.19.2007	Yes	0.00	5,000.00	1	24059	2,500.00	01.03.2007	Network Infrastructure
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
						2	24060	2,500.00	04.03.2007	Maintain Network Infrastructure
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
96977	CHK	06.14.2007	Yes	0.00	2,500.00	1	24063	2,500.00	05.21.2007	Maintain network infrastructure
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
97514	CHK	08.01.2007	Yes	0.00	2,500.00	1	24067	2,500.00	07.13.2007	
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
97539	CHK	08.09.2007	Yes	0.00	2,500.00	1	24071	2,500.00	08.08.2007	June 2007 services
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
97632	CHK	08.22.2007	Yes	0.00	2,500.00	1	24075	2,500.00	08.09.2007	
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
977811	CHK	09.20.2007	Yes	0.00	2,500.00	1	24080	2,500.00	09.17.2007	DUE 09/01/07
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
978114	CHK	10.31.2007		0.00	2,500.00	1	24085	2,500.00	10.18.2007	Maintain network infrastructure
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
978219	CHK	11.14.2007		0.00	2,500.00	1	24087	2,500.00	11.06.2007	Maintain network structure
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
978522	CHK	12.26.2007		0.00	2,500.00	1	24091	2,500.00	12.11.2007	MAINTAIN NETWORK INFRASTRUCTUR
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
978704	CHK	01.23.2008		0.00	2,500.00	1	01/20/08	2,500.00	01.22.2008	01/13/08-01/20/08
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
978977	CHK	02.20.2008		0.00	2,500.00	1	24098	2,500.00	02.18.2008	MAINTAIN NETWORK INFRASTRUCTUR
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
980051	CFK	07.18.2008		0.00	2,500.00	1	24109	2,500.00	06.17.2008	
								2,500.00		408-539-539-30343 PROFESSIONAL SERVICES
980342	CFK	08.21.2008		0.00	2,500.00	1	24111	2,500.00	07.31.2008	
								2,500.00		408-539-539-30491 OTHER OPERATING EXPENSES
980641	CFK	10.03.2008		0.00	2,500.00	1	24116	2,500.00	09.09.2008	Netquincy/Manage Network
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
980806	CHK	10.22.2008		0.00	2,500.00	1	24117	2,500.00	09.15.2008	Current network
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
980893	CHK	10.29.2008		0.00	1,250.00	1	24120	1,250.00	10.15.2008	Semi-monthly bill for managing
								1,250.00		408-539-539-30341 CONTRACTUAL SERVICES

CITY OF QUINCY
Vendor Payment History

From 01.01.2002 To 08.09.2021, for Vendor: 12020

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Check IN	Invoice Number	Amount Paid/Line Amount	Invoice Date	Description/ Expensed To C/L
981123	CHK	11.25.2008		0.00	2,500.00	1	24124	2,500.00	11.19.2008	Engineering/Network Upgrades
								2,500.00		408-539-539-30341 CONTRACTUAL SERVICES
981756	CHK	02.13.2009		0.00	3,750.00	1	24128	3,750.00	02.06.2009	Contracted Network Engineering
								3,750.00		408-539-539-30343 PROFESSIONAL SERVICES
982171	CHK	04.01.2009		0.00	2,500.00	1	24134	2,500.00	03.13.2009	Jan 09-Feb 09 & Mar 2009-Engin
								5,000.00		408-539-539-30341 CONTRACTUAL SERVICES
								1,000.00		408-539-539-30343 PROFESSIONAL SERVICES
982309	CEK	04.17.2009		0.00	1,750.00	1	24134	1,750.00	03.13.2009	Jan 09-Feb 09 & Mar 2009-Engin
								5,000.00		408-539-539-30341 CONTRACTUAL SERVICES
								1,000.00		408-539-539-30343 PROFESSIONAL SERVICES
982473	CHI	05.08.2009		0.00	1,750.00	1	24134	1,750.00	03.13.2009	Jan 09-Feb 09 & Mar 2009-Engin
								5,000.00		408-539-539-30341 CONTRACTUAL SERVICES
								1,000.00		408-539-539-30343 PROFESSIONAL SERVICES
983769	CHI	09.30.2009		0.00	2,000.00	1	24143	2,000.00	04.08.2009	Engineering Services OSP
								2,000.00		408-539-539-30341 CONTRACTUAL SERVICES
984868	CHK	02.17.2010		0.00	2,000.00	1	24162	1,000.00	01.05.2010	Network Engineering-BOCC & QPD
								1,000.00		408-539-539-30343 PROFESSIONAL SERVICES
						2	24162	1,000.00	01.05.2010	Network Engineering-BOCC & QPD
								1,000.00		508-539-539-30343 PROFESSIONAL SERVICES
985262	CHK	03.31.2010		0.00	2,000.00	1	24168	2,000.00	01.24.2010	System Engineering for QPD
								2,000.00		508-539-539-30343 PROFESSIONAL SERVICES
986129	CHK	07.09.2010		0.00	2,000.00	1	24173	1,000.00	04.22.2010	Systems Engineering
								1,000.00		408-539-539-30341 CONTRACTUAL SERVICES
						2	24173	1,000.00	04.22.2010	Systems Engineering
								1,000.00		508-539-539-30343 PROFESSIONAL SERVICES
986924	CHK	10.06.2010		0.00	2,000.00	1	24181	2,000.00	01.22.2010	System Engineering QPD/City
								2,000.00		408-539-539-30341 CONTRACTUAL SERVICES
987681	CHK	01.07.2011		0.00	2,000.00	1	24192	1,000.00	12.09.2010	
								1,000.00		408-539-539-30343 PROFESSIONAL SERVICES
						2	24192	1,000.00	12.09.2010	
								500.00		508-539-539-30343 PROFESSIONAL SERVICES
								500.00		508-539-539-30343 PROFESSIONAL SERVICES
								500.00	03.04.2011	
988341	CHK	03.24.2011		0.00	1,000.00	1	24205	500.00		408-539-539-30341 CONTRACTUAL SERVICES
								500.00	03.04.2011	
						2	24205	500.00		508-539-539-30341 CONTRACTUAL SERVICES
								1,000.00	03.31.2011	Engineering Consultant-Mar 2011
989135	CHK	06.24.2011		0.00	1,000.00	1	24214	1,000.00		508-539-539-30343 PROFESSIONAL SERVICES
								1,000.00	05.25.2011	Engineering Consul-April 2011
989277	CHK	07.07.2011		0.00	1,000.00	1	24215	1,000.00		508-539-539-30343 PROFESSIONAL SERVICES

CITY OF QUINCY
Vendor Payment History

From 01.01.2002 To 08.09.2021, for Vendor: 12020

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Invoice LN	Invoice Number	Amount Paid/Line Amount	Invoice Date	Description/Expensed To G/L
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990108	CHK	10.14.2011		0.00	1,000.00	1	24231	1,000.00	06.22.2011	Network Support
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				0.00	147,322.87			1,000.00		508-539-539-30491 OTHER OPERATING EXPENSES
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TOTAL

Number of Checks: 52

Grand Total:

0.00

147,322.87

Number of Checks:

52

City of Quincy, Florida
Payments to James McKenzie
From October 2002 to September 2011

Batch Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	PO Number	Description
38614	24231	9/22/2011	10/22/2011	\$ 1,000.00	212553	Network Support
38567	24230	9/22/2011	10/22/2011	\$ 5,200.00	212496	AMI Commun Network Design
37826	24215	5/25/2011	6/24/2011	\$ 1,000.00	211978	Engineering Consul-April 2011
37826	24214	3/31/2011	4/30/2011	\$ 1,000.00	211978	Engineering Consultant-Mar 2011
36939	24205	3/4/2011	4/3/2011	\$ 1,000.00	211542	
36176	24192	12/9/2010	1/8/2011	\$ 2,000.00	211185	
35373	24181	9/22/2010	10/22/2010	\$ 2,000.00	210714	System Engineering QPD/City
34634	24173	6/22/2010	7/22/2010	\$ 2,000.00	210737	Systems Engineering
33519	24168	3/24/2010	4/23/2010	\$ 2,000.00	209732	System Engineering for QPD
32989	24162	2/5/2010	3/7/2010	\$ 2,000.00		0 Network Engineering-BOCC QPD
31404	24143	9/8/2009	10/8/2009	\$ 2,000.00	208788	Engineering Services OSP
29788	24134	3/13/2009	4/12/2009	\$ 6,000.00	208071	Jan 09-Feb 09 Mar 2009-Engin
29160	24128	2/6/2009	3/8/2009	\$ 3,750.00		0 Contracted Network Engineering
28481	24124	11/19/2008	12/19/2008	\$ 2,500.00		0 Engineering/Network Upgrades
28222	24120	10/15/2008	11/14/2008	\$ 1,250.00		0 Semi-monthly bill for managing
27963	24117	9/15/2008	10/15/2008	\$ 2,500.00		0 Current network
27748	24116	9/9/2008	10/9/2008	\$ 2,500.00	207229	Netquincy/Manage Network
27546	24111	7/31/2008	8/30/2008	\$ 2,500.00	207072	
26949	24109	6/17/2008	7/17/2008	\$ 2,500.00	205797	
25647	24098	2/18/2008	3/19/2008	\$ 2,500.00		0 MAINTAIN NETWORK INFRASTRUCTUR
25306	1/20/2008	1/22/2008	2/21/2008	\$ 2,500.00	0 01/13/08-01/20/08	
25061	24091	12/11/2007	1/10/2008	\$ 2,500.00		0 MAINTAIN NETWORK INFRASTRUCTUR
24768	24087	11/6/2007	12/6/2007	\$ 2,500.00		0 Maintain network structure
24676	24085	10/18/2007	11/17/2007	\$ 2,500.00	201536	Maintain network infrastructure
24349	24080	9/17/2007	10/17/2007	\$ 2,500.00	201327	DUE 09/01/07
24032	24075	8/9/2007	9/8/2007	\$ 2,500.00	201121	
23908	24071	8/8/2007	9/7/2007	\$ 2,500.00	201767	June 2007 services
23758	24067	7/13/2007	8/12/2007	\$ 2,500.00	201978	
23291	24063	5/21/2007	6/20/2007	\$ 2,500.00	201740	Maintain network infrastructure
22712	24059	4/3/2007	5/3/2007	\$ 2,500.00	201364	Network Infrastructure
22703	24060	4/3/2007	5/3/2007	\$ 2,500.00	201339	Maintain Network Infrastructure
22401	24054	2/8/2007	3/10/2007	\$ 2,500.00	201094	MAINTAIN NETWORK INFRASTRUCTUR
22365	24058	2/8/2007	3/10/2007	\$ 2,500.00	201075	MAINTAIN NETWORK INFRASTRUCTUR
21879	24048	12/28/2006	1/27/2007	\$ 5,000.00	201807	Maint Net 11/01/06 12/01/06
21577	24042	10/1/2006	10/31/2006	\$ 2,500.00	201583	INV. 24042 MAINTAIN NETWORK
21198	24035	9/1/2006	10/1/2006	\$ 2,500.00	201298	NETWORK MAINTENANCE-SEPT
21284	24029	8/1/2006	8/31/2006	\$ 2,500.00	201361	NETWORK MAINTENANCE-AUG06
20825	24020	7/1/2006	7/31/2006	\$ 2,500.00	201989	INV. 24020 NETWORK ENGINEER
20618	24015	6/1/2006	6/1/2006	\$ 2,500.00	201853	INV. 24015 SYSTEMS ENGINEERING
20421	24010	5/1/2006	5/31/2006	\$ 2,500.00	201749	NETWORK ENGINEERING
20086	23999	4/1/2006	5/1/2006	\$ 2,500.00	201545	INV. 23999 ENGINEERING SERVICE
19864	23996	3/1/2006	3/31/2006	\$ 2,500.00	201392	ENGINEERING SER. MARCH 2006
19585	23976	2/1/2006	3/3/2006	\$ 2,500.00	201229	ENGINEERING SERVICES
19276	23975	1/1/2006	1/31/2006	\$ 2,500.00	202132	SYSTEMS ENGINEERING 2-8-06
17010	Jul1.2005	7/1/2005	7/31/2005	\$ 7,500.00		0 Annual Service Agreement-Final
16081	14362	3/31/2005	4/30/2005	\$ 7,922.87		0 3RD QRT. BILLING APRIL-JUNE 05
15307	14356	1/6/2005	2/5/2005	\$ 7,500.00		0 INV. 14356

City of Quincy, Florida
 Payments to James McKenzie
 From October 2002 to September 2011

Batch Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	PO Number	Description
14831	14353	11/19/2004	12/19/2004	\$ 8,200.00		0 ANNUAL MAINTENANCE AGREEMENT
11482	23969	10/1/2003	10/31/2003	\$ 1,500.00		0 ANNUAL SERVICE AGREE.
9954	23432	3/6/2003	4/5/2003	\$ 2,500.00	2011693	
8994	1563	10/5/2002	11/4/2002	\$ 2,500.00		0 ANNUAL CONSULTING AGREEMENT
Individual Payments				\$ 147,322.87		
Corporate Payments				\$ 147,849.89		
Combined				<u>\$ 295,172.76</u>		
Annual Average Compensation over 20 years				<u>\$ 14,758.64</u>		

CITY OF QUINCY
Vendor Payment History

From 01.01.2011 To 08.09.2021, for Vendor: 146105

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Invoice IN Number	Amount Paid/ Line Amount	Invoice Date	Description/ Expensed to G/L
146105 ALLCOL TECHNOLOGIES INC									
121	CHK	04.13.2012		0.00	333.33	1 24241	333.33	02.15.2012	Support Dec-Jan-Feb2012 #24241
							1,000.00		312-591-531-30341 CONTRACTUAL SERVICES
129	CHK	05.09.2012		0.00	666.67	1 24241	666.67	02.15.2012	Support Dec-Jan-Feb2012 #24241
							1,000.00		312-591-531-30341 CONTRACTUAL SERVICES
177	CHK	08.30.2012		0.00	516.14	1 24243	516.14	05.03.2012	Network Eng Inv #24243
							1,000.00		312-591-531-30343 PROFESSIONAL SERVICES
182	CCFD	06.06.2014		0.00	1,000.00	1 1001	1,000.00	04.01.2014	System/Network Admin Support
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
192	CHK	10.12.2012		0.00	483.86	1 24243	483.86	05.03.2012	Network Eng Inv #24243
							1,000.00		312-591-531-30343 PROFESSIONAL SERVICES
226	CCFD	07.18.2014		0.00	2,000.00	1 1002	1,000.00	05.14.2014	Support Inv #1002
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
						2 1003	1,000.00	05.14.2014	Support Inv #1003
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
1459	MOD	05.18.2017		0.00	1,000.00	1 1053	1,000.00	05.16.2017	MAY 2017 SYSTEM/NETWORK MAIN.
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
1918	MOD	06.29.2017		0.00	1,000.00	1 1054	1,000.00	06.13.2017	June 2017 System/Network Suppt
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
2069	MOD	07.13.2017		0.00	1,000.00	1 1055	1,000.00	07.12.2017	system and network support
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
2680	MOD	09.07.2017		0.00	2,000.00	1 1056	2,000.00	09.07.2017	Aug. & Sept. 2017 System Support
							2,000.00		508-539-539-30341 CONTRACTUAL SERVICES
3005	MOD	10.12.2017		0.00	1,000.00	1 1057	1,000.00	10.03.2017	OCTOBER 2017 SYSTEM SUPPORT
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
3603	MOD	12.01.2017		0.00	1,000.00	1 1058	1,000.00	11.23.2017	system AND network
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
3775	MOD	12.14.2017		0.00	1,000.00	1 1059	1,000.00	12.10.2017	system and network support
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
4080	MOD	01.11.2018		0.00	1,000.00	1 1060	1,000.00	11.03.2018	system and network support
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
4405	MOD	02.16.2018		0.00	1,000.00	1 1061	1,000.00	12.11.2018	SYSTEM AND NETWORK SUPPORT
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
4708	MOD	03.08.2018		0.00	1,000.00	1 1062	1,000.00	03.01.2018	system and network support
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
5036	MOD	04.12.2018		0.00	1,000.00	1 1063	1,000.00	04.03.2018	system and network support
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
5356	MOD	05.10.2018		0.00	1,000.00	1 1064	1,000.00	04.27.2018	MAY 2018 MTHLY SUPPORT
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
5807	MOD	06.14.2018		0.00	1,000.00	1 1065	1,000.00	06.04.2018	system and network support

CITY OF QUINCY
Vendor Payment History

From 01.01.2011 To 08.09.2021, for Vendor: 146105

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Invoice Number	Amount Paid/Line Amount	Invoice Date	Description/ Expanded To G/L
6292	NOI	07.26.2018		0.00	1,000.00	1 1066	1,000.00	07.06.2018	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
6625	NOI	08.30.2018		0.00	1,500.00	1 1067	1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
7264	NOI	10.18.2018		0.00	1,000.00	1 1068	1,500.00	08.13.2018	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
7426	NOI	11.01.2018		0.00	1,000.00	1 1069	1,000.00	09.08.2018	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
7744	NOI	11.29.2018		0.00	1,000.00	1 1070	1,000.00	10.08.2018	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
								11.01.2018	508-539-539-30341 CONTRACTUAL SERVICES
									NOVEMBER 2018 SUPPORT
8220	NOI	01.16.2019		0.00	2,000.00	1 1071	1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
								12.21.2018	system and network support
						2 1072	1,000.00	03.07.2019	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
8705	NOI	02.21.2019		0.00	1,000.00	1 1073	1,000.00	03.11.2019	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
8896	NOI	03.15.2019		0.00	1,000.00	1 1074	1,000.00	03.04.2019	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
9371	NOI	04.17.2019		0.00	1,000.00	1 1075	1,000.00	04.29.2019	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
9911	NOI	06.06.2019		0.00	1,500.00	1 1076	1,500.00	05.16.2019	508-539-539-30341 CONTRACTUAL SERVICES
									SYSTEM AND NETWORK SUPPORT
10408	NOI	07.18.2019		0.00	2,000.00	1 1077	1,500.00	07.12.2019	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
						2 1078	1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
								07.16.2019	system and network support
11242	NOI	09.26.2019		0.00	2,000.00	1 1079	1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
								05.18.2019	system and network support
						2 1080	1,000.00	05.18.2019	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
11721	NOI	10.31.2019		0.00	1,000.00	1 1081	1,000.00	16.08.2019	508-539-539-30341 CONTRACTUAL SERVICES
									system and network support
12235	NOI	12.19.2019		0.00	2,000.00	1 1082	1,000.00	13.14.2019	508-539-539-30341 CONTRACTUAL SERVICES
									system network and support
						2 1083	1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
								12.03.2019	system and network support
12735	NOI	01.30.2020		0.00	1,000.00	1 1084	1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
								01.16.2020	system and network support
13215	NOI	03.06.2020		0.00	2,000.00	1 1085	1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
								02.10.2020	FEB. SYSTEM MAIN.

CITY OF QUINCY
Vendor Payment History

From 01.01.2011 To 08.09.2021, for Vendor: 146105

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Invoice Number	Amount Paid/Line Amount	Invoice Date	Description/Expensed To G/L
14069	NOD	05.14.2020		0.00	2,000.00	2 1086	1,000.00	05.01.2020	508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	05.04.2020	System And Network Support
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	05.04.2020	System and Network Support
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	06.05.2020	SYSTEM NETWORK SUPPORT
							1,000.00	06.05.2020	SYSTEM AND NETWORK SUPPORT
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	08.05.2020	AUGUST SYSTEM AND NETWORK SUPP
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	09.30.2020	SEPT SYSTEM AND NETWORK SUPPORT
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	10.30.2020	OCT SYSTEM AND NETWORK SUPPORT
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	11.30.2020	NOV SYSTEM AND NETWORK SUPPORT
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	12.18.2020	DECEMBER SYSTEM AND NETWORK SU
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							2,115.38	02.14.2021	PAY PD. 2/1/21-2/14/21
							2,115.38		508-539-539-10110 EXECUTIVE SALARIES & WAGES
							2,115.38	02.28.2021	PAY PD 2/15/21-2/28/21
							2,115.38		508-539-539-10110 EXECUTIVE SALARIES & WAGES
							2,800.00	01.31.2021	JAN SYSTEM NETWORK SUPPORT
							2,800.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	02.28.2021	FEB NETWORK SYSTEM SUPPORT
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							2,115.38	03.16.2021	IT SERVICES 3.1.21 TO 3.14.21
							2,115.38		508-539-539-10110 EXECUTIVE SALARIES & WAGES
							2,115.38	03.28.2021	IT SERVICES 3/15/21-3/28/21
							2,115.38		508-539-539-10110 EXECUTIVE SALARIES & WAGES
							2,115.38	04.11.2021	IT SERVICES 3.29 4.11
							2,115.38		508-539-539-10110 EXECUTIVE SALARIES & WAGES
							1,000.00	04.12.2021	IT SERVICES
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	04.12.2021	APRIL IT SERVICES
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
							2,115.38	04.25.2021	4.12.21 TO 4.25.21 IT DEPT

CITY OF QUINCY
Vendor Payment History

From 01.01.2011 To 08.09.2021, for Vendor: 146105

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Invoice LN Number	Invoice Number	Amount Paid/Line Amount	Invoice Date	Description/Expensed To G/L
18720	NCD	05.13.2021		0.00	2,115.38	1	050921JM	2,115.38	05.09.2021	508-539-539-10110 EXECUTIVE SALARIES & WAGES PAYROLL 5 14 21
18734	NCD	05.20.2021		0.00	3,500.00	1	1100	2,115.38 1,000.00	05.18.2021	508-539-539-10110 EXECUTIVE SALARIES & WAGES MONTHLY SUPPORT
18881	NCD	05.26.2021		0.00	2,115.38	2	1101	1,000.00 2,500.00	05.18.2021	508-539-539-30341 CONTRACTUAL SERVICES LONG TERM IT SERVICES
19062	NCD	06.08.2021		0.00	2,115.38	1	05232021JM	2,500.00	05.23.2021	508-539-539-30341 CONTRACTUAL SERVICES IT SERVICES
19243	NCD	06.23.2021		0.00	2,115.38	1	060621ALLCOL	2,115.38	06.06.2021	508-539-539-10110 EXECUTIVE SALARIES & WAGES IT SERVICES 5.24.21-5.30.21
19261	NOD	06.23.2021		0.00	5,000.00	1	06202021	2,115.38	06.20.2021	508-539-539-10110 EXECUTIVE SALARIES & WAGES IT SERVICES
							1102	2,500.00	06.22.2021	508-539-539-10110 EXECUTIVE SALARIES & WAGES JUNE SYSTEM NETWORK SUPPORT
						2	1103	325.00	06.22.2021	508-539-539-30341 CONTRACTUAL SERVICES SMARTGRID JUNE CONSULT
						3	1103	325.00	06.22.2021	404-539-533-60646 EQUIPMENT FIBER OPTIC SYSTEM UPGRADE SMARTGRID JUNE CONSULT
						4	1103	325.00	06.22.2021	405-561-532-60646 EQUIPMENT - FIBER OPTIC SYSTEM UPGRADE SMARTGRID JUNE CONSULT
						5	1103	325.00	06.22.2021	402-540-535-60646 EQUIPMENT - FIBER OPTIC SYSTEM UPGRADE SMARTGRID JUNE CONSULT
19421	NOD	07.07.2021		0.00	2,115.38	1	06212021	1,525.00	07.21.2021	403-591-531-60646 EQUIPMENT - FIBER OPTIC SYSTEM UPGRADE IT SERVICES 6.21-7.4
19592	NOD	07.21.2021		0.00	2,115.38	1	7/18/2021	2,115.38	07.18.2021	508-539-539-10110 EXECUTIVE SALARIES & WAGES PAYROLL-IT SERVICES
19786	NOD	08.04.2021		0.00	2,115.38	1	8/1/2021	2,115.38	08.01.2021	508-539-539-10110 EXECUTIVE SALARIES & WAGES IT SERVICES
19803	NOD	08.06.2021		0.00	3,500.00	1	1104	2,115.38 1,000.00	08.02.2021	508-539-539-30341 CONTRACTUAL SERVICES system and network support ju
						2	1105	2,500.00	08.02.2021	508-539-539-30341 CONTRACTUAL SERVICES long term IT Services/ Smartgr
991203	CHK	03.20.2012		0.00	2,000.00	1	24236	2,500.00	10.01.2011	508-539-539-30341 CONTRACTUAL SERVICES Systems Engineering - October
						2	24236	500.00	10.01.2011	408-539-539-30341 CONTRACTUAL SERVICES Systems Engineering - October
						3	24237	500.00	11.04.2011	508-539-539-30341 CONTRACTUAL SERVICES Systems Engineering - November
						4	24237	500.00	11.04.2011	408-539-539-30341 CONTRACTUAL SERVICES Systems Engineering - November

CITY OF QUINCY
Vendor Payment History

From 01.01.2011 To 08.09.2021, for Vendor: 146105

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Invoice Number	Amount Paid/Line	Invoice Date	Description/Expanded To G/L
991384	CHK	04.13.2012		0.00	666.67	1 24241	500.00	02.15.2012	508-539-539-30341 CONTRACTUAL SERVICES
							333.33	02.15.2012	Support Dec-Jan-Feb2012 #24241
							1,000.00		408-539-539-30341 CONTRACTUAL SERVICES
						2 24241	333.34	02.15.2012	Support Dec-Jan-Feb2012 #24241
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
991610	CHK	05.09.2012		0.00	1,333.33	1 24241	666.67	02.15.2012	Support Dec-Jan-Feb2012 #24241
						2 24241	1,000.00		408-539-539-30341 CONTRACTUAL SERVICES
							666.66	02.15.2012	Support Dec-Jan-Feb2012 #24241
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
992510	CHK	08.30.2012		0.00	1,083.86	1 24243	567.73	05.03.2012	Network Eng Inv #24243
						2 24243	1,099.95		408-539-539-30341 CONTRACTUAL SERVICES
							516.13	05.03.2012	Network Eng Inv #24243
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
992830	CHK	10.12.2012		0.00	1,016.09	1 24243	532.22	05.03.2012	Network Eng Inv #24243
						2 24243	1,099.95		408-539-539-30341 CONTRACTUAL SERVICES
							483.87	05.03.2012	Network Eng Inv #24243
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
993264	CHK	12.12.2012		0.00	2,500.00	1 1020	2,500.00	09.21.2012	Design & install network
995090	CHK	08.13.2013		0.00	6,250.00	1 24279	1,500.00	04.17.2013	Engineering Service #24279
						2 24279	1,500.00		408-539-539-30341 CONTRACTUAL SERVICES
							1,500.00	04.17.2013	Engineering Service #24279
						3 24282	1,500.00		508-539-539-30341 CONTRACTUAL SERVICES
							2,000.00	05.22.2013	Engineering Services #24282
						4 24286	2,000.00		508-539-539-30343 PROFESSIONAL SERVICES
							1,250.00	05.31.2013	Engineering Serv QPD #24286
995655	CHK	12.02.2013		0.00	2,000.00	1 24289	1,250.00	07.24.2013	System Engineering Inv #24289
						2 24289	1,000.00		408-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	07.24.2013	System Engineering Inv #24289
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
995795	CHK	01.03.2014		0.00	700.00	1 32501	700.00	10.25.2013	USA Software Buildover
997115	CHK	09.11.2014		0.00	2,000.00	1 1006	700.00	01.15.2014	508-539-539-30343 PROFESSIONAL SERVICES
							2,000.00		System Network Jun-Jul 2014
997388	CHK	11.13.2014		0.00	2,000.00	1 1009	2,000.00	01.26.2014	508-539-539-30341 CONTRACTUAL SERVICES
							2,000.00		Aug & Sept 2014 System Support
997585	CHK	12.18.2014		0.00	1,000.00	1 1012	2,000.00	11.04.2014	508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	11.04.2014	Oct 201 Sys Support Inv #1012
997724	CHK	01.21.2015		0.00	1,000.00	1 1014	1,000.00	12.02.2015	508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00		Sys & Network Support #1014

CITY OF QUINCY
Vendor Payment History

From 01.01.2011 To 08.09.2021, for Vendor: 146105

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Invoice LN	Invoice Number	Amount Paid/Line Amount	Invoice Date	Description/ Expanded To G/L
997991	CHK	03.06.2015		0.00	1,000.00	1	1017	1,000.00	01.29.2015	508-539-539-30341 CONTRACTUAL SERVICES Network Support Jan 2015
998090	CHK	03.20.2015		0.00	1,000.00	1	1016	1,000.00	01.09.2015	508-539-539-30341 CONTRACTUAL SERVICES System Network December 2014
998276	CHK	04.16.2015		0.00	1,000.00	1	1022	1,000.00	01.08.2015	508-539-539-30341 CONTRACTUAL SERVICES Sys & Network Support-Apr 2015
998299	CHK	04.23.2015		0.00	1,000.00	1	1018	1,000.00	01.16.2015	508-539-539-30341 CONTRACTUAL SERVICES Sys & Network Support Feb 2015
998337	CHK	04.30.2015		0.00	1,000.00	1	1023	1,000.00	03.16.2015	508-539-539-30341 CONTRACTUAL SERVICES Sys & Network Support #1023
998491	CHK	05.21.2015		0.00	1,000.00	1	1025	1,000.00	01.04.2015	508-539-539-30341 CONTRACTUAL SERVICES System and Network Support Ma
998829	CHK	07.16.2015		0.00	1,000.00	1	1027	1,000.00	01.24.2015	508-539-539-30341 CONTRACTUAL SERVICES System-Network Support June 2015
999067	CHK	09.03.2015		0.00	2,000.00	1	1029	1,000.00	01.22.2015	508-539-539-30341 CONTRACTUAL SERVICES System Network Sup July 2015
								1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
999578	CHK	12.11.2015		0.00	3,000.00	1	1032	1,000.00	01.01.2015	508-539-539-30341 CONTRACTUAL SERVICES System/Network Support-Aug 2015
						2	1031	1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
								1,000.00	01.01.2015	September 2015 Invoice
								1,000.00	10.31.2015	OCTOBER 2015
						3	1034	1,000.00	08.31.2015	NOVEMBER 2015
999722	CHK	01.15.2016		0.00	1,000.00	1	1035	1,000.00	12.30.2015	508-539-539-30341 CONTRACTUAL SERVICES SYSTEM & NETWORK SUPPORT
999894	CHK	02.18.2016		0.00	1,000.00	1	1036	1,000.00	02.05.2016	508-539-539-30341 CONTRACTUAL SERVICES SYSTEM AND NETWORK SUPPORT
1000124	CHK	03.31.2016		0.00	2,000.00	1	1038	1,000.00	02.15.2016	508-539-539-30341 CONTRACTUAL SERVICES SYSTEM & NETWORK SUPPORT
						2	1039	1,000.00	03.28.2016	SYSTEM & NETWORK SUPPORT
1000409	CHK	05.26.2016		0.00	2,000.00	1	1041	1,000.00	05.16.2016	508-539-539-30341 CONTRACTUAL SERVICES MONTHLY SUPPORT- APRIL&MAY SERV
1000540	CHK	06.17.2016		0.00	1,000.00	1	1042	1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
								1,000.00	06.02.2016	JUNE 2016 MONTHLY SYSTEM SUPP.
								1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
1000716	CHK	07.20.2016		0.00	1,000.00	1	1043	1,000.00	07.05.2016	JULY 2016 MONTHLY SUPPORT
								1,000.00		508-539-539-30341 CONTRACTUAL SERVICES

CITY OF QUINCY
Vendor Payment History

From 01.01.2011 To 08.09.2021, for Vendor: 146105

Check No	Check Type	Check Date	Cleared	Discount	Check Amount	Invoice Number	Amount Paid/Line Amount	Invoice Date	Description/Expensed To G/L
1000914	CHK	09.01.2016		0.00	1,000.00	1 1044	1,000.00	08.16.2016	MONTHLY SUPPORT
1001072	CHK	09.30.2016		0.00	1,000.00	1 1045	1,000.00	09.09.2016	508-539-539-30341 CONTRACTUAL SERVICES
1001183	CHK	10.20.2016		0.00	1,000.00	1 1046	1,000.00	09.09.2016	508-539-539-30341 CONTRACTUAL SERVICES
1001341	CHK	11.17.2016		0.00	1,000.00	1 1047	1,000.00	10.10.2016	508-539-539-30341 CONTRACTUAL SERVICES
9937804	CHK	01.12.2017		0.00	2,000.00	1 1048	1,000.00	11.09.2016	508-539-539-30341 CONTRACTUAL SERVICES
						2 1049	1,000.00	12.08.2016	508-539-539-30341 CONTRACTUAL SERVICES
9938000	CHK	02.16.2017		0.00	1,000.00	1 1050	1,000.00	01.09.2017	508-539-539-30341 CONTRACTUAL SERVICES
9938268	CHK	04.07.2017		0.00	1,000.00	1 1051	1,000.00	02.15.2017	508-539-539-30341 CONTRACTUAL SERVICES
9938352	CHK	04.20.2017		0.00	1,000.00	1 1052	1,000.00	03.24.2017	508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00	04.12.2017	508-539-539-30341 CONTRACTUAL SERVICES
							1,000.00		508-539-539-30341 CONTRACTUAL SERVICES
TOTAL									
							Number of Checks:	91	

Grand Total:

Number of Checks:

91

147,849.89

Number of Checks:

91

147,849.89

City of Quincy, Florida
 Payments to Allcol Technologies
 From October 2011 to August 2021

Batch Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Date	Description
64253	1104	8/2/2021	8/2/2021	\$ 1,000.00		8/2/2021 system and network support ju
64253	1105	8/2/2021	8/2/2021	\$ 2,500.00		8/2/2021 long term IT Services/ Smartgr
64225	8/1/2021	8/1/2021	8/1/2021	\$ 2,115.38		8/1/2021 IT SERVICES
63956	6212021	7/21/2021	7/21/2021	\$ 2,115.38		7/21/2021 IT SERVICES 6.21-7.4
64085	7/18/2021	7/18/2021	7/18/2021	\$ 2,115.38		7/18/2021 PAYROLL-IT SERVICES
63899	1102	6/22/2021	6/22/2021	\$ 2,500.00		6/22/2021 JUNE SYSTEM NETWORK SUPPORT
63899	1103	6/22/2021	6/22/2021	\$ 2,500.00		6/22/2021 SMARTGRID JUNE CONSULT
63881	6202021	6/20/2021	6/20/2021	\$ 2,115.38		6/20/2021 IT SERVICES
63746	060621ALLCOL	6/6/2021	6/6/2021	\$ 2,115.38		6/6/2021 IT SERVICES 5.24.21-5.30.21
63626	05232021JM	5/23/2021	5/23/2021	\$ 2,115.38		5/23/2021 IT SERVICES
63573	1100	5/18/2021	5/18/2021	\$ 1,000.00		5/18/2021 MONTHLY SUPPORT
63573	1101	5/18/2021	5/18/2021	\$ 2,500.00		5/18/2021 LONG TERM IT SERVICES
63469	050921JM	5/9/2021	5/9/2021	\$ 2,115.38		5/9/2021 PAYROLL 5 14 21
63328	4252021	4/25/2021	4/25/2021	\$ 2,115.38		4/25/2021 4.12.21 TO 4.25.21 IT DEPT
63207	1098	4/12/2021	4/12/2021	\$ 1,000.00		4/12/2021 IT SERVICES
63207	1099	4/12/2021	4/12/2021	\$ 1,000.00		4/12/2021 APRIL IT SERVICES
63207	041621ALLCOL	4/11/2021	4/11/2021	\$ 2,115.38		4/11/2021 IT SERVICES 3.29 4.11
62963	3282021	3/28/2021	3/28/2021	\$ 2,115.38		3/28/2021 IT SERVICES 3/15/21-3/28/21
62907	3142021	3/16/2021	3/16/2021	\$ 2,115.38		3/16/2021 IT SERVICES 3.1.21 TO 3.14.21
62823	1097	2/28/2021	2/28/2021	\$ 1,000.00		2/28/2021 FEB NETWORK SYSTEM SUPPORT
62784	2/28/2021	2/28/2021	2/28/2021	\$ 2,115.38		2/28/2021 PAY PD 2/15/21-2/28/21
62659	2/14/2021	2/14/2021	2/14/2021	\$ 2,115.38		2/14/2021 PAY PD. 2/1/21-2/14/21
62825	1096	1/31/2021	1/31/2021	\$ 2,800.00		1/31/2021 JAN SYSTEM NETWORK SUPPORT
62181	1095	12/18/2020	12/18/2020	\$ 1,000.00		12/18/2020 DECEMBER SYSTEM AND NETWORK SU
62180	1094	11/30/2020	11/30/2020	\$ 1,000.00		11/30/2020 NOV SYSTEM AND NETWORK SUPPORT
62179	1093	10/30/2020	10/30/2020	\$ 1,000.00		10/30/2020 OCT SYSTEM AND NETWORK SUPPORT
62179	1092	9/30/2020	9/30/2020	\$ 1,000.00		9/30/2020 SEPT SYSTEM AND NETWORK SUPPOR
62179	1091	8/5/2020	8/5/2020	\$ 1,000.00		8/5/2020 AUGUST SYSTEM AND NETWORK SUPP
60630	1089	8/5/2020	8/5/2020	\$ 1,000.00		8/5/2020 SYSTEM NETWORK SUPPORT
60630	1090	8/5/2020	8/5/2020	\$ 1,000.00		8/5/2020 SYSTEM AND NETWORK SUPPORT
59855	1087	5/4/2020	5/4/2020	\$ 1,000.00		5/4/2020 System And Network Support
59855	1088	5/4/2020	5/4/2020	\$ 1,000.00		5/4/2020 System and Network Support
59344	1086	3/1/2020	3/1/2020	\$ 1,000.00		3/1/2020 MARCH SYSTEM MAIN.
59345	1085	2/10/2020	2/10/2020	\$ 1,000.00		2/10/2020 FEB. SYSTEM MAIN.
59019	1084	1/16/2020	1/16/2020	\$ 1,000.00		1/16/2020 system and network support
58677	1083	12/3/2019	12/3/2019	\$ 1,000.00		12/3/2019 system and network support
58704	1082	11/14/2019	11/14/2019	\$ 1,000.00		11/14/2019 system network and support
58402	1081	10/8/2019	10/8/2019	\$ 1,000.00		10/8/2019 system and network support
58136	1079	9/18/2019	9/18/2019	\$ 1,000.00		9/18/2019 system and network support
58136	1080	9/18/2019	9/18/2019	\$ 1,000.00		9/18/2019 system and network support

City of Quincy, Florida
Payments to Allcol Technologies
From October 2011 to August 2021

Batch Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Date	Description
57554	1078	7/16/2019	7/16/2019	\$ 1,000.00	7/16/2019	system and network support
57554	1077	7/12/2019	7/12/2019	\$ 1,000.00	7/12/2019	system and network support
57285	1076	5/16/2019	5/16/2019	\$ 1,500.00	5/16/2019	SYSTEM AND NETWORK SUPPORT
57024	1075	3/29/2019	3/29/2019	\$ 1,000.00	3/29/2019	system and network support
56814	1074	3/4/2019	3/4/2019	\$ 1,000.00	3/4/2019	system and network support
56712	1073	2/11/2019	2/11/2019	\$ 1,000.00	2/11/2019	system and network support
56427	1072	1/7/2019	1/7/2019	\$ 1,000.00	1/7/2019	system and network support
56427	1071	12/21/2018	12/21/2018	\$ 1,000.00	12/21/2018	system and network support
56212	1070	11/1/2018	11/1/2018	\$ 1,000.00	11/1/2018	NOVEMBER 2018 SUPPORT
56091	1069	10/8/2018	10/8/2018	\$ 1,000.00	10/8/2018	system and network
56024	1068	9/8/2018	9/8/2018	\$ 1,000.00	9/8/2018	system and network support
55807	1067	8/13/2018	8/13/2018	\$ 1,500.00	8/13/2018	system and newwork support
55603	1066	7/6/2018	7/6/2018	\$ 1,000.00	7/6/2018	system and network support
55356	1065	6/4/2018	6/4/2018	\$ 1,000.00	6/4/2018	system and network support
55184	1064	4/27/2018	4/27/2018	\$ 1,000.00	4/27/2018	MAY 2018 MTHLY SUPPORT
55054	1063	4/3/2018	4/3/2018	\$ 1,000.00	4/3/2018	system and network support
54778	1062	3/1/2018	3/1/2018	\$ 1,000.00	3/1/2018	system and network support
54726	1061	2/11/2018	2/11/2018	\$ 1,000.00	2/11/2018	SYSTEM AND NETWORK SUPPORT
54541	1060	1/3/2018	1/3/2018	\$ 1,000.00	1/3/2018	system and network support
54411	1059	12/10/2017	12/10/2017	\$ 1,000.00	12/10/2017	system and network support
54307	1058	11/23/2017	11/23/2017	\$ 1,000.00	11/23/2017	system AND network
54074	1057	10/3/2017	10/3/2017	\$ 1,000.00	10/3/2017	OCTOBER 2017 SYSTEM SUPPORT
53850	1056	9/7/2017	9/7/2017	\$ 2,000.00	9/7/2017	Aug-Sept. 2017 System Support
53562	1055	7/12/2017	7/12/2017	\$ 1,000.00	7/12/2017	system and network support
53452	1054	6/13/2017	6/13/2017	\$ 1,000.00	6/13/2017	June 2017 System/Network Suppt
53223	1053	5/16/2017	5/16/2017	\$ 1,000.00	5/16/2017	MAY 2017 SYSTEM/NETWORK MAIN.
53034	1052	4/12/2017	4/12/2017	\$ 1,000.00	4/12/2017	APRIL 2017 SYSTEM/NETWORK MAIN
52988	1051	3/24/2017	3/24/2017	\$ 1,000.00	3/24/2017	MARCH SYSTEM/NETWORK SUPPORT
52677	1050	2/15/2017	2/15/2017	\$ 1,000.00	2/15/2017	MONTHLY NETWORK SUPPORT
52454	1049	1/9/2017	1/9/2017	\$ 1,000.00	1/9/2017	
52454	1048	12/8/2016	12/8/2016	\$ 1,000.00	12/8/2016	
52163	1047	11/9/2016	11/9/2016	\$ 1,000.00	11/9/2016	NOV. 2016 MTHLY SUPPORT
51934	1046	10/10/2016	10/10/2016	\$ 1,000.00	10/10/2016	October 2016 mthly support
51734	1045	9/9/2016	9/29/2016	\$ 1,000.00	9/9/2016	SEPTEMBER 2016 MTHLY SUPPORT
51667	1044	8/16/2016	8/16/2016	\$ 1,000.00	8/16/2016	MONTHLY SUPPORT
51441	1043	7/5/2016	7/5/2016	\$ 1,000.00	7/5/2016	JUNE 2016 MONTHLY SUPPORT
51231	1042	6/2/2016	6/2/2016	\$ 1,000.00	6/2/2016	JUNE 2016 MONTHLY SYSTEM SUPP.
51161	1041	5/16/2016	5/16/2016	\$ 2,000.00	5/16/2016	MNTHLY SUPPORT- APRILMAY SERV
50839	1039	3/28/2016	3/28/2016	\$ 1,000.00	3/28/2016	SYSTEM NETWORK SUPPORT
50839	1038	2/15/2016	2/15/2016	\$ 1,000.00	2/15/2016	SYSTEM NETWORK SUPPORT

Jan-17
Dec-16

City of Quincy, Florida
Payments to Allcol Technologies
From October 2011 to August 2021

Batch Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Date	Description
50527	1036	2/5/2016	2/5/2016	\$ 1,000.00		2/5/2016 SYSTEM AND NETWORK SUPPORT
50230	1035	12/30/2015	12/30/2015	\$ 1,000.00		12/30/2015 SYSTEM NETWORK SUPPORT
47822	1014	12/2/2015	12/2/2015	\$ 1,000.00		12/2/2015 Sys Network Support #1014
50105	1033	10/31/2015	10/31/2015	\$ 1,000.00		10/31/2015
50106	1032	9/1/2015	9/1/2015	\$ 1,000.00		9/1/2015 September 2015 Invoice
49451	1031	9/1/2015	9/1/2015	\$ 1,000.00		9/1/2015 System/Network Support-Aug 2015
50105	1034	8/31/2015	8/31/2015	\$ 1,000.00		8/31/2015
49473	1029	7/22/2015	7/22/2015	\$ 1,000.00		7/22/2015 System Network Sup July 2015
49132	1027	6/24/2015	6/24/2015	\$ 1,000.00		6/24/2015 System-Network Support June 2015
48810	1025	5/4/2015	5/4/2015	\$ 1,000.00		5/4/2015 System and Network Support Ma
48552	1022	4/8/2015	4/8/2015	\$ 1,000.00		4/8/2015 Sys Network Support-Apr 2015
48679	1023	3/16/2015	3/16/2015	\$ 1,000.00		3/16/2015 Sys Network Support #1023
48631	1018	3/16/2015	3/16/2015	\$ 1,000.00		3/16/2015 Sys Network Support Feb 2015
48209	1017	1/29/2015	1/29/2015	\$ 1,000.00		1/29/2015 Network Support Jan 2015
48343	1016	1/9/2015	1/9/2015	\$ 1,000.00		1/9/2015 System Network December 2014
47552	1012	11/4/2014	11/4/2014	\$ 1,000.00		11/4/2014 Oct 201 Sys Support Inv #1012
47366	1009	9/26/2014	9/26/2014	\$ 2,000.00		9/26/2014 Aug Sept 2014 System Support
47058	1006	8/15/2014	8/15/2014	\$ 2,000.00		8/15/2014 System Network Jun-Jul 2014
46791	1002	5/14/2014	5/14/2014	\$ 1,000.00		5/14/2014 Support Inv #1002
46791	1003	5/14/2014	5/14/2014	\$ 1,000.00		5/14/2014 Support Inv #1003
46389	1001	4/1/2014	4/1/2014	\$ 1,000.00		4/1/2014 System/Network Admin Support
45612	32501	10/25/2013	10/25/2013	\$ 700.00		10/25/2013 USA Software Buildover
45140	24289	7/24/2013	7/24/2013	\$ 2,000.00		7/24/2013 System Engineering Inv #24289
44178	24286	5/31/2013	5/31/2013	\$ 1,250.00		5/31/2013 Engineering Serv QPD #24286
44260	24282	5/22/2013	5/22/2013	\$ 2,000.00		5/22/2013 Engineering Services #24282
44063	24279	4/17/2013	4/17/2013	\$ 3,000.00		4/17/2013 Engineering Service #24279
41928	1020	9/21/2012	9/21/2012	\$ 2,500.00		Design install network
40624	24243	5/3/2012	5/3/2012	\$ 3,099.95		Network Eng Inv #24243
39991	24241	2/15/2012	2/15/2012	\$ 3,000.00		Support Dec-Jan-Feb2012 #24241
38956	24237	11/4/2011	11/4/2011	\$ 1,000.00		Systems Engineering - November
39921	24236	10/1/2011	10/1/2011	\$ 1,000.00		Systems Engineering - October
				\$ 147,849.89		

**CITY OF QUINCY
CITY COMMISSION
AGENDA REQUEST**

Date of Meeting: August 10, 2021

Date Submitted: August 6, 2021

To: Honorable Mayor and Members of the City Commission

From: Jack L. McLean Jr., City Manager
Charles J. Hayes, Interim Planning Director

Subject: Proposed Affordable Housing Development (Pine Lake Apartments)

Statement of Issue:

Arch Partners appeared via teleconference before the commission requesting verify the zoning density for the proposed multifamily complex and the process to obtain the required \$5,000 local contribution, and if there are any affordable housing incentives (fee waivers, density bonus, etc.), the utility connection fees. The Commissioned posed several questions of concerns for Archway before a decision could be rendered

Background:

Royal American Property Management

Royal American has decades of experience maintaining/managing affordable housing communities to the highest level throughout the country.

Resident Program

Florida Housing requires resident programs to be offered to the residents in the community. Programs that we typically provide are Adult Literacy, Employment Assistance Program, and a Financial Management Program. These resident services are required to be provided for **50 years** to maintain compliance with Florida Housing.

Security

Archway have agreed to incorporate the NOLA security system throughout the community, which will be directly linked to the local police department and monitored in real time through NOLA. In addition to the monitored cameras throughout the community, this security system will include the NOLA license plate screener camera, which is directly

linked to the national database for stolen cars, fugitives, warrants, etc. to help reduce crime.

Local Jobs

Archway estimate that this 84-unit development will cost north of \$18,000,000. Based on their experience, this translates into 250+ local jobs to create a development of this size.

Demographics

The highlighted section in the attached demographics show that the majority (72%+ of households) are 3 occupants or less. This would indicate that a mix of 1–2-bedroom units would be best to serve this demographic.

Gadsden AMI Chart

FY 2021 Income Limit Area	Median Family Income Click for More Detail	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tallahassee, FL HUD Metro FMR Area	\$76,400	Very Low (50%) Income Limits (\$) Click for More Detail	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400
		Extremely Low Income Limits (\$)* Click for More Detail	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Click for More Detail	42,750	48,850	54,950	61,050	65,950	70,850	75,750	80,600

Rental Rates Range

- One Bedrooms: \$407 - \$793
- Two Bedrooms: \$471 - \$935

Zoning

The subject parcel is currently zoned MU, no changes are being requested. The 28-acre parcel is zoned 15 units per acre and 3 stories in height. The development will be significantly less units than the max allowable density. Please see attached zoning details from Municode for this parcel.

Archway Partners Current Affordable Developments:

Springfield Crossings is under construction in Panama City, FL.

San Marcos is under construction in St. Augustine, FL.

Both developments are designed to look like a high-quality, market rate community. The interiors have similar finishes to market rate communities such as solid flooring (no carpet), wood cabinets, and granite countertops.

Sec. 46-1009 of City of Quincy Codes Exemptions, the following shall be exempted of any impact fees. Any person seeking an affordable housing exemption for rental residential construction located within a qualifying multi-family rental project shall file with the city administrator an application for exemption prior to receiving a building permit for the proposed residential construction. The application for exemption shall contain the following:

- It is determined that by this Ordinance that Archway could proceed without the City's letter of intent to provide the \$5,000 toward this project.
- The Ordinance provide an impact fee waiver that is sufficient to satisfy the Florida Housing requirement.
- Archway will still need the City to sign the availability of capacity and infrastructure for the project.
- Based on the Zoning map the proposed property is zoned mixed use.

Options:

Option 1: Vote to authorize staff to sign off on the certification and verification of availability of Infrastructure.

Option 2: Do not authorize staff.

Staff Recommendation:

Option 1

Attachments

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	2,051	11,488	18,818
2020 Estimate			
Total Population	1,844	10,214	16,809
2010 Census			
Total Population	1,540	8,821	14,902
2000 Census			
Total Population	1,068	8,429	14,815
Daytime Population			
2020 Estimate	1,292	8,533	13,904
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	728	3,959	6,595
2020 Estimate			
Total Households	636	3,481	5,846
Average (Mean) Household Size	2.7	2.7	2.7
2010 Census			
Total Households	556	3,066	5,246
2000 Census			
Total Households	360	2,895	4,944
Growth 2020-2025	14.5%	13.7%	12.8%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2025 Projection	970	5,378	8,910
2020 Estimate	835	4,642	7,756
Owner Occupied	312	2,077	3,717
Renter Occupied	325	1,404	2,130
Vacant	198	1,161	1,909
Persons in Units			
2020 Estimate Total Occupied Units	636	3,481	5,846
1 Person Units	31.1%	27.0%	25.8%
2 Person Units	23.3%	28.0%	29.3%
3 Person Units	17.8%	18.1%	18.5%
4 Person Units	13.8%	12.8%	12.9%
5 Person Units	8.0%	8.2%	7.6%
6+ Person Units	6.0%	5.9%	5.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	0.4%	0.9%	1.0%
\$150,000-\$199,999	1.1%	1.2%	1.3%
\$100,000-\$149,999	4.3%	5.5%	6.1%
\$75,000-\$99,999	6.6%	9.1%	10.1%
\$50,000-\$74,999	19.6%	19.1%	19.2%
\$35,000-\$49,999	10.1%	11.7%	13.6%
\$25,000-\$34,999	9.0%	12.2%	12.6%
\$15,000-\$24,999	19.6%	17.0%	15.2%
Under \$15,000	29.3%	23.2%	21.0%
Average Household Income	\$39,604	\$45,780	\$48,042
Median Household Income	\$25,976	\$33,072	\$36,047
Per Capita Income	\$18,048	\$16,975	\$17,547
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	1,844	10,214	16,809
Under 20	24.7%	26.3%	26.8%
20 to 34 Years	26.5%	21.5%	20.4%
35 to 39 Years	6.9%	6.5%	6.5%
40 to 49 Years	11.7%	11.9%	11.9%
50 to 64 Years	16.7%	18.1%	18.1%
Age 65+	13.5%	15.7%	16.3%
Median Age	34.2	36.6	37.1
Population 25+ by Education Level			
2020 Estimate Population Age 25+	1,238	6,828	11,193
Elementary (0-8)	9.1%	7.6%	7.2%
Some High School (9-11)	22.6%	18.5%	17.0%
High School Graduate (12)	39.7%	38.1%	38.5%
Some College (13-15)	12.4%	14.9%	16.1%
Associate Degree Only	3.2%	4.3%	4.8%
Bachelor's Degree Only	7.5%	9.7%	10.2%
Graduate Degree	5.4%	6.9%	6.3%
Population by Gender			
2020 Estimate Total Population	1,844	10,214	16,809
Male Population	51.7%	47.1%	46.4%
Female Population	48.3%	52.9%	53.6%

72.2% of the "Persons in Units" are between 1-3 occupants, which would account for a primary demand for 1-2 bedroom units.



POPULATION

In 2020, the population in your selected geography is 16,809. The population has changed by 13.5 percent since 2000. It is estimated that the population in your area will be 18,818 five years from now, which represents a change of 12.0 percent from the current year. The current population is 46.4 percent male and 53.6 percent female. The median age of the population in your area is 37.1, compared with the U.S. average, which is 38.2. The population density in your area is 214 people per square mile.



HOUSEHOLDS

There are currently 5,846 households in your selected geography. The number of households has changed by 18.2 percent since 2000. It is estimated that the number of households in your area will be 6,595 five years from now, which represents a change of 12.8 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2020, the median household income for your selected geography is \$36,047, compared with the U.S. average, which is currently \$62,990. The median household income for your area has changed by 25.0 percent since 2000. It is estimated that the median household income in your area will be \$41,446 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$17,547, compared with the U.S. average, which is \$34,935. The current year's average household income in your area is \$48,042, compared with the U.S. average, which is \$90,941.



EMPLOYMENT

In 2020, 6,579 people in your selected area were employed. The 2000 Census revealed that 56.0 percent of employees are in white-collar occupations in this geography, and 44.0 percent are in blue-collar occupations. In 2020, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 25.2 minutes.



HOUSING

The median housing value in your area was \$95,681 in 2020, compared with the U.S. median of \$221,068. In 2000, there were 3,594 owner-occupied housing units and 1,351 renter-occupied housing units in your area. The median rent at the time was \$284.

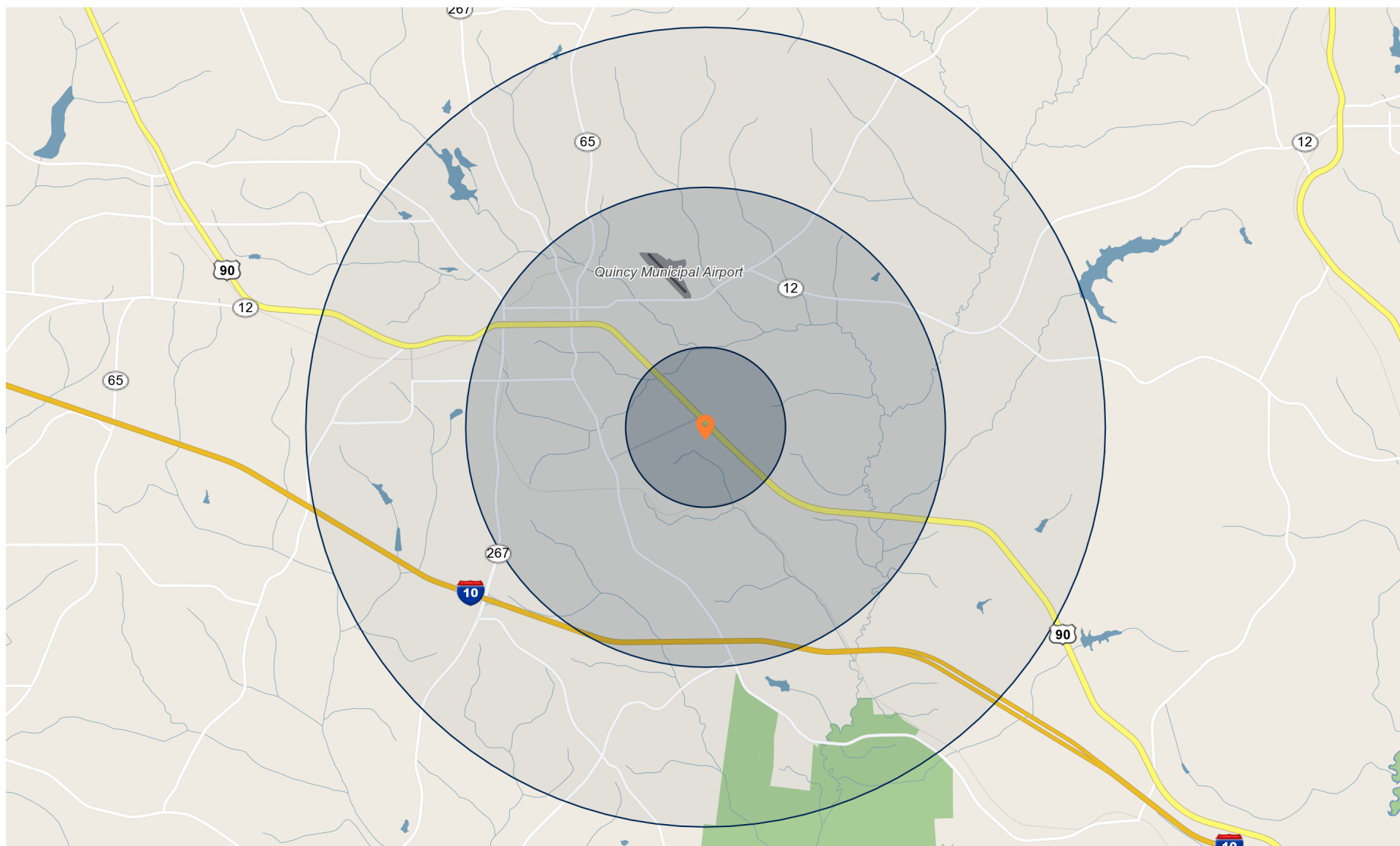


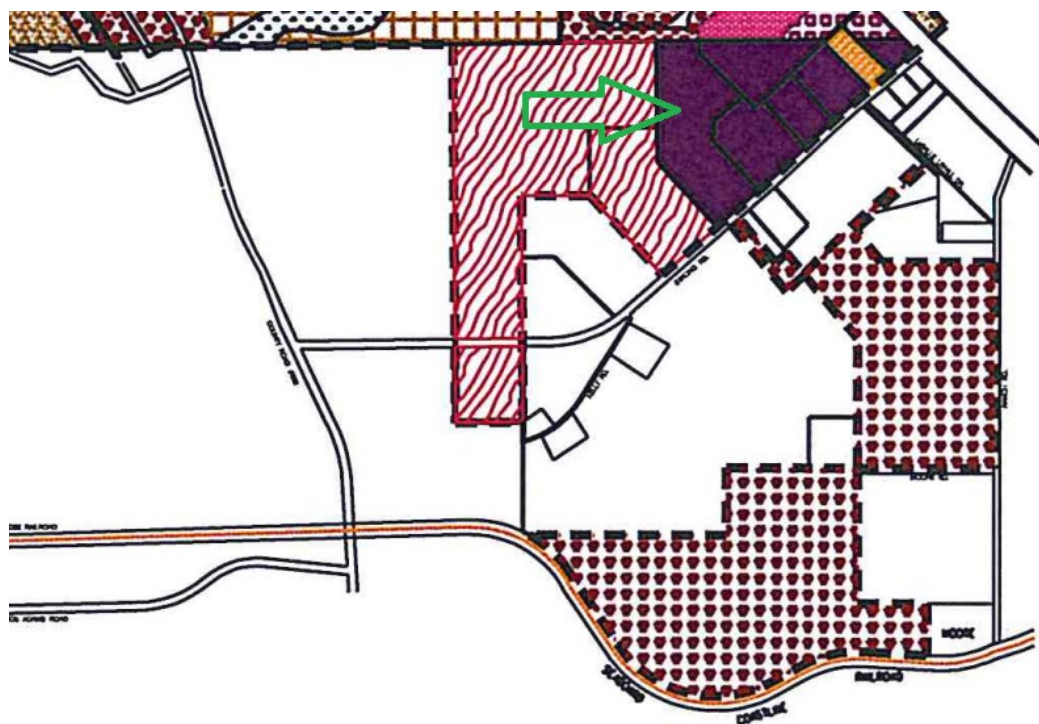
EDUCATION

The selected area in 2020 had a lower level of educational attainment when compared with the U.S. averages. Only 6.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 11.8 percent, and 10.2 percent completed a bachelor's degree, compared with the national average of 19.2 percent.

The number of area residents with an associate degree was lower than the nation's at 4.8 percent vs. 8.3 percent, respectively.

The area had more high-school graduates, 38.5 percent vs. 27.4 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 16.1 percent in the selected area compared with the 20.7 percent in the U.S.





-  CM - CONSERVATION - FLOOD PRONE - 602 Ae
-  CM - CONSERVATION - WET, STEEP SLOPES - 239 Ae
-  R-LT - RESIDENTIAL - LARGE TRACT - 402 Ae
-  R-1A - RESIDENTIAL - VERY LOW DENSITY - 253 Ae
-  R-1 - RESIDENTIAL - SINGLE FAMILY - 829 Ae
-  R-2 - RESIDENTIAL - ONE & TWO FAMILY - 487 Ae
-  GOVT - GOVERNMENTAL - 840 Ae
-  R-3 - RESIDENTIAL - MULTIPLE FAMILY - 46 Ae
-  LC-1 - COMMERCIAL - LIGHT - 180 Ae
-  C-1 - COMMERCIAL - GENERAL - 80 Ae
-  C-2 - COMMERCIAL - HEAVY - 400 Ae
-  M-1 - INDUSTRIAL - 477 Ae
-  AG - AGRICULTURAL - 423 Ae
-  AP - AIRPORT - 90 Ae
-  US - URBAN SERVICE AREA - 113 Ae
-  MU - MIXED USE - 80 Ae



Land Use	Minimum Site Area	Building Height	Impervious Surface (percent)	Minimum Setback
Light commercial (LC-1)	None	3 stories	60	None*
General commercial (C-1)	None	4 stories	70	None*
Heavy commercial/light industry (C-2)	None	4 stories	70	None*
Central business district (CBD)	None	4 stories plus unique architectural details	100	None*
Industrial (M-1)	None	None	80	None*
Mixed use (MU)	Residential: Depending on density the standards of R-1, and R-2 districts applies. Nonresidential: no site minimum	3 stories	50	Residential: the same as for R-1, R-2, or R-3; depending on density. Nonresidential: No minimum setback
Planned unit development (PUD)	Residential: Depending on density the standards of R-1, R-2 or R-3 applies. Nonresidential: No site minimum. See division 5 for additional standards.	3 stories	60	Residential: The same as for R-1, R-2, or R-3; depending on density. Nonresidential: See Division 5 for additional standards

Sec. 46-212. - Mixed use (MU) district.

(a) The purpose of this district is to promote the mixing of residential, commercial and industrial uses in varying proportions in order to create a high quality development where people can live and work.

The mixing of uses is optional, but when pursued the relative proportion of mix in the development is intended to be:

Residential 50 percent.

Commercial 25 percent.

Light industrial 20 percent.

Other uses 5 percent.

Uses permitted are:

Residential: Density is up to 15 units per acre; and

Non-residential: Non-residential intensity is 0.5 floor area ratio.



