



404 West Jefferson Street  
Quincy, Florida 32351  
[www.myquincy.net](http://www.myquincy.net)



## Regular City Commission Meeting

Tuesday, March 26, 2024

6:00 PM

City Hall Commission Chamber

### City Commissioners

Mayor Freida Bass-Prieto – District IV

Mayor Pro-Tem Angela G. Sapp – District II

Commissioner Dr. Robin Wood – District I

Commissioner Ronte R. Harris – District III

Commissioner Dr. Beverly A. Nash – District V

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





City Commission Meeting  
Tuesday, March 26, 2024  
6: 00 PM  
City Hall  
Commission Chamber  
**AMENDED AGENDA**

**Call to Order**

**Invocation**

Pastor Jessica Ford, St. James AME Church, Quincy, FL

**Pledge of Allegiance**

**Roll Call**

**Approval of Agenda**

**Proclamation**

None

**Special Presentation**

None

**Items for Consent by the Commission**

1. Approval of the Regular Commission Meeting Minutes of February 27, 2024
  - Janice Shackelford, City Clerk
  
2. Approval of the Special Commission Meeting Minutes of March 14, 2024
  - Janice Shackelford, City Clerk

**COMMENTS FROM THE AUDIENCE (3 Minute Limit)**

## **Public Hearings and Ordinances as Scheduled or Agendaed**

### **Public Opportunity to Speak on Commission Propositions – (Pursuant to Sec. 286.0114, Florida Statute and subject to the limitations of Sec. 286.0114(3)(a), Florida Statute)**

#### **Resolutions**

#### **Reports, Requests, and Communications by the City Manager**

#### **Reports by Boards and Committees**

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

3. MLK Track Property Discussion
  - Robert Nixon, City Manager
  
4. City of Quincy and Gadsden County Fire Contract Discussion
  - Robert Nixon, City Manager

#### **Comments**

- City Manager
- City Clerk
- City Attorney
- Commission Members

#### **Adjournment**

Title XIX: PUBLIC BUSINESS - Chapter 286 - PUBLIC BUSINESS: MISCELLANEOUS PROVISIONS - SECTION 0105 - Notices of meetings and hearings must advise that a record is required to appeal.

286.0105 - Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing.



# Items for Consent by the Commission



Approval of the Regular  
Commission Meeting Minutes  
of February 27, 2024



**CITY COMMISSION**  
**Tuesday, February 27, 2024**  
**6:04 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, February 27, 2024, with **Mayor Freida Bass-Prieto** opening the meeting up and the following Commissioners present:

Mayor Pro-Tem Angela G. Sapp  
Commissioner Dr. Robin Wood  
Commissioner Ronte R. Harris  
Commissioner Dr. Beverly A. Nash

City Staff and Guests:

Robert Nixon, City Manager  
Gary A. Roberts, City Attorney  
Janice Shackelford, City Clerk  
Carlos Hill, Acting Police of Chief  
Glendon Robinson, Asst. Acting Police of Chief  
Amanda Matthews, Senior Accountant  
Reginald Bell, Public Works Director  
Richard Ash, Utility Director  
Anthony Baker, Fire Chief  
Stephen Gauss, IT Contractor  
Jim Southerland Sr., WQTN-13 Administrator

The regular in-person meeting was recorded and held in accordance with Florida Sunshine Law. (Note: Digital formatted documents/media are public records.)

**Called to Order**

Mayor Bass-Prieto called the Regular Commission meeting to order at 6:04 pm. Pastor Charles Morris, Pastor of New Bethel AME Church, Quincy, FL provided an invocation followed by the pledge of allegiance. Mayor Bass-Prieto requested a roll call.

**Approval of Agenda**

Commissioner Harris offered a motion to approve the amended agenda as printed.

Mayor Pro-Tem Sapp seconded the motion.

<b>Commissioner</b>	<b>Vote</b>
Mayor Bass-Prieto	Yes
Mayor Pro-Tem Sapp	Yes
Commissioner Wood	Yes



Commissioner Harris	Yes
Commissioner Nash	Yes

**The Motion Carried 5 to 0.**

**Proclamations**

Mayor’s Proclamation Honoring Women in Construction

- Freida Bass-Prieto, Mayor

**Summary of the Presentation and Discussion by Staff and the Commission**

Mayor Bass-Prieto read in part the Mayor’s Proclamation Honoring Women in Construction.

Mayor Pro-Tem Sapp stated that she would accept the proclamation on behalf of the Women in Construction.

**Special Presentation**

Capital Trust Authority (City of Gulf Breeze)

- Denis McKinnon, Executive Director

**Summary of the Presentation and Discussion by Staff and the Commission**

Mr. McKinnon stated that the City of Quincy in 2021 took a leap of faith by partnering with the Capital Trust Authority.

Mr. McKinnon stated how grateful he is that the city moved forward to create the authority.

Mr. McKinnon stated that the CTA closed almost \$7 million in deals.

Mr. McKinnon stated that in less than a year the CTA paid the City of Quincy \$117,000 within a one-year period.

Mr. McKinnon provided a detailed description of projects that are in the pipeline.

- American Housing Preservation Corp
- Heritage Park
- Independence Classical Academy
- Orlando College of Osteopathic Medicine and many more.

Mr. McKinnon stated that the City of Quincy should see approximately \$300,000 within the next few months.

Commissioner Harris stated that this is one of those investments that is clearly working on the city’s behalf.



Commissioner Harris noted how happy he is that this partnership is doing well, and the city is generating revenue from it.

Commissioner Harris stated that FLCLASS is another partnership that is also generating revenue for the city.

**Items for Consent by the Commission**

1. Approval of the Regular Commission Meeting Minutes of December 28, 2023
  - Janice Shackelford, City Clerk
2. Approval of the Special Meeting Minutes of January 30, 2024
  - Janice Shackelford, City Clerk

**Summary of the Presentation and Discussion by Staff and the Commission**

Commissioner Harris offered a motion to approve the items for consent.

Mayor Pro-Tem Sapp seconded the motion.

<b>Commissioner</b>	<b>Vote</b>
Mayor Bass-Prieto	Yes
Mayor Pro-Tem Sapp	Yes
Commissioner Wood	Yes
Commissioner Harris	Yes
Commissioner Nash	Yes

**The Motion Carried 5 to 0.**

**COMMENTS FROM THE AUDIENCE**

Lorene Kitzmiller, 222 E. King St., Quincy, FL, provided the following comments.

- Provided the commission a pamphlet on the updates of what's going on with Quincy Mainstreet.
- Stated that the farmer's market has outgrown the current location.
- Asked for the commission support on the farmer's market.
- Stated that closing Madison and Washington Streets will stop the semi-trucks from intruding on the farmer's market.
- Stated that the farmer's market will not interfere with local businesses.
- Stated that the farmer's market is open every second Sunday.

Mayor Bass-Prieto stated that there is very little traffic on Sundays.

Jennifer LaCognata, 717 N. 9<sup>th</sup> St., Quincy, FL, provided the following comments.

- Stated that she is the owner of Bantam Bay.
- Stated that 43 vendors have confirmed for the next farmer's market.
- Stated that this is a good way to bring the community together.



Acting Police Chief Hill stated that he will meet with Main Street and determine the best streets that need to be closed and present the resolution to the commission.

Mayor Bass-Prieto suggested making additional room to grow.

Commissioner Harris stated that would it help if the city partners by providing the portable toilet.

Commissioner Nash suggested using the Andy Gay Park to use for the overflow.

Aimee Schemenauer, 168 Cricket Lane, Quincy, FL, provided the following comments.

- Stated that her sixteen-year-old daughter makes jewelry and is a vendor.
- Stated that the last time her tent almost blew away because of the trucks riding down the area.
- Stated that the vendors feel safer when the streets are closed.
- Stated that the Bantam Bay Restaurant is doing very well and has a lot of great food.
- Stated that Bantam Bay is the only restaurant open on Sundays.

Henry J. Gunn, 717 Glades, provided the following comments.

- Stated that there is nothing which up sets him more than overzealous police officers.
- Stated that he may get agitated and say things he shouldn't.
- Stated that he had three run ins with the police department within the last three months.
- Stated that it's not about him because he can handle himself but about the other citizens.
- Stated that there may be some young men who don't understand the judicial system that may get arrested and have no means of fighting the charges and end up with a misdemeanor.
- Stated that just because you have seniority does not make you a good chief or sergeant.
- Stated that we must do better about hiring the people who choose to police this community.
- Stated that he does not live in Quincy but was born and raised in Quincy and love Quincy.
- Stated that we must stop hiring folks from Tallahassee, Marianna and other places who don't know the people from Quincy.
- Stated that we all can agree that some of the best players are not all in the NFL.
- Stated that the standards for hiring police must be raised.
- Stated that he was arrested erroneously.
- Stated that it is good that the gentleman wants to help the city get money, however, the money is no good if paid out in lawsuits.
- Stated that the recreation department is trash.



- Pointing to the commission stated that you all are responsible for the police department.
- Stated that if the commission does not do a better job at vetting the police officers, then the voters will to a better job and find new commissioners.
- Stated that he has witness police officers come and work for one year and then move on to other agencies paying more. That's not fair to the citizens.
- Stated that it's been a long time since he has been on the campaign trail. Yall get right.

**Public Hearings and Ordinances as Scheduled or Agendaed**

None

**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)**

None

**Resolutions**

None

**Reports, Requests, and Communications by the City Manager**

3. Approval of Duke Energy System Impact Study
  - Robert Nixon, City Manager
  - Richard Ash, Utilities Director
  
4. Approval of Contract for Power Purchases with Southeastern Power Administration
  - Robert Nixon, City Manager
  - Richard Ash, Utilities Director

**Summary of the Presentation and Discussion by Staff and the Commission  
Agenda Item #3: Approval of Duke Energy System Impact Study**

Utilities Director Ash stated that FP&L identified that the transmission arrangement for our power supply agreement needed to be extended from February 2026 through December 31, 2027.

Utilities Director Ash stated that FP&L did not realize that an impact study needed to be conducted with Duke Energy to match the agreement.

Utilities Director Ash stated that FP&L stated that no impact study would be required.

Utilities Director Ash stated that Duke Energy stated that it would require an impact study.



Utilities Director Ash stated that Duke Energy stated that the cost of the impact study would be approximately \$10,000 or less.

Commissioner Nash offered a motion to approve the agreement for Duke Energy to perform a system impact study at the cost of \$10,000 or less using GL number listed in the packet.

Commissioner Harris seconded the motion.

Commissioner Harris asked why we can't shop around for the best energy price.

Commissioner Harris stated that somehow citizens feel that the city controls the cost of energy.

Commissioner Harris stated that a town hall meeting is needed to explain to citizens how the city purchases energy and how it is broken down on the customer statement.

Commissioner Harris suggested having a handout to better explain the cost of energy.

Mayor Pro-Tem Sapp stated that the commission has held workshops on this very topic and still has a hard time explaining this to constituents.

Mayor Pro-Tem Sapp stated that it is a lot to remember, and the commission relies on the utilities director to be the expert.

Mayor Bass-Prieto suggested contacting Florida Municipal Power Agency to gather information.

Mayor Bass-Prieto stated that FMPA is very knowledgeable and helpful.

City Manager Nixon reminded the commission that the city has one of the lowest utility rates in Florida.

City Manager Nixon stated that we will continue to assist customers by educating them on how to reduce their utility bill.

Utilities Director Ash stated that because the city did not renew the transmission study, Duke is treating the city like a new customer which requires an impact study.

Utilities Director Ash stated that Duke is the only option.

Utilities Director Ash stated that 2027 is the renewal date.

Mayor Bass-Prieto stated that at the renewal date it may be best to hire a consultant to ensure that the city is getting the best price.

Commissioner Wood stated that the expert is Director Ash and that she is not about spending extra money on hiring consultants.

Mayor Bass-Prieto called for the vote.

<b>Commissioner</b>	<b>Vote</b>
Mayor Bass-Prieto	Yes

Mayor Pro-Tem Sapp	Yes
Commissioner Wood	Yes
Commissioner Harris	Yes
Commissioner Nash	Yes

**The Motion Carried 5 to 0.**

Commissioner Harris requested a workshop on utilities and be able to understand what the options are.

**Agenda Item #4: Approval of Contract for Power Purchase with Southeastern Power Administration**

Utilities Director Ash stated that this request is to approve the power purchase with the Southeastern Power Administration (SEPA).

Utilities Director Ash stated that public power utilities such as municipal power systems (City of Quincy) and rural cooperatives receive preference in the sale of power from SEPA. The amount of SEPA power a utility can purchase is derived from the utilities annual KWH sales and is referred to as an allotment.

Utilities Director Ash stated that the City of Quincy buys power for resale from Florida Power & Light (FP&L) and SEPA. FP&L power is part of the wholesale power market. The City of Quincy puts out a request for bids to purchase power from the wholesale power market every seven years. We receive a power allotment from SEPA each year.

Utilities Director Ash stated that SEPA power marketing policy was changed and was posted in the Federal register Nov. 2023. This requires a new contract between the City of Quincy and SEPA by April 21, 2024. Utilities staff has been in discussions with SEPA since Oct. 2022 to understand the changes to the marketing policies. The changes allow SEPA more flexibility in the marketing of excess power.

Utilities Director Ash stated that the final SEPA power marketing policy was published in Nov. 2023. The rate and capacity allotted to Quincy are unchanged.

Mayor Pro-Tem Sapp offered a motion to approve the SEPA power purchase agreement.

Commissioner Harris seconded the motion.

<b>Commissioner</b>	<b>Vote</b>
Mayor Bass-Prieto	Yes
Mayor Pro-Tem Sapp	Yes
Commissioner Wood	Yes
Commissioner Harris	Yes
Commissioner Nash	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, Robert Nixon

- Stated that he will provide to the commission how vacant positions are being marketed.
- Stated that he emailed the commission about receiving the appraisals on the King Street pool and the track field.
- Stated that an electronic copy was emailed to the school superintendent regarding the appraisals.
- Thank you QPD for providing reports by districts to the commission on crime, that will assist the commissioners in relaying the message to their constituents about what's going on in their district.
- Thank you to the fire department for putting out a fire along Joe Adams Rd. Stated that the house was a complete loss and aided the homeowner by way of the Salvation Army and other local agencies.
- Stated that QPD is developing strategies to assist with deterring crime especially gun violence with our young people.
- Stated that staff is looking into issuing citations for littering and truancy.
- Stated that QPD and the Gadsden County Sheriff's office worked so well together in locating a missing child, that the school superintendent complimented both agencies and said if it were not for the different uniforms each wear, he would have thought that they all were from the same agency.
- Stated that communication has gotten a lot better and thank you to the commission for your continued support.

City Clerk, Janice Shackelford

- No comments.

City Attorney Gary Roberts

- No comments.

## **Commission**

Commissioner Wood

- Congratulations to Women in Construction. Stated that she always thought that construction was a man's field, however women have begun to branch out by owning construction companies.

- Stated that black history is celebrated 365 days a year.
- Stated that the black history parade was a wonderful event. Kudos to everyone that assisted in making the event successful.
- Thank you to Carter Parramore Academy for inviting me to their black history program.
- Thank you to CTA for tonight's presentation. Stated that she is all about the revenue.
- Thank you to Quincy Main Street for providing events where vendors can participate free.
- Stated that she does not want citizens to feel like they are not being heard.
- Stated to Henry Gunn that she hears you. To Quincy finest the police officers, if citizens feel that they are not being treated with respect, then that's how they feel.
- Stated that citizens if you feel that QPD officers are not treating you with respect please provide the city manager with their name and the incident.
- Stated that just because someone wears a uniform, and a badge does not give them the right to treat anyone disrespectfully.
- Stated again that she and everyone listening heard what Mr. Gunn said.
- Stated that she believes in QPD that police our streets.
- Stated that police officers that don't know the citizens must get out of the patrol cars and meet the citizens.
- Stated that she is delighted that staff are researching ways constituents can lower their utility bills.
- Kudos to Utilities Director Ash on her presentation.
- Appreciates all that's being done and will get done soon.

#### Mayor Pro-Tem Sapp

- Stated that the black history parade was fun.
- Stated that there were many compliments on the parade. Looking forward to next year's event.
- Invited everyone to come out tomorrow to celebrate with the commission as they recognize two individuals from their district.
- Thank you to the city manager for the appraisal report.
- Requested permission from the commission to donate the half of bucket of candy to the group hosting an easter egg hunt.
- Stated that her constituents living in Sunset area are concerned about the water going out in the morning.
- Stated that there are activities going on 7<sup>th</sup> and Key Street. People are hanging out by standing on the wall.
- Stated that Henry Gunn grew up in district 2. Stated that if there is a problem with the police give the city manager a call.
- Stated that there was an incident which occurred where a man decided to take off his clothes and expose himself to an elderly woman.
- Stated that there was no solution for 2 days until Acting Police Chief Hill reviewed the cameras and took care of the problem.



- Stated that if you're not satisfied with the way a police officer addresses you, please contact the city manager.
- Stated that we must make the streets safe as possible.
- Requested that the minutes be done in a timelier manner. Stated that there are many meetings being held and would like the main meeting minutes ready during the next meeting.
- Asked when we will get rid of the blue paint on the walls at Campbell Kelly.

City manager Nixon stated that it is being worked on.

- Stated that the pictures of Mr. Campbell and Mrs. Kelly are faded and need to be replaced.

Commissioner Harris

- Stated that the recreational center looks a lot better and has become more marketable.
- Stated that he supports getting rid of the blue walls at Campbell Kelly.
- Stated that there is almost 40 years of commission experience in the room tonight. Acknowledging former commissioners Derrick Elias and Keith Dowdell. Stated that people don't know what this role entails until you sit in this seat and do the work. Thanked Elias and Dowdell for all they have done for the residents of Quincy.
- Thank you to staff for putting on a marvelous black history parade.
- Thank you to QPD for leading out in the black history parade.
- Stated that he will reign for the next year as the chili cook off champion.
- Stated that the event was fun and enjoyed participating.
- Requested that code enforcement ride down circle drive and monitor the construction going on.
- Stated that he is 100% on board with enforcing the youth curfew. Stated that it is important the young people be held accountable for their actions and believe in parental involvement.
- Stated that he works at a school where children miss a lot of days in school.
- Stated that there should be red flags in the system and a plan in place that will get them back in school and on the right track.
- Thank you to QPD for the work being done. Acknowledge Henry Gunn's comments but there are two sides to every story and trusts the police department for maintaining law and order in the community.

Commissioner Nash

- Thank you to Carter Parramore Academy for the invitation to the black history program.
- Stated that staff did a great job and present were other local officials.
- Stated that she is getting reports of various purple lights throughout the city. Request an assessment of the lights.

Mayor Bass-Prieto

- Enjoyed seeing the happy faces on the children during the parade.
- Stated that childhood memories are the best memories.
- Stated that the end of Kelly Street is washed away and requested repairs to the potholes.
- Stated that she favors increasing fines for littering.
- Thank you to the commissioners who attended the chili cook off.
- Commended the city clerk and city manager for putting together the chili event.
- Don't litter.

Commissioner Harris wished his son Ryan a happy birthday.

The adjournment was motioned by Mayor Pro-Tem Sapp and seconded by Commissioner Harris at 7:45 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, City Clerk

**APPROVED:**

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Freida Bass-Prieto, Mayor, and  
Presiding Officer of the City  
Commission and of the City of  
Quincy, Florida

**ATTEST:**

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



**Approval of the Special  
Commission Meeting Minutes  
of March 14, 2024**



**CITY COMMISSION**  
**Thursday, March 14, 2024**  
**7:48 P.M. (Eastern)**

**SPECIAL MEETING**  
**QUINCY, FLORIDA 32351**

**CITY COMMISSION SPECIAL MEETING MINUTES**

The City of Quincy City Commission met in a special in-person meeting on Thursday, March 14, 2024, with **Mayor Freida Bass-Prieto** opening the meeting up and the following Commissioners present:

Mayor Pro Tem Angela G. Sapp  
Commissioner Dr. Robin Wood  
Commissioner Ronte R. Harris – Absent  
Commissioner Dr. Beverly Nash

City Staff and Guests:

Robert Nixon, City Manager  
Gary Roberts, City Attorney  
Janice Shackelford, City Clerk  
Jim Southerland Sr., WQTN-13 Administrator

The special in-person meeting was recorded and held in accordance with Florida Sunshine Law. (Note: Digital formatted documents/media are public records.)

**Called to Order**

Mayor Bass-Prieto the special meeting to order at 7:48 pm and requested a roll call.

Mayor Pro-Tem Sapp offered a motion to excuse Commissioner Harris from the special meeting.

Commissioner Wood seconded the motion.

<b>Commissioner</b>	<b>Vote</b>
Mayor Bass-Prieto	Yes
Mayor Pro Tem Sapp	Yes
Commissioner Wood	Yes
Commissioner Harris	Absent
Commissioner Nash	Yes

**The Motion Carried 4 to 0.**

**Item for Discussion**

1. Renewable Energy Assessment



- Robert Nixon, City Manager
- Regina Davis, Gadsden Renewables

### **Summary of the Presentation and Discussion by Staff and the Commission**

Mayor Pro-Tem Sapp stated that she appreciated Ms. Davis and Gadsden Renewables presentation.

Mayor Pro-Tem Sapp stated that she hopes that the city manager and Ms. Davis can discuss before the next time the commission meets and discuss the verbiage the commission is having a hard time with.

Mayor Pro-Tem Sapp stated that on several occasions, Ms. Davis has brought to the commission great ideas to benefit the City of Quincy, however, help her to understand our process.

Mayor Pro-Tem Sapp stated that she realizes that there are times when it is necessary to step out and take a risk such as the City of Gulf Breeze.

Mayor Pro-Tem Sapp stated that the commission had no idea where the partnership would go with the City of Gulf Breeze.

Mayor Pro-Tem Sapp stated that she does not want to feel that our necks are on the chopping blocks and that we must decide, and Ms. Davis needs to understand that.

Mayor Bass-Prieto stated that the utilities director was not in favor for a contract with Gadsden Renewables.

The adjournment was motioned by Commissioner Wood and seconded by Mayor Pro-Tem Sapp at 7:53 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, City Clerk

### **APPROVED:**

\_\_\_\_\_  
Freida Bass-Prieto, Mayor, and  
Presiding Officer of the City  
Commission and the City of Quincy,  
Florida

### **ATTEST:**

\_\_\_\_\_  
Janice Shackelford, City Clerk per

Clerk of the of Quincy, Florida  
Clerk of the City Commission thereof



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



# MLK Track Property Discussion



# City of Quincy and Gadsden County Fire Contract Discussion