

City of Quincy

City Hall

404 West Jefferson Street

Quincy, Florida 32351



SPECIAL MEETING

Thursday, September 8, 2022

5:00 PM

City Hall Commission Chambers

City Commission

Mayor Keith Dowdell – District I

Mayor Pro Tem Anessa Canidate – District V

Commissioner Angela Grant Sapp – District II

Commissioner Ronte R. Harris – District III

Commissioner Freida Bass-Prieto – District IV

“ An All American City in the Heart of Florida’s Future”

PUBLIC NOTICE



COMMISSION SPECIAL MEETING
QUINCY CITY HALL COMMISSION CHAMBERS
404 W. Jefferson Street | Quincy, Florida 32351

Thursday, September 8, 2022
5:00 pm

Notice is hereby given that City Manager Robert Nixon has called a Special Meeting pursuant to section 2.51 of the City's charter. All interested members of the public are hereby invited to attend the meeting to discuss the following:

- Paving of additional alternative street during the Stewart Street Paving Project – change order
- Cross Creek Gardens Apartments

For additional information please call the City of Quincy at 850-618-1881.



City of Quincy, Florida
SPECIAL MEETING

AGENDA

SEPTEMBER 8, 2022

5:00 P.M.

City Hall Commission Chambers

Call to Order

Roll Call

Special Meeting Items of Discussion

1. Contract Change Order for Alternate Streets

- Robert Nixon, City Manager
- Reggie Bell, Public Works Director

2. Cross Creek Apartments

- Robert Nixon, City Manager
- Charles Hayes, Building and Planning Director

Adjournment

**CITY OF QUINCY, FLORIDA
REGULAR CITY COMMISSION
AGENDA REQUEST**

Date of Meeting: September 9, 2022
Date Submitted: September 6, 2022
To: Honorable Mayor and Members of the Commission
From: Robert Nixon, City Manager
Reggie Bell, Public Works Director
Subject: Contract Change Order for Alternate Streets

Statement of Issue:

This agenda item is requesting approval by the Commission to pave additional alternative streets during the Stewart Street Paving Project.

Background:

The Commission has identified streets that are in poor condition and in need of paving. Staff evaluated the suggested streets and reported that they are in poor condition. The budgeted amount for milling and paving of the additional alternative streets is \$430,054.00.

Analysis:

Several meeting ago the commission approved for C.W Roberts to Pave and Resurface some additional streets that are need of repairing. C.W Roberts has submitted a Contract Change Order to provide the services the City has requested. The streets that identify are North Sharon Street, North Franklin Street, North Macon Street, Macon Street dead end by Car Wash off Hwy 90, 4th Street, Elise Dr., S. Cone, and S. Holland Street. The proposal received from C.W. Roberts for milling and paving all alternative streets was quoted for \$373,979.40. Adding King Street from Adam to Madison Street costing \$21,429.80 Grand Total \$395,309.20. See Attachment for the Contract Change Order.

Options:

Option 1: Vote to approve the proposal not to exceed over \$ 430,054 for milling and paving the additional alternative streets that the Commission has identified.

Option 2: Provide Direction.

Staff Recommendation:

Option 1: Vote to approve the proposal does not exceed over \$430,054 for milling and paving the additional alternative streets that the Commission has identified.

Attachment(s):

- C.W. Roberts Contracting, Inc. Proposal

CONTRACT CHANGE ORDER

Alternate Paving

ORDER NO.	1
DATE	08/24/2022
STATE	FL
COUNTY	Gadsden

CONTRACT FOR **Stewart Street Ph I Resurfacing SCOP**

OWNER **CITY OF QUINCY BOARD OF CITY COMMISSIONERS**

To C.W. Roberts Contracting, Inc.

(Contractor)

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Changes (Supplemental Plans and Specifications Attached)	DECREASE in Contract Price	INCREASE in Contract Price
1. Sharon Street (between Lillian Springs and N. Shelfer)		\$ 40,768.20
2. Franklin Street (between and Lillian Springs and N. Shelfer)		\$ 39,774.70
3. Macon Street (from Sharon to Washington, Sharon to King, & Franklin to Washington)		\$ 76,514.60
4. Macon Street (from Highway 90 to dead-end)		\$ 32,863.30
5. 4 th Street (east of Key Street)		\$ 23,732.50
6. Elise Drive		\$ 66,193.50
7. Holland Street		\$ 47,016.30
8. Cone Street		\$ 47,016.30
9. King Street		\$ 21,429.80
• Please see Exhibit A for Alternate road paving break down.		
TOTALS		\$ 395,309.20
NET CHANGE IN CONTRACT PRICE		\$ 395,309.20

JUSTIFICATION:

Additional road paving paid through the City's budget.

The amount of the Contract will be (**Increased/Decreased/Unchanged**) by the Sum of THREE HUNDRED NINETY-FIVE THOUSAND, THREE HUNDRED NINE AND 20/100 (\$395,309.20).

The Contract Total including this and previous Change Orders will be: NINE HUNDRED EIGHTY-EIGHT THOUSAND, SEVEN HUNDRED EIGHTY-TWO AND 05/100 (\$988,782.05).

The Contract Period provided for Completion will be (**Increased/Decreased/Unchanged**): 45 Days.

This Document will become a supplement to the contract and all provisions will apply hereto.

Requested _____ (Owner) _____ (Date)

Recommended _____ (Owner's Architect/Engineer) _____ (Date)

Accepted _____

**CITY OF QUINCY
CITY COMMISSION
AGENDA REQUEST**

Date of Meeting: September 8, 2022

Date Submitted: September 8, 2022

To: Honorable Mayor and Members of the City Commission

From: Robert Nixon, City Manager
Charles J. Hayes, Building & Planning Director

Subject: Proposed Affordable Housing Development (Cross Creek Gardens)

For informational Purposes Only

Statement of Issue:

Neighborhood Renaissance was established in 1992, as a proven nonprofit community-based organization dedicated to building and supporting strong economies and diverse communities.

Background:

Neighborhood Renaissance

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

Security

Neighborhood Renaissance is soliciting a proposal to incorporate the NOLA security system throughout the community, which will be directly linked to the local police department and monitored in real time. The vehicle entrance to the property will have a security gate and intercom system

Local Jobs

Neighborhood Renaissance estimates that this 34-unit development will cost north of \$9,000,000. Based on their experience, this translates into 100+ local jobs to create a development of this size.

Demographics

The previous chart reviewed by the commission shows the highlighted section in the attached demographics shows that the majority (72%+ of households) are 3 occupants or fewer. 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 Bedroom: \$675 - \$855
 Two Bedrooms: \$804 - \$1015
 Three Bedrooms: \$922 -1206

Zoning

The subject parcel is currently zoned MU, no changes are being requested. The development will be significantly fewer units than the maximum allowable density.

See attachments below

