

REVISED
**AGENDA FOR THE REGULAR MEETING OF
THE CITY COMMISSION OF
QUINCY, FLORIDA
Tuesday
March 25, 2014
6:00 PM
CITY HALL CHAMBERS**

Call to Order

Invocation

Pledge of Allegiance

Roll Call

Special Presentations by Mayor or Commission

Approval of the Minutes of the previous meetings

1. Approval of Minutes of the 2/25/14 Regular Meeting
(Sylvia Hicks, City Clerk)
2. Approval of Minutes of the 3/11/14 Regular Meeting
(Sylvia Hicks, City Clerk)

Consent Agenda

3. Transferring Deed of City Property to Tallahassee Community College for the location of a Quincy Campus
(Jack L. McLean Jr., City Manager; Bernard Piawah, Building and Planning Director)

Public Hearings as scheduled or agendaed

4. Ordinance No. 1061-2014 First Reading – Annexation of IFAS Property located on Pat Thomas Pkwy

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

5. Resolution No. 1312-2014 – Grant Application for Sidewalks on South Adams Street
6. Resolution No. 1313-2014 – Transferring Deed of City Property to Tallahassee Community College for location of a Quincy campus

Reports by Boards and Committees

Reports, requests and communications by the City Manager

7. Discussion of Audited Financial Report YE 2012
(Jack McLean, City Manager; Jeff Williams, Interim Finance Director)
8. Discussion of Smart Grid expenses and cash flows
(Jack McLean, City Manager; Jeff Williams, Interim Finance Director)
9. First Reading of Ordinance No. 1061-2014 Pertaining to the Annexation of IFAS Property located on Pat Thomas Pkwy
(Jack L. McLean Jr., City Manager; Bernard Piawah, Building and Planning Director)
10. Resolution Number 1312-2014 in Support of Grant Application for the Construction of Sidewalks on South Adams Street
(Jack L. McLean Jr., City Manager; Bernard Piawah, Building and Planning Director)
11. Selection of External Auditor
(Audit Selection Committee: Max T. Clark, Catherine Robinson and Jack L. McLean Jr.)
12. Downtown Master Plan Contract
(Jack L. McLean Jr., City Manager; Bernard Piawah, Building and Planning Director)
13. Lease of (4) New Police Vehicles
(Jack L. McLean Jr., City Manager; Walter McNeil, Chief of Police)
14. QFD Monthly Report
(Jack L. McLean Jr., City Manager; Scott Haire, Fire Chief)
15. Financials/P-Card Statement
(Jack L. McLean Jr., City Manager; Jeff Williams, Interim Finance Director)

Other items requested to be agendaed by Commission Member(s), the City Manager and other City Officials

- 16. Selection for City Attorney
(Jack L. McLean Jr., City Manager; Jerry Miller, City Attorney)

- 17. Removal of City Manager
(Commissioner Elias)

Comments

- a) City Manager
- b) City Clerk
- c) City Attorney
- d) Commission Members

Comments from the audience

Adjournment

*Item(s) Not in Agenda Packet

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16. Selection for City Attorney

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17. Removal of City Manager

(Commissioner Elias)

18. Draft Interlocal Agreement between City of Tallahassee and City of Quincy

(Mayor Keith Dowdell) **Workshop**

Comments

- a) City Manager
- b) City Clerk
- c) City Attorney
- d) Commission Members

Comments from the audience

Adjournment

*Item(s) Not in Agenda Packet

CITY COMMISSION
CITY HALL
QUINCY, FLORIDA

REGULAR MEETING
FEBRUARY 25, 2014
6:00 P.M.

The Quincy City Commission met in regular session Tuesday, February 25, 2014, with Mayor Commissioner Dowdell presiding and the following present:

Commissioner Larry D. Edwards
Commissioner Gerald A. Gay, III
Commissioner Micah Brown
Commissioner Derrick D. Elias

Also Present:

City Manager Jack L. McLean, Jr.
City Attorney Jerry Miller
City Clerk Sylvia Hicks
Police Chief Walt McNeil
Customer Service Director Ann Sherman
Utilities Director Mike Wade
Planning Director Bernard Piawah
Fire Chief Scott Haire
Interim Finance Director Jeffrey Williams
Interim Public Works Director Reginald Bell
Parks and Recreation Director Greg Taylor
Human Resources Director Bessie Evans
Executive Assistant to City Manager Cynthia Shingles
Interim Information Technology Director Christopher Jordan
Account Specialist Catherine Robinson
CRA Manager Regina Davis
Police Officer Harold Barber
Sergeant At Arms Chief Glenn Sapp

Also Present:

Former Mayor Commissioner Millie Forehand
Former Mayor Commissioner Finley Cook

Call to Order:

Mayor Commissioner Dowdell called the meeting to order, followed by the Lord's Prayer and the Pledge of Allegiance.

Special Presentations by Mayor or Commission:

Approval of the Minutes of the previous Meeting

Commissioner Edwards made a motion to approve the minutes of the February 11, 2014 regular meeting with corrections if necessary. Commissioner Brown seconded the motion. The ayes were unanimous.

Public Hearing 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 by Board and Committees

Reports, request and communications by the City Manager

Special Use Request to Operate Daycare Center at 359 East Jefferson Street

Commissioner Elias made a motion to approve the Special Use Request to operate a Daycare Center at 359 East Jefferson Street. Commissioner Edwards seconded the motion. The ayes were unanimous.

Recommendation for Modular Home Foundation

Commissioner Gay made a motion to approve option 2: approve a solid block wall foundation with footers and stem and brick, with a roof pitch of 4 by 12 and a carport. Commissioner Edwards seconded the motion. Following the question what is the difference of a monolithic foundation and a solid block wall foundation, Commissioners Gay and Edwards withdrew their motions and requested a workshop.

Lease of four (4) New Police Vehicles – Withdrawn from agenda

Bulk Power Supply Contract

Utilities Director Mike Wade reported to the Commission that our existing power agreement with Florida Municipal Power Agency (FMPA) is for a five (5) year term. He stated that the existing contract has offered a two or three year extension. The City has three (3) options to consider in regards to the FMPA offer; 1) accept the offer, 2) renegotiate the proposed pricing, 3) reject the proposal and issue a RFP. Mr. Wade stated that the analysis suggest that with the FMPA proposal, the cost of power from FMPA would increase by 17% in 2016 and an additional 8% annually for each year of the remaining two years. He stated that the consultant report estimated the cost for an RFP to be less than \$50,000 and the RFP should be issued no later than November 1, 2014. Commissioner Edwards made a motion to direct staff to renegotiate the proposal with FMPA and bring renegotiated proposal back to the Commission. Mayor Dowdell seconded the motion. The ayes were Commissioners Brown, Edwards and Dowdell. Nays were Commissioners Gay and Elias. The motion carried.

Quincy Fire Department Monthly Report – No Comments

Financials/P-Card

Jeff Williams Interim Finance Director stated that he was pleased to hear that the Commission wanted to discuss the budget and in his opinion the budget is the most important document managing tool you can have. He stated we are a third of the way with our budget and is about 33%. Commissioner Elias asked the Finance Director if we had taken in more than what we have expended. The Finance Director stated it is about the same and he is comfortable with the numbers in the system. Commissioner Gay requested a breakdown of the smart-grid and wants it to become part of the monthly financials. The Finance Director stated once a complete analysis of the smart-grid is done, he will feel comfortable with giving a report and he anticipated he will have the analysis completed with a month. Commissioner Elias asked the Commission if they had an issue with paying the bills on the P-Card. He stated his problem is the large amounts being charged on the P-Card. Commissioner Elias also asked if we were also paying the bills via purchase orders and checks because he can't tell what is being paid from the analysis given. The Manager suggested that Commissioner Elias schedule a meeting with the Finance Director to look over the transactions.

Comments:

City Manager

City Manager McLean reported that a meeting for the new bill format is scheduled for tomorrow at 6:00 p.m. at City Hall and is also on WQTN.

City Manager McLean reported that he composed a letter to the Senators and Congressman regarding the closing of the Social Security Office and had the Mayor to affix his signature.

City Manager McLean stated that at the last meeting, Commissioner Elias stated that the morale at the Police Department was low. He stated that they have been in negotiations and hopefully the officers will receive their compensation.

City Manager McLean reported that the franchise agreement is no longer handled at the local level and we no longer have any control.

City Manager McLean reported that we use the P-Card to retire old debt.

City Manager McLean reported that they could not find the sewer issue at that address but they did find where a manhole had over flowed in the area.

City Manager McLean reported that he spoke with Ms. Price regarding a grant for signage; she indicated that she did not have a grant, but was enthusiastic about the idea.

City Manager McLean reported that the pot hole in Commissioner Brown's District had been taken care of.

Commissioner Gay stated that the Florida Joint Legislative Auditing Committee met on February 17 and issued a report that the City of Quincy had not submitted the audit. He stated the reports states that they had spoken with staff on several occasions with the latest being February 6, 2014. Commissioner Gay stated that they have spoken to the Manager and he indicated to them that the audit will be issued by the end of next week. The CRA's audit has been completed. Mayor Dowdell stated he spoke with Mr. Thompkins today and he told him that the audit would be delivered today. Commissioner Gay then asked the Manager what action will be taken if they don't receive the audit by February 28, 2014. The Manager stated we did receive the CAFR and when the Finance Director review the numbers and send them back to the Auditor we will in turn send it to the state. Commissioner Gay stated then we should not expect the state to take any action against us. The Manager replied no.

Commissioner Gay stated that he read in the narrative of the materials from the last meeting that the Manager sent out regarding the Hosford connection. Commissioner Gay stated that the Manager should have been keeping us updated on this project. He stated that he received an email from the Manager this morning which he did not have time to research the details. Commissioner Gay asked the Manager how many GBs are we planning to have. The Manager stated one (1) GB. Commissioner Gay stated we expended over \$300,000 for this, he thinks this should have come before them for approval. The Manager stated that this has always been a part of the plan. The Manager stated that the City of Tallahassee's Inter-local agreement with the purchase of broadband with the City is revenue for the City. He stated with the Hosford run, we can have up to 10 GB. City Manager McLean stated we are currently paying \$5,100 per month and with the connection we can pay only \$3,100 per month thus saving the City money. The Manager stated that we don't have sufficient bandwidth to run the City. Commissioner Gay asked what would be the City's back up. Chris Jordan Interim IT Director stated that we will use our current server as the backup. Commissioner Gay stated he doesn't support this project and this should have come before the Commission. Commissioner Gay made a motion to Cease and Desist on all activities associated with this project. Commissioner Elias seconded the motion. Commissioner Elias asked the Manager if he had entered into any agreements/contracts without the Commission's blessings. The City Manager stated he had entered into a contract with Level III approximately a year ago and this would save the City money. The Manager stated that they City would have all the broad band it need and it would be less expensive, we would have 1 GB vs 45 MB. He went on to say that Level III is one of five (5) largest providers in the country. The Manager stated that we piggybacked off Hillsborough County to secure 1 GB at a cost of \$3,100, it was state contract. The Manager stated that the School Board is paying \$19,000 for broad band. City Manager McLean urged the Commission to study the issue before coming to a conclusion. Commissioner Brown requested a copy of the agreement. Mayor Dowdell stated we need to put our personalities aside and think about the citizens. He stated that we need another source of revenue and with the Level III provider, that is revenue. Mayor Dowdell stated that he had said for years he will not be in favor of increasing utility bills. Commissioner Edwards requested a copy of the agreement. Commissioner Elias stated that the Manager made no attempt to contact him regarding the agreement. Upon roll call by the Clerk, the ayes were Commissioners

Brown, Gay and Elias. Nays were Commissioners Edwards and Dowdell. The motion carried. Mayor Dowdell asked where this leaves us now. Commissioner Edwards stated he is not comfortable with the issue and suggested a workshop.

Clerk – None

City Attorney

City Attorney Miller requested a copy of the agreement/contract.

City Attorney Miller advised the Commission that if they have issues relating to pot holes and other issues that could lead to exposure to liability to the City, he stated that they don't discuss in a public meeting, discuss the matter with the Manager.

Commissioners Report

Commissioner Elias asked Attorney Miller if he had submitted his invoices. Mr. Miller stated that his contract calls for the Manager to approve his invoices. Our firm doesn't want our bills to be politicized; however, I will give the Commission, individual Commissioner or anybody else anything on my invoices. Commissioner Elias stated that he is not looking to approve invoices, he just wants to keep on top of spending.

Commissioner Elias asked Attorney Miller if he had completed the proposed contract regarding the Manager. Attorney Miller asked what format the Commission wanted. They agreed to the same format and Mr. Miller stated he would have the draft this week.

Commissioner Elias asked the Manager when the striping of the streets in his district would begin. The Manager stated when we get more tempered weather.

Commissioner Elias asked if we were still cutting trees at the well field and on Joe Adams Road and asked if there were any mitigation associated with either property. City Manager McLean stated he used a civil culturist for the work.

Commissioner Elias asked if the accountant position was vacant. The City Manager replied yes.

Commissioner Elias asked if we had the draft audit. The City Manager replied yes the Finance Director would review it and get it back within 24 hours. Commissioner Elias asked what it will take to satisfy the State. The Manager stated the CAFR.

Commissioner Elias asked what amount is left in the smart-grid budget. The City Manager stated approximately \$1.4 million dollars.

Commissioner Elias stated since Comcast cable industry is deregulated, competition can come into the City.

Commissioner Gay asked why the City cut trees on Crawford Street. The Manager stated as part of the Tanyard Creek for the lineal trail.

Commissioner Gay asked what the line of credit is. The Manager stated \$448,000. Commissioner Gay asked the Manager when he anticipates on making another payment.

Commissioner Gay asked the number of employees being paid from smart-grid. The Manager stated 1 full time person and 3 contract workers.

Commissioner Edwards asked when we will get the audit.

Commissioner Brown stated he would email the Manager with his concerns.

Mayor Dowdell informed the Commission that New Evangel Temple of God in Christ is requesting to purchase the property located at 429 Williams Street for parking. Mayor Dowdell stated that the City purchased the property because it floods. Mayor Dowdell made a motion to allow the City to enter into negotiations regarding the purchase of the property. Commissioner Brown seconded the motion. The ayes were unanimous.

Mayor Dowdell stated that Mr. Thompkins will be here on March 11, 2014 to formally present the audit.

Mayor Dowdell stated we need a workshop with the Manager to discuss his contract. Commissioner Elias stated the Manager was not precluded from the first meeting, he chose to leave.

The Commission agreed to hold a workshop Tuesday, March 4, 2014 at 6:00 p.m. on Modular Homes.

Mayor Dowdell reported that he voted to continue the Hosford Connection and now want to change his vote to confirm yes to make the vote 4-1 so that he can bring the issue back up again, with Commissioner Edwards as the only descending vote.

Commissioner Gay recognized former Mayor Commissioners Millie Forehand and Finley Cook.

Comments from the audience

Emanuel Sapp came before the Commission and stated that they should reconsider their vote regarding the Hosford Connection. He stated that it would save the tax payers a considerable amount of money. He also stated that approximately 60% of our citizens are on a fixed income. Mr. Sapp stated the City need another source of revenue. Why pay AT&T \$5,100 for 45MB and you could pay \$3,100 for 1GB. Mr. Sapp stated he is putting the Commission on notice if they move forward.

Commissioner Edwards stated the CRA needs to schedule a special meeting as soon as possible.

Mayor Dowdell announced that Mr. Harry Holt's funeral will be held Saturday, March 1, 2014 at St. James African Methodist Episcopal Church at 11:00 a.m.

Commissioner Elias made a motion to adjourn. Commissioner Edwards seconded the motion. There being no further business to discuss, the meeting was adjourned.

APPROVED:

Keith A. Dowdell, Mayor
Presiding Officer of the City Commission and
City of Quincy, Florida

ATTEST:

Sylvia Hicks
Clerk of the City of Quincy and
Clerk of the City Commission thereof

CITY COMMISSION
CITY HALL
QUINCY, FLORIDA

REGULAR MEETING
MARCH 11, 2014
6:00 P.M.

The Quincy City Commission met in regular session Tuesday, March 11, 2014, with Mayor Pro-Tem Commissioner Edwards presiding and the following present:

Mayor-Commissioner Keith A. Dowdell (absent)
Commissioner Micah Brown
Commissioner Gerald A. Gay, III
Commissioner Derrick D. Elias

Also Present:

City Manager Jack L. McLean Jr.
City Attorney Jerry Miller
City Clerk Sylvia Hicks
Police Chief Walt McNeil
Fire Chief Scott Haire
Customer Service Director Ann Sherman
Utilities Director Mike Wade
Planning Director Bernard Piawah
Interim Finance Director Jeffrey Williams
Executive Assistant to City Manager Cynthia Shingles
Interim Public Works Director Reginald Bell
Parks and Recreation Director Greg Taylor
CRA Manager Regina Davis
Human Resources Director Bessie Evans
Account Specialist Catherine Robinson
Police Officer Harold Barber
Telecommunications Computer Tech. David Rittman
Sergeant At Arms Asst. Chief Glenn Sapp

Call to Order:

Mayor Pro-Tem Commissioner Edwards called the meeting to order, followed by a Prayer and the Pledge of Allegiance.

Commissioner Elias made a motion to excuse Mayor Dowdell. Commissioner Brown seconded the motion. The ayes were unanimous.

Special Presentations by Mayor or Commission:

Mayor Pro-Tem Edwards read the following Resolution acknowledging the passing of Mrs. Betty "BJ" Campbell who served as the City Manager's secretary for 28 years. The City Commission sends their condolences to the family.

RESOLUTION

CITY OF QUINCY, FLORIDA EXPRESSING SYMPATHY TO THE FAMILY OF BETTY JEAN "BJ" CAMPBELL

WHEREAS, it has pleased our Heavenly Father to translate from the labor of this life, to rest and fellowship with the Saints, in Heaven, our beloved retired Secretary to the City Manager of 28 years, Mrs. Betty Jean "BJ" Campbell for the City of Quincy; and

WHEREAS, it is with deepest sympathy and tenderness of our hearts that we, THE CITY OF QUINCY express our sincere love and expression of bereavement to the Campbell family; and

WHEREAS, the passing of your loved one is the will of our Heavenly Father, who never makes a mistake; and

WHEREAS, you must find comfort and consolation in the words of Jesus who said "Cast your burdens on him for earth has no sorrow that heaven cannot heal" Lift up your heads and be strong knowing that God sees and knows just how much you can bear; and

BE IT RESOLVED, that we must rejoice in knowing that the pain and suffering has ended and that he has a home more beautiful than we have ever known; and

NOW, THEREFORE BE IT FURTHER RESOLVED, by the power vested in me, Keith A. Dowdell as Mayor of the City of Quincy, Florida and on behalf of my colleagues of the City Commission: Mayor Pro-Tem Larry Edwards, Commissioner Micah Brown, Commissioner Derrick D. Elias and Commissioner Gerald A. Gay, III and the Citizens of Quincy, Florida surrender to the home going of Mrs. Betty Jean Campbell; and

NOW BE IT FURTHER RESOLVED, that a copy of this resolution be placed in the annual of Quincy's history and a copy presented to the family.

Dated this 11th day of March, 2014

Keith A. Dowdell
Mayor

Sylvia Hicks
City Clerk

Jack L. McLean Jr.,
City Manager

Commissioner Elias made a motion to approve the minutes of the February 25, 2014 regular meeting minutes.

Public Hearing as scheduled or agendaed

Draft Ordinance – Code Enforcement was withdrawn from the agenda.

Ordinance No. 1059-2014 Second reading Water Fund Rate Adjustment

Commissioner Gay made a motion to read Ordinance No. 1059-2014 by title only. Commissioner Brown seconded the motion. Upon roll call by the Clerk the ayes were Commissioners Brown, Gay, Elias, and Edwards. The Clerk read the title as follows:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF QUINCY BY AMENDING SECTION 74-95, PERTAINING TO INCREASING THE WATER RATE CHARGES FOR ALL RESIDENTIAL CUSTOMERS; AND INCREASING THE RATE CHARGES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMERS; AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Mayor Pro-Tem Edwards stated this is a public hearing and if anyone wants to comment, please do so at this time. Ms. Elaine Barksdale of 53 North Shelfer Street came before the Commission to inform them that she would be penalized for using less water because she believes in conservation. Mr. Emanuel Sapp of 821 2nd Street addressed the Commission, he stated that he know that this is a delicate issue and request all the Commissioners be present to address the issue. He stated that the City only has one source of revenue and that is utilities. If the rate increase doesn't exceed \$6.00 how do we expect to grow? Robert "Bob" People of 237 North Lowe Street asked the Commissioners to do the right thing and take care of our fiduciary responsibilities. Ms. Denise P. Hannah of 714 South 9th Street stated that we are given "bait and switch" the \$5.00 does not include taxes plus there is a meter charge. She stated that beginning October 1, 2014, the water and sewer rates will increase 5%, 2.5 for water and 2.5 for sewer. Commissioner Gay made a motion to approve Ordinance No. 1059-2014 on second and final reading. Mayor Pro-Tem Edwards seconded the motion. Upon roll call by the City Clerk the ayes were Commissioners Gay and Edwards. Nays were Commissioners Brown and Elias. The motion did not carry. Attorney Miller requested that an email from the firm be entered into the records regarding the Commission's obligations to pass the adjusted rates for water and sewer funds. He stated that the consequences will trigger default in the bonds and legal obligations passed in the January 28, 2014 meeting. He stated that we had just secured a loan from the Florida Department of Environmental Protection (FDEP) in the amount of \$564,000 on the promise that the Commission would increase the sewer and water rates. Attorney Miller reiterated that the Commission has a fiduciary responsibility that was mandated to adjust the rates. Jack Harnett of 706 Sergeant Street stated he disagrees with the Attorney. The Commissioners vote how their constituents want them to vote and they should vote their conscious, but the Commission should vote to pay the loan. Mayor Pro-Tem Edwards stated that we had to change the way we were

getting rid of our bio-solids, therefore we voted to get a dewatering system and this was the most economically way, plus we had a water and sewer study done by Hatch Mott McDonald stating that we were operating those funds at a deficit. Commissioner Gay stated that we are obligated to operate at a profit or at least break even. Commissioner Elias stated that he disagreed with the principle of the way the issue was presented in a meeting- a resolution in January he did not support it then and did not vote to support approving increasing the water and sewer rates at the last meeting. Commissioner Elias stated that he does not agree with the practice of increasing the water and sewer rates annual/automatic and second telling them that this is not discretionary, we never sat down to discuss or to explore other avenues.

Commissioner Elias requested to change his vote. Commissioner Gay made a motion to allow Commissioner Elias to change is vote. Commissioner Brown seconded the motion. The ayes were unanimous. Commissioner Brown requested to change his vote. Commissioner Gay made a motion to allow Commissioner Brown to change his vote. Commissioner Elias seconded the motion. The ayes were unanimous. Mayor Pro-Tem Edwards stated that Ordinance No. 1059-2014 passed unanimously. Commissioner Elias asked the cost of the study. Utilities Director Mike Wade stated \$5,000. Attorney Miller stated that the study was also mandated.

Ordinance No. 1060-2014 second reading –Sewer Fund Rate Adjustment

Commissioner Gay made a motion to read Ordinance No. 1060-2014 by title only. Commissioner Brown seconded the motion. Upon roll call by the City Clerk, the ayes were Commissioners Brown, Gay, Elias, and Edwards. Nay was none. The Clerk read the title as follows:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF QUINCY BY AMENDING SECTION 74-118, PERTAINING TO INCREASING THE SEWER RATE CHARGES FOR ALL RESIDENTIAL CUSTOMERS; AND INCREASING THE RATE CHARGES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMERS; AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Mayor Pro-Tem Edwards stated this is a public hearing and anyone wanting to speak may do so at this time. Ms. Elaine Barksdale stated that again this Ordinance will penalize anyone who believes in conservation. She asked the Commission if there was another way to charge for what is actually used and does not mind paying her fair share. Commissioner Gay made a motion to approve Ordinance 1060-2014 on second and final reading. Commissioner Brown seconded the motion. Upon roll call by the City Clerk, the ayes were Commissioners Brown, Gay, Elias, and Edwards. Nays were none. The ayes were unanimous.

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

Ms. Freida Bass Prieto of 329 East King Street came before the Commission and stated at the Financial Workshop, the Manager was going to cut the contract workers from Public Works, why do we need to purchase two trucks.

Ms. Prieto asked when we pay-off the bonds, will our rates go down as well. The City Manager stated that the Ordinance allows us to adjust the rates.

Resolutions:

Reports by Boards and Committees

Reports request and Communications by the City Manager

Request to Utilize Solely the Code Magistrate Process for Code Violations – will be discussed under the Attorney's comments.

Water and Sewer Fund Rate Adjustment – discussed under the above Ordinances.

Lease of (4) New Police Vehicles – Withdrawn from the agenda.

Request to Replace Damaged Headwall

Reginald Bell Interim Public Works Director came before the Commission to request to replace a headwall located on East Crawford Street due to erosion that is causing the street to collapse. Mr. Bell stated that the fund will come from the line item for resurfacing and sidewalks. Commissioner Elias made a motion to approve the request to replace the headwall in the amount of \$14,950. Commissioner Gay seconded the motion. The ayes were unanimous.

Reginald Bell Interim Public Works Director came before the Commission to request the purchase of one (1) diesel 2008 F-350 crew cab truck for \$14,000 and one (1) diesel 2008 F-250 crew cab truck for \$14,000 totaling \$28,000. Mr. Bell stated that they are down one vehicle due to a wreck and we received an insurance check for the amount of \$16,442 and the department received proceeds from a salvage sale in the amount of \$5,500. Commissioner Brown made a motion to approve option one to authorize the department to purchase two (2) trucks. The motion died for a lack of a second. Commissioner Gay stated that 102,000 miles is not bad for a used vehicle, he drives a car with over 200,000 miles. Mayor Pro-Tem Edwards stated he don't like used vehicles but see the importance of having another vehicle. City Manager McLean asked the Commission to consider replacing the down vehicle. Commissioner Brown made a motion to approve the purchase of a new vehicle. Commissioner Gay seconded the motion. Commissioner Elias asked the cost of

the vehicle, the Manager stated \$24,000. Both Commissioners Brown and Gay amended their motion to purchase a vehicle not to exceed the amount of the insurance check. The ayes were unanimous.

Other Items requested to be agendaed by the Commission Member(s), the City Manager and other City Officials

Comments:

City Manager McLean reported that the Audit has come in and a copy has been distributed to the Joint Legislative Auditing Committee, all bond agencies, and the bank. Commissioner Gay asked the Manager what action the Joint Legislative Auditing Committee take since we did not get the audit in by February 28, 2014. The Manager stated he spoke with them and they did not take any action, he informed them that Watson and Rice would not be able to meet that deadline.

City Manager McLean reported to the Commission that he and the Interim Finance Director have initiated a small vendor program. He stated they have identified at least 20 vendors that would be paid every two weeks and is looking into a purchase order (PO) system that will become effective this Friday.

City Manager McLean reported that the FMPA negotiations will begin tomorrow.

City Manager McLean reported that we had received an annual crime report from FDLE. Chief McNeil stated that he is proud to report that Quincy has had a decrease of 34.2 % in overall crimes and 29.2% decrease in violent crimes. Chief McNeil stated that larceny is up 187% due to crimes of opportunity, meaning unlocked vehicles. Chief McNeil congratulated the men and women officers for doing a great job. Commissioner Gay informed Chief McNeil about break-ins in District IV. Chief McNeil stated there will be tactic that will be deployed in the area.

Commissioner Elias asked the Manager to explain the small vendor program. The City Manager stated that most vendors have a net 30 days to be paid but statutes allows for 45 days for us to pay the vendors. He stated we will pay the vendors two weeks of receiving an invoice.

Commissioner Elias asked the Manager how we are going to address the arrears. The Manager stated that at the last Financial Workshop Mr. Williams stated that we initially had \$2.1 million dollars and has since gone down to \$59,000. We have had collections of 96% during the months of January and February and most bills are being paid in a timely manner for instance, Stones had an outstanding balance of \$3000, we have since paid it to zero.

Commissioner Elias asked who is responsible for getting the invoices in on a timely manner. The Manager stated the department heads and if they don't they will be dealt with.

Commissioner Gay asked the City Manager what the line of credit is. The Manager replied zero.

City Clerk – None

City Attorney

Attorney Miller reported to the Commission that he circulated a draft of the Code Enforcement Board Ordinance but section 9 had a typo and a revised copy was placed at everyone's place. He stated he was asked to analyze how the Code Enforcement Board was or was not being utilized. He stated that he came to the conclusion that we don't have a Board, they have not been reappointed and their terms have since expired. He stated the draft that is before them is to move exclusively to a Magistrate. Commissioner Elias asked when this item came before the Commission to direct any of us what to do. The Manager stated the staff and the Attorney recommended the changes. Mayor Pro-Tem Edwards stated that he prefer just a Magistrate because a board will get bogged down. Attorney Miller stated that a violation letter is sent to the violator and a hearing is set to determine whether a violation has occurred or not and if a violation has occurred, a date is set by which the violator must come into compliance. The next stage is to establish if a violator will be accessed and can be fined from the date of the violation. Then a lien is accessed but homesteads are exempt statutorily and constitutionally of a lien

Commissioners Comments:

Commissioner Elias stated that we can no longer access the meeting via the web and he had spoken to Mr. Southerland and he indicated that we need a piece of equipment that would cost approximately \$300 to \$400. The Manager stated he would look into it and get back with the Commission.

Commissioner Elias informed the Manager that the sign is down at Tanyard Creek Park.

Commissioner Elias asked when the streets will be striped in District III. Mr. Bell stated he would begin tomorrow.

Commissioner Elias informed the Manager that water is continually running at Tanyard Creek Park.

Commissioner Elias asked who is responsible for the minutes. The Manager stated the Clerk, he always reviews them for grammar, substance and syntax and is given back to the Clerk, we want to put the best product out to the public. Commissioner Elias told the Clerk she is solely responsible for the minutes.

Commissioner Elias asked when we are going to receive the audit officially. The Manager stated that we need to proceed with the 2013 Audit. The Manager stated he was considering a Special Meeting one day next week and indicated that Commissioner Gay wanted to talk about Smart-Grid and the Mayor wanted to discuss the Manager's Contract. Commissioner Elias asked what we will be doing in a Special Meeting to discuss the Manager's Contract; we have not blessed it since we received it. Attorney Miller stated that he had sent the document to the Commissioners Friday before last and had not received any comments. Commissioner Elias made a motion to present the Contract to the City Manager. Commissioner Gay seconded the motion. The ayes were unanimous.

Commissioner Elias stated that the water and sewer issue we bound raise rates but we don't bound ourselves to cut spending. In the Special Meeting the Manager stated we may have to lay off some employees and furlough employees, we are going to have to watch every dollar, things are critical. If it is not life or death situation, his vote will be no on spending. He stated that for several meetings, he has asked for a moratorium on spending.

Commissioner Elias suggested that we give the Manager a time period to accept or reject the contract. The Manager stated that he had not seen the contract. The Manager stated he would get back with the Commission by Thursday with his decision.

Commissioner Elias stated that when we get to the Manager's contract, the old contract verses the new contract, which he believes is null and void and we would have to resolve back to the Charter Chapter 3.02 and asked the Attorney the approximate time frame. Attorney Miller stated that contract is economically driven, you have alternatives whether the resolution is contested or an amicable resolution and if you look back, you will be unhappy with the cost it incurred. He stated that he had advised the Commission to give notice if they are not going to continue with the contract past that future date under the contract and if notice is given, then the contract will terminate in October. He stated to take that course, you would have to admit there is a contract. You have elected by majority that there is not a contract and the Manager stated there is a contract, this would be a nice case study for litigation. Attorney Miller stated you can give the Manager a two week notice to terminate the Manager. Commissioner Gay reminded the Commission that since the Manager contends that he still has a contract that he waives 3.02 of the Charter and all it takes is a

3/5 vote of the Commission. Commissioner Elias asked the Attorney if he would be defending the Manager or defending the Commission. Mr. Miller stated that was a ridiculous question, he would defend the Commission. Commissioner Elias stated he questioned that at times. Attorney Miller asked Commissioner Elias to make the motion because he does not have Commissioner Elias' confidence and again asked him to make the motion.

Commissioner Elias stated at the last meeting he requested a copy of the Attorney's invoices and advised them to take a close look at them as well to see what we have been charged for and will bring it back up. The last time he brought up removing the Manager, it did not get a second. Commissioner Elias stated that there are so many things going on that we have to address given the leadership that we have, we are going to have to address that.

Commissioner Gay stated he was a bit confused last week at the Special Meeting addressing the Level III Agreement and finds it ironic that Mayor Dowdell didn't want to discuss the Manager's Contract or the Smart-grid because he was not going to be here, but he had no problem discussing the Level III agreement when Commissioner Brown was out last week.

Commissioner Gay asked the Manager if we had a signed Level III contract. The City Manager replied yes.

Commissioner Gay asked the Manager if we had a signed Master Service Agreement with Level III Agreement. City Manager McLean replied yes. Commissioner Gay asked what is required of the City in that agreement. The Manager stated it gives the City the opportunity to resell a product. Commissioner Gay asked what the Level III contract requires the City to do. The Manager stated nothing. Commissioner Gay stated he spoke with a Duane Zolnoski of Tampa and St. Pete area he stated that we are required to run 23 miles of fiber and he asked him why they did not run the fiber, he told them that it was too expensive. Commissioner Gay stated that Mr. Zolnoski would be available for a teleconference to discuss the matter. Commissioner Gay stated that his motion was to cease and desist order and that includes all of Level III and the Hosford project. The Manager restated that the agreement did not obligate the city to build to Hosford.

Commissioner Gay requested a Special Meeting to discuss the Smart-grid construction account and would like to see statements of all the expenses from September 1, 2013 to the present. He stated the account went from 1,574,136 and now it is \$1,152,434 exactly \$422,702 has been spent out of that account since September. He stated he would like the Commissioners to receive Resolution No.1265 -2011, Supplement Utility Bond, the application will tell what

the funds can and can't be used for. He also requested a copy of the statement of exactly what the \$422,702 dollars was used for.

Commissioner Gay stated that the gate at Solomon Dairy Road at the entrance of Hillcrest Cemetery is used as a cut thru for traffic and requested that the gate be closed every evening.

Commissioner Gay requested that a wheelchair/handicap ramp be cut into the sidewalk at the corner of Stewart Street and Martin Luther King, Jr. Boulevard for a special needs student.

Commissioner Gay asked what is going on at the Bobby Nealy Complex? Greg Taylor Parks and Recreation Director replied they are gearing up for soccer, it is a multi-purpose field.

Commissioner Elias stated in the Special Meeting regarding the Level III/Hosford project there should not be any work going on until we say so. He also asked what Tallahassee requested. The Manager stated that they requested an Interlocal agreement with automatic renewal feature. Commissioner Elias asked the time frame that Tallahassee is requesting the documents. Commissioner Elias asked the Manager if he had paid anyone, employee, contract worker as a result of this project regarding bandwidth to run to Hosford. The Manager stated no, the only activities that have been going on were the Smart-grid activities. The Manager stated he signed the reseller agreement January 14, 2014 and the Master Service Agreement was signed either June or October of 2013. Commissioner Elias asked of who authority? The City Manager stated that it did not cost the City anything and the contract did not exceed \$10,000. The Manager stated he did have conversation with the other Commissioners. The Manager stated that he had not signed any agreements that exceeded his authority. The Manager stated he had not lied or distorted the facts and had not violated any ordinance or the law. The Manager stated we can sell whole sale if they so desire. We can reject the \$72,000 from the City of Tallahassee. Commissioner Gay stated that this is the Managers side of the story you need to talk to some of the experts in the field to see if the City of Quincy has any business in telecommunication business.

Commissioner Brown stated that the 5% increase we passed earlier, that we need to see in the near future, bring it back to see where we are at.

Commissioner Brown stated that he would email the Manager his concerns.

Mayor Pro-Tem Edwards stated we need to get out of the broadband business he stated he would like for the Manager to look into getting out of the business because we have been losing money.

The Special Meeting was set for Smart-grid and Smart grid budget for Tuesday.

Commissioner Elias made a motion to adjourn. Commissioner Gay seconded the motion. There being no further business to discuss, the meeting was adjourned.

APPROVED:

Keith A. Dowdell, Mayor and
Presiding Officer of the City Commission
City of Quincy, Florida

ATTEST:

Sylvia Hicks
Clerk of the City of Quincy
Clerk of the City Commission thereof

**CITY OF QUINCY
CITY COMMISSION
AGENDA REQUEST**

Date of Meeting: March 25, 2014

Date Submitted: March 18, 2014

To: Honorable Mayor and Members of the City Commission

From: Jack L. McLean Jr., City Manager
Jerry Miller, City Attorney
Bernard O. Piawah, Director, Building and Planning

Subject: Resolution Number 1313-2014-Transferring Deed of City Property to Tallahassee Community College for the Location of a Quincy Campus

Statement of Issue:

On January 28, 2014, the City Commission approved in concept the donation of its property located on Pat Thomas Pkwy in the vicinity of Workforce Plus to Tallahassee Community College (TCC) for the location of a Quincy TCC Campus. The subject area involves four parcels (totaling 1.69 acres) as shown in the attachment. The title to the parcel at the corner of Kent Street and Clark Street (Parcel Number: 3-12-2N-4W-0000-00244-1100; 0.336 acre) is not marketable and is excluded from consideration of conveyance to TCC at this time.

The City's Attorney has prepared Resolution No. 1313-2014 for the Commission's consideration. If adopted, the Resolution will approve the conveyance of title to the real property:

Parcel Number: 3-12-2N-4W-0000-00244-1000 (1.033 acre);
Parcel Number: 3-12-2N-4W-0000-00244-0900 (0.172 acre);
Parcel Number: 3-12-2N-4W-0000-00244-0800 (0.143 acre);
Parcel Number: 3-12-2N-4W-0000-00244-0700 (0.346 acre); and

authorize the Mayor and City Clerk to execute the deed of conveyance and other documents necessary to accomplish the transfer, with restriction as to use for educational and municipal purposes, and provide for reversion to the City in default of the use restrictions.

Options:

Option 1: Adopt Resolution No. 1313-2014

Option 2: Do not adopt Resolution No. 1313-2014

Staff Recommendation:

Option 1

Attachments:

1. Resolution No. 1313-2014
2. Map of City property donated for the location of TCC Campus

RESOLUTION NO.1313-2014

A RESOLUTION OF THE CITY OF QUINCY CITY COMMISSION APPROVING, AUTHORIZING AND DIRECTING THE CONVEYANCE OF TITLE TO REAL PROPERTY OF THE CITY TO THE DISTRICT BOARD OF TRUSTEES OF TALLAHASSEE COMMUNITY COLLEGE, WITH RESTRICTIONS AND IN THE EVENT OF DEFAULT IN USE REVERSION OF TITLE TO THE CITY OF QUINCY.

WHEREAS, the District Board of Trustees of Tallahassee Community College has requested that the Quincy City Commission convey title to the real property described herein to it for educational purposes; and

WHEREAS, the Quincy City Commission has authority pursuant to Section 166.021, Florida Statutes, and Section 1.03 and 2.03 of the City Charter, to fulfill the request; and

WHEREAS, the City Commission finds that the conveyance and utilization for education and municipal uses fulfils appropriate public purpose; by assuring uses that benefit the welfare and best interest of the City and its citizens; and

WHEREAS, the future use of the described real property should be limited to educational and municipal purposes absent which the title to the subjected real property should revert to the City of Quincy.

NOW, THEREFORE BE IT RESOLVED BY THE QUINCY CITY COMMISSION that:

The conveyance of title to the real property of the CITY OF QUINCY, within Gadsden County, Florida, described as:

PARCEL #3-12-2N-4W-0000-00244-0700

THE SOUTH HALF OF THAT TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGIN AT NORTHEAST CORNER OF LOT TWENTY-SIX (26) IN ROBERT CITY ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN RECORD BOOK "O" AT PAGE 392-393, PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, AND BEING A PART OF SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) WEST; THENCE RUN WESTERNLY ALONG SOUTH SIDE OF CLARK STREET ONE HUNDRED (100) FEET THENCE SOUTH PARALLEL TO KENT STREET THREE HUNDRED (300) FEET TO THE NORTH SIDE OF LAURA STREET; THENCE EASTERNLY ALONG NORTH SIDE OF LAURA STREET ONE HUNDRED (100) FEET TO KENT STREET; THENCE NORTH ON THE WEST SIDE OF KENT STREET THREE HUNDRED (300) FEET TO THE POINT OF THE BEGINNING, SAME BEING THE EAST ONE HUNDRED (100) FEET OF LOT TWENTY-SIX (26) IN ROBERT CITY.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STREET RIGHT OF WAY RECORDED IN

OFFICIAL RECORDS BOOK 420, PAGE 1033, OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

AND:

PARCEL #3-12-2N-4W-0000-00244-0800

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK TWENTY-SIX (26) OF ROBERT CITY AS PER PLAT THEROF RECORDED IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, SAME BEING THE INTERSECTION OF ROBERTS AND LAURA STREETS; RUN EAST ON NORTH SIDE OF LAURA STREET ONE HUNDRED FIFTY (150) FEET TO POINT OF BEGINNING, THENCE RUN NORTH PARALLEL WITH ROBERTS STREET AND THE EAST BOUNDARY OF THE HOLINESS CHURCH PROPERTY ONE HUNDRED FIFTY (150) FEET, THENCE EAST PARALLEL TO LAURA STREET FIFTY (50) FEET TO THE WEST LINE OF JOHN GALLOWAY PROPERTY, THENCE RUN SOUTH ALONG GALLOWAY PROPERTY LINE PARALLEL WITH ROBERTS STREET ONE HUNDRED FIFTY (150) FEET TO THE NORTH SIDE OF LAURA STREET; THENCE WEST ALONG LAURA STREET FIFTY (50) FEET TO THE POINT OF BEGINNING, BEING A LOT IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) WEST IN THE COUNTY OF GADSDEN, STATE OF FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STREET RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 420, PAGE 1033, OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

AND:

PARCEL #3-12-2N-4W-0000-00244-0900

BEGIN AT SOUTHWEST CORNER OF LOT NUMBER TWENTY-SIX (26), ON AND ACCORDING TO THE ORIGINAL MAP OR PLAT OF ROBERT CITY IN THE CITY OF QUINCY, FLORIDA, AND THENCE RUN NORTH ALONG THE EAST SIDE OF ROBERTS STREET SEVENTY-FIVE (75) FEET, THENCE RUN EAST PARALLEL WITH CENTER AVENUE EIGHTY-FIVE (85) FEET, THENCE RUN SOUTH PARALLEL WITH ROBERTS STREET SEVENTY-FIVE (75) FEET TO THE NORTH SIDE OF CENTER AVENUE, THENCE RUN WEST EIGHTY-FIVE (85) FEET ALONG THE NORTH SIDE OF CENTER AVENUE TO THE EAST SIDE OF ROBERTS STREET AND POINT OF BEGINNING.

ALSO:

COMMENCE AT THE SOUTHWEST CORNER OF LOT NUMBER TWENTY-SIX (26) ACCORDING TO THE ORIGINAL MAP OR PLAT OF ROBERT CITY AND THENCE RUN

EAST ALONG THE NORTH SIDE OF CENTER AVENUE A DISTANCE OF EIGHTY-FIVE (85) FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN NORTH PARALLEL WITH ROBERTS STREET SEVENTY-FIVE (75) FEET, THENCE EAST PARALLEL WITH CENTER AVENUE SIXTY-FIVE (65) FEET, THENCE SOUTH SEVENTY-FIVE (75) FEET, TO THE NORTH SIDE OF CENTER AVENUE AND THENCE WEST ALONG THE NORTH SIDE OF CENTER AVENUE SIXTY-FIVE (65) FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STREET RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 420, PAGE 1033, OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

AND:

PARCEL #3-12-2N-4W-0000-00244-1000

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 26 OF ROBERT CITY AS PER PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, SAME BEING AT THE CORNER OF ROBERT AND CLARK STREETS, BEING THE

POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN EAST ALONG CLARK STREET TWO HUNDRED (200) FEET, THENCE SOUTH ALONG THE WESTERN BOUNDARY OF THE CALEDONIA SERVICE CORPORATION PROPERTY ONE HUNDRED FIFTY (150) FEET, THENCE WEST FIFTY (50) FEET, THENCE SOUTH SEVENTY-FIVE (75) FEET, THENCE WEST ALONG THE NORTHERN BOUNDARY OF THE ASSEMBLY OF GOD PROPERTY ONE HUNDRED FIFTY (150) FEET, THENCE NORTH ALONG ROBERT STREET TWO HUNDRED TWENTY-FIVE (225) FEET TO THE POINT OF BEGINNING.

to the District Board of Trustees of Tallahassee Community College, is approved and authorized with use limited and restricted to education and municipal purposes with, in the event of default regarding the restricted uses, the described real property reverting to the City of Quincy; and

The Mayor and City Clerk are authorized and directed to execute and deliver on behalf of the City of Quincy such deed and other documents as required to accomplish the conveyance of the described real property of the City of Quincy to the District Board of Trustees of Tallahassee Community College with the described restricted use and reversion to the City of Quincy in the event of default thereof as described in the deed.

Resolved this 25th day of March, 2014.

SEAL

APPROVED

Keith A. Dowdell
Mayor and Presiding Officer of
The City Commission of the City of Quincy, FL

ATTEST:

Sylvia Hicks,
Clerk of the City of Quincy and
Clerk of the City Commission thereof

ATTACHMENT

City Property Donated for the Location of TCC Campus



Parcels:

- 1) Parcel Number: 3-12-2N-4W-0000-00244-1000 (1.033 acre)
- 2) Parcel Number: 3-12-2N-4W-0000-00244-0900 (0.172 acre)
- 3) Parcel Number: 3-12-2N-4W-0000-00244-0800 (0.143 acre)
- 4) Parcel Number: 3-12-2N-4W-0000-00244-0700 (0.346 acre)

ORDINANCE NUMBER 1061-2014

AN ORDINANCE OF THE CITY OF QUINCY, FLORIDA RELATING TO THE ANNEXATION OF CONTIGUOUS PROPERTY TO THE CITY; PROVIDING FOR AUTHORITY; PROVIDING FOR ANNEXATION AND LEGAL DESCRIPTION; PROVIDING FOR A MAP OF ANNEXED AREA; PROVIDING FOR ZONING AND LAND USE; PROVIDING FOR COMPLIANCE WITH LAW; PROVIDING FOR FILING; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF QUINCY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. The authority for enactment of this Ordinance is Section 166.021, Florida Statutes, and Section 171.044, Florida Statutes.

SECTION 2. ANNEXATION AND LEGAL DESCRIPTION. The property described below which is situated in Gadsden County, Florida, compact and contiguous to the City of Quincy, Florida, is hereby annexed to the City of Quincy and the City of Quincy's boundary lines shall be redefined and hereby amended to include such property within its City limits, to wit:

Begin at the old iron pipe marking the north-west corner of Section 25, Township 2 North, Range 4 West, Gadsden County, Florida, and run thence South 01 degree 01 minutes 53 seconds East along the west boundary of said Section 25 and an old fence line 526.72 feet to a concrete monument, thence North 88 degrees 46 minutes 51 seconds East along an old fence line 1591.49 feet to a point on the Westerly boundary of the 100.0 foot right of-way of State Road 267, said point lying on a curve concave to the Westerly, thence North-easterly along said right-of-way curve with a radius of 3769.83 feet, through a central angle of 07 degrees 24 minutes 50 seconds, for an arc distance of 487.80 feet (the chord of said arc being North 05 degrees 52 minutes 28 seconds East 487.46 feet), thence leaving said right-of-way boundary run South 88 degrees 43 minutes West 771.95 feet, thence North 42.20 feet to a point on the South boundary of property described in Deed Book "X", page 187 and Deed Book "BB", pages 290-291 of the Public Records of Gadsden County, Florida, thence South 88 degrees 53 minutes 20 seconds West along the South boundary of the aforementioned property 218.90 feet, thence North 01 degree 06 minutes 40 seconds West along the West boundary of the aforementioned property 330.0 feet, thence North 88 degrees 53 minutes 20 seconds East along the North boundary of the aforementioned property 225.30 feet, thence North 1043.53 feet, thence West 1197.10 feet to a point on an old fence line, thence South 01 degree 28 minutes 11 seconds West along said old fence line 94.75 feet to a fence corner, thence South 89 degrees 56 minutes 39 seconds West along an old fence line 976.53 feet to a fence corner, thence South 00 degrees 22 minutes 04 seconds West along an old fence line 1297.47 feet to a

fence corner, thence North 89 degrees 53 minutes 27 seconds East along an old fence line 1305.65 feet to the Point of Beginning, containing 84.5 acres, more or less.

II A- All of the Northeast quarter of Section 26, in Township 2 North, Range 4 West. Also all of the Northwest quarter of Section 25, saving and excepting therefrom that tract or parcel of land sold and conveyed by P. W. White to E. B. Shelfer by deed dated January 20th, 1919, and recorded in Deed Book FF at pages 262 to 263, Public Records of Gadsden County, Florida, described as follows, to-wit: Begin at the Northwest corner of Section 25, and run East 25.89 chains to public road, thence South 11 degrees West 8.15 chains along said road, thence West 24.23 chains to West boundary line of said Section 25, thence North 8 chains to the point of beginning, containing 20 acres, more or less, and further saving and excepting therefrom that tract or parcel of land sold and conveyed by J. W. Woodward and his wife, to John Smith Et Al, as trustees of Shilo Primitive Baptist Church by deed dated July 29, 1921, and recorded in Deed Book JJ at page 123, Public Records of Gadsden County, Florida, described as follows, to-wit: Begin at a point where the Quincy and Carrabelle road crosses the half section line of Section 25 and run East along said half section line 329', thence North parallel with said road 93', thence West 329', thence Southerly down said road 93' to the point of beginning, all in Township 2 North, Range 4 West.

Also all of the West half of the Northeast quarter of Section 25, in Township 2 North, Range 4 West.

Also all of the Southeast quarter of Section 25, in Township 2 North, Range 4 West.

Also all of the East half of the Southwest quarter of Section 25 saving and excepting therefrom that tract or parcel of land sold and conveyed by John W. Woodward and his wife, to Fred Spooner by deed dated November 19, 1929, and recorded in Deed Book XX at page 90 and 91, Public Records of Gadsden County, Florida, described as follows, to-wit: That part of the Southeast quarter of the Southwest quarter of Section 25 lying South and West of Public Road leading from Quincy, Florida, to Cross Roads, more particularly described as beginning at the Southwest corner of said Southeast quarter of Southwest quarter of said Section 25 and run East 292' to center of road, thence North 39 degrees and 26 minutes West 459.7', thence South 355' to the point of beginning, 1.19 acres more or less, all in Township 2 North, Range 4 West; being the same parcel as purchased from XANTIPPI WOODWARD, and her husband, JOHN W. WOODWARD, on 25 June 1930; recorded in Deed Book XX, page 395.

Also known as Tract II A, Gadsden County, as shown on attached University of Florida Drawing No. D-335, marked Exhibit "B", attached hereto and made a part hereof by reference.

II B - The West half of the Southeast quarter and the East half of the Southwest quarter of Section 26, Township 2 North of Range 4 West; and;

Begin at the Northwest corner of the East half of the Northwest quarter (or Lot 2) of Section 35, and thence run South 53 chains to Forbes Purchase line, thence Northeasterly along said Forbes Purchase line to the point where said line intersects the East line of the West half of the Northeast quarter of said Section 35, thence North along the line last mentioned to the North boundary line of said Section 35, thence West 40 chains to the point of beginning; all being in Section 35, Township 2 North, Range 4 West.

Begin on the Northern boundary line of that certain lot known and designated and described as lot 37 according to McNeil's Little River Survey of Forbes Purchase, at a point where the public road intersects said Northern boundary line, thence run along center of said public road in a Southwesterly direction 25', thence Northwesterly

direction to an iron stake located on the North boundary line of said lot 37, thence Northeasterly direction with the meanderings of said North boundary line of said lot to the point of beginning.

Also, a strip of land 25' in width extending from the public road to the farm now owned and occupied by the said Ena J. Bruce, the said strip being bounded on the South by the fence lines as at present located between the land of the said C. E. Perry and that lately owned by T. R. Smith, deceased; being the same parcel as purchased from REBECCA M. BRUCE and JOHANNA BRUCE, unmarried, on 13 March 1945; recorded in Deed Book 533, page 382.

Also known as Tract II B, Gadsden County, as shown on attached University of Florida Drawing No. D-335, marked Exhibit "B", attached hereto and made a part hereof by reference.

II C - The East half of Lot 3 in Section 35, Township 2 North of Range 4 West; being the same parcel as purchased from REBECCA M. BRUCE and JOHANNA BRUCE, unmarried, on 13 March 1945; recorded in Deed Book 79, page 342.

SECTION 3. MAP OF ANNEXED AREA. The property annexed is specifically set forth in the map marked as Exhibit "A", attached hereto and made part hereof by reference.

SECTION 4. ZONING AND LAND USE. Pursuant to general law, the property hereby annexed was subject to Gadsden County land development, land use plan, zoning and subdivision regulations which still remain in full force and effect until rezoned by the City of Quincy to comply with the comprehensive plan.

SECTION 5. COMPLIANCE WITH LAW. The property shall be subject to all of the laws, ordinances and regulations in effect in the City of Quincy upon the effective date of this Ordinance.

SECTION 6. FILING. Upon passage, the City Clerk is directed to file a certified copy of this Ordinance with the Clerk of Circuit Court of Gadsden County, the Chief Administrative Officer of Gadsden County and with the Florida Department of State, within 7 days after adoption of this ordinance, as directed by general law.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective upon its adoption by the City of Quincy City Commission and signature of the Mayor.

INTRODUCED IN OPEN SESSION OF THE CITY COMMISSION OF THE CITY OF QUINCY, FLORIDA, THIS ___ DAY OF _____, 2014.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF QUINCY, FLORIDA, THIS ___ DAY OF _____, 2014.

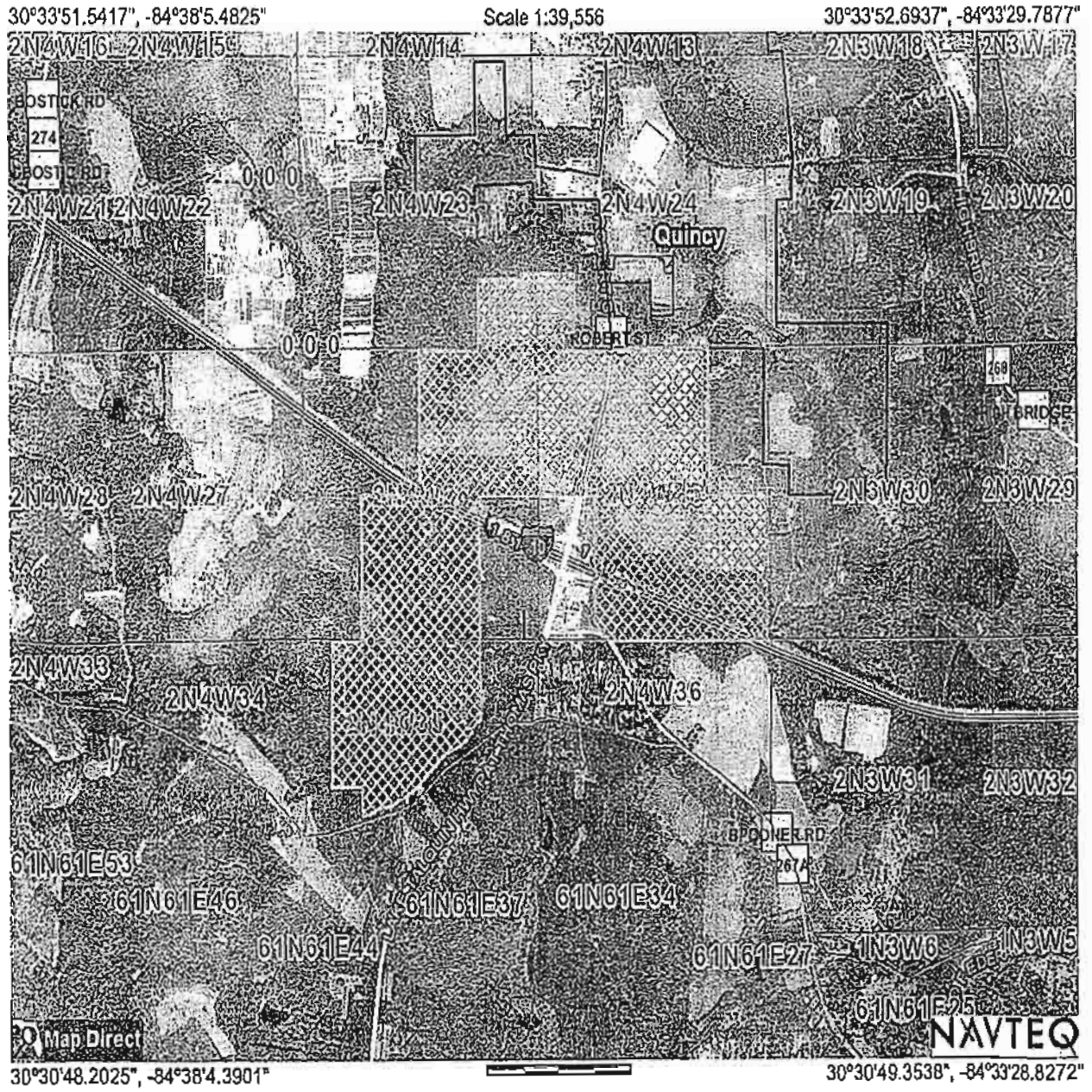
APPROVED:

Keith A Dowdell, Mayor and Presiding
Officer of the City Commission and of
City of Quincy, Florida

ATTEST:

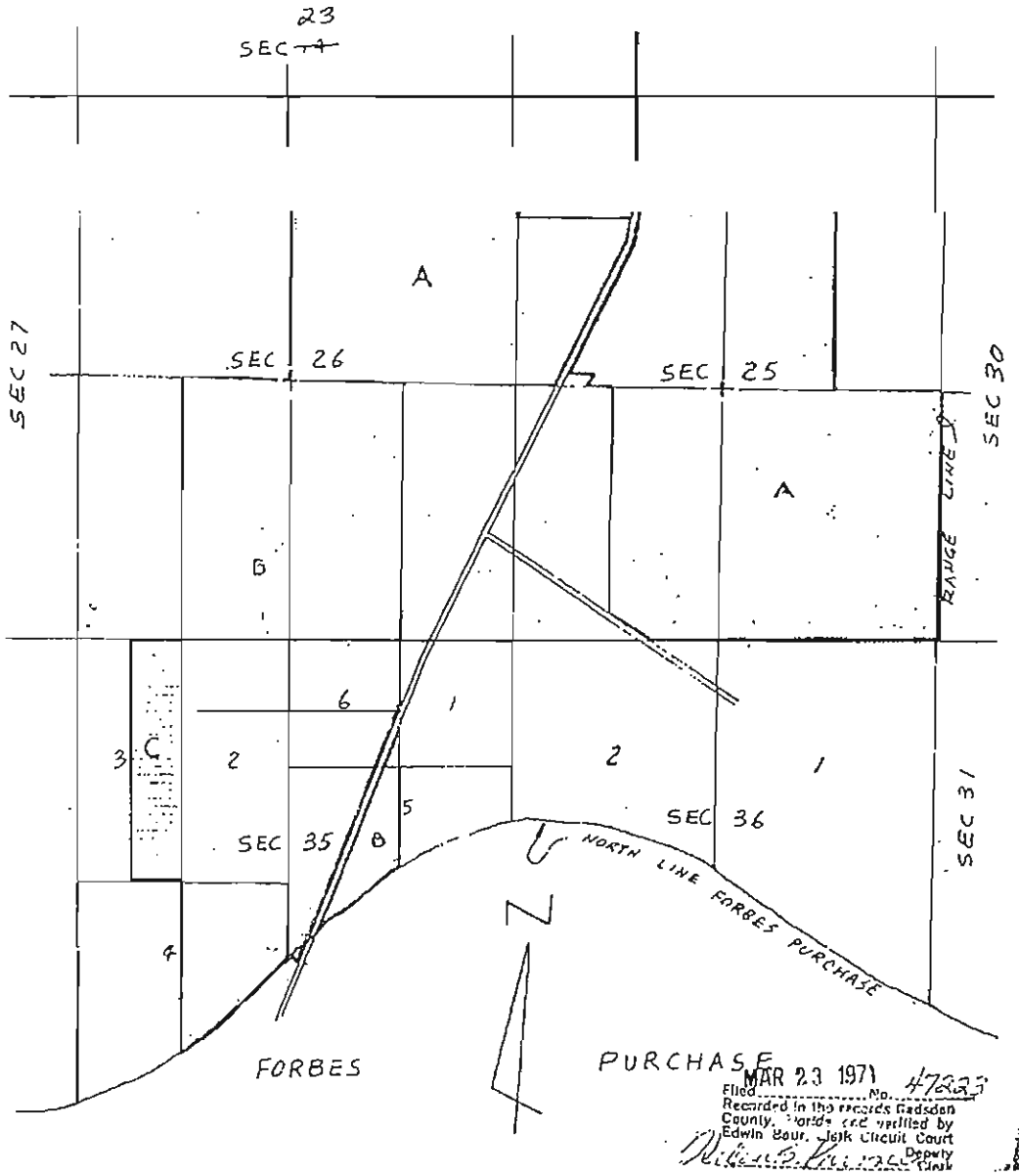
Sylvia Hicks, City Clerk

EXHIBIT A
MAP OF UNIVERSITY OF FLORIDA (IFAS) PROPERTY
ANNEXED INTO THE CITY OF QUINCY, FLORIDA



Note: The hatched area shows the annexed property.

EXHIBIT B
GADSDEN COUNTY AREA NO. II-PROPERTY OWNERSHIP
T2N, R4W AND FORBES PURCHASE
 (University of Florida Drawing No. D 335)



RESOLUTION NUMBER 1312-2014

A RESOLUTION BY THE CITY OF QUINCY, FLORIDA, TO CONTINUE TO SUPPORT CONSTRUCTION OF SIDEWALKS WITH TRANSPORTATION ALTERNATIVE PROGRAM FUNDING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, walking helps meet the goals of Chapter 339.175, Florida Statutes Metropolitan Planning Organization to serve the mobility needs of people while minimizing transportation related fuel consumption and air pollution; and

WHEREAS, the Center for Disease Control (CDC) encourages people to walk for fitness, transportation and fun; and

WHEREAS, MAP-21, the Moving Ahead for Progress in the 21st Century Act (P.L. 112-141), was signed into law by President Obama on July 6, 2012, to address growing concerns about air quality, open space and traffic congestion. The Transportation Alternative Program (TAP) strengthens the cultural, aesthetic and environmental aspects of the Nation's intermodal transportation system; and

WHEREAS, the City of Quincy supports the goal of the CDC and is desirous of creating a safe environment and route for its citizens to walk; and

WHEREAS, the Capital Regional Transportation Planning Organization is committed to assisting local governments in their effort to provide safe routes for the walking public; and

WHEREAS, this support is consistent with the Capital Regional Transportation Planning Organization (TPO), FDOT, CDC and MAP-21 policies supporting alternative means of transportation.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF QUINCY, FLORIDA THAT: the citizens of Quincy support the Adams Street Restoration and sidewalk project that will connect the existing sidewalk on Martin Luther King, Jr. Boulevard (MLK BLVD) with the sidewalk on Clark Street in order to provide an alternative mode of transportation and safe route along Adams Street for non-vehicular users of the road.

PASSED AND DULY ADOPTED BY THE CITY OF QUINCY on this 25th day of March, 2014.

APPROVED

Keith A. Dowdell
Mayor and Presiding Officer of
The City Commission of the City of Quincy, FL

ATTEST:

Sylvia Hicks,
Clerk of the City of Quincy and
Clerk of the City Commission thereof

RESOLUTION NO.1313-2014

A RESOLUTION OF THE CITY OF QUINCY CITY COMMISSION APPROVING, AUTHORIZING AND DIRECTING THE CONVEYANCE OF TITLE TO REAL PROPERTY OF THE CITY TO THE DISTRICT BOARD OF TRUSTEES OF TALLAHASSEE COMMUNITY COLLEGE, WITH RESTRICTIONS AND IN THE EVENT OF DEFAULT IN USE REVERSION OF TITLE TO THE CITY OF QUINCY.

WHEREAS, the District Board of Trustees of Tallahassee Community College has requested that the Quincy City Commission convey title to the real property described herein to it for educational purposes; and

WHEREAS, the Quincy City Commission has authority pursuant to Section 166.021, Florida Statutes, and Section 1.03 and 2.03 of the City Charter, to fulfill the request; and

WHEREAS, the City Commission finds that the conveyance and utilization for education and municipal uses fulfills appropriate public purpose; by assuring uses that benefit the welfare and best interest of the City and its citizens; and

WHEREAS, the future use of the described real property should be limited to educational and municipal purposes absent which the title to the subjected real property should revert to the City of Quincy.

NOW, THEREFORE BE IT RESOLVED BY THE QUINCY CITY COMMISSION that:

The conveyance of title to the real property of the CITY OF QUINCY, within Gadsden County, Florida, described as:

PARCEL #3-12-2N-4W-0000-00244-0700

THE SOUTH HALF OF THAT TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGIN AT NORTHEAST CORNER OF LOT TWENTY-SIX (26) IN ROBERT CITY ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN RECORD BOOK "O" AT PAGE 392-393, PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, AND BEING A PART OF SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) WEST; THENCE RUN WESTERNLY ALONG SOUTH SIDE OF CLARK STREET ONE HUNDRED (100) FEET THENCE SOUTH PARALLEL TO KENT STREET THREE HUNDRED (300) FEET TO THE NORTH SIDE OF LAURA STREET; THENCE EASTERNLY ALONG NORTH SIDE OF LAURA STREET ONE HUNDRED (100) FEET TO KENT STREET; THENCE NORTH ON THE WEST SIDE OF KENT STREET THREE HUNDRED (300) FEET TO THE POINT OF THE BEGINNING, SAME BEING THE EAST ONE HUNDRED (100) FEET OF LOT TWENTY-SIX (26) IN ROBERT CITY.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STREET RIGHT OF WAY RECORDED IN

OFFICIAL RECORDS BOOK 420, PAGE 1033, OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

AND:

PARCEL #3-12-2N-4W-0000-00244-0800

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK TWENTY-SIX (26) OF ROBERT CITY AS PER PLAT THEROF RECORDED IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, SAME BEING THE INTERSECTION OF ROBERTS AND LAURA STREETS; RUN EAST ON NORTH SIDE OF LAURA STREET ONE HUNDRED FIFTY (150) FEET TO POINT OF BEGINNING, THENCE RUN NORTH PARALLEL WITH ROBERTS STREET AND THE EAST BOUNDARY OF THE HOLINESS CHURCH PROPERTY ONE HUNDRED FIFTY (150) FEET, THENCE EAST PARALLEL TO LAURA STREET FIFTY (50) FEET TO THE WEST LINE OF JOHN GALLOWAY PROPERTY, THENCE RUN SOUTH ALONG GALLOWAY PROPERTY LINE PARALLEL WITH ROBERTS STREET ONE HUNDRED FIFTY (150) FEET TO THE NORTH SIDE OF LAURA STREET; THENCE WEST ALONG LAURA STREET FIFTY (50) FEET TO THE POINT OF BEGINNING, BEING A LOT IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) WEST IN THE COUNTY OF GADSDEN, STATE OF FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STREET RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 420, PAGE 1033, OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

AND:

PARCEL #3-12-2N-4W-0000-00244-0900

BEGIN AT SOUTHWEST CORNER OF LOT NUMBER TWENTY-SIX (26), ON AND ACCORDING TO THE ORIGINAL MAP OR PLAT OF ROBERT CITY IN THE CITY OF QUINCY, FLORIDA, AND THENCE RUN NORTH ALONG THE EAST SIDE OF ROBERTS STREET SEVENTY-FIVE (75) FEET, THENCE RUN EAST PARALLEL WITH CENTER AVENUE EIGHTY-FIVE (85) FEET, THENCE RUN SOUTH PARALLEL WITH ROBERTS STREET SEVENTY-FIVE (75) FEET TO THE NORTH SIDE OF CENTER AVENUE, THENCE RUN WEST EIGHTY-FIVE (85) FEET ALONG THE NORTH SIDE OF CENTER AVENUE TO THE EAST SIDE OF ROBERTS STREET AND POINT OF BEGINNING.

ALSO:

COMMENCE AT THE SOUTHWEST CORNER OF LOT NUMBER TWENTY-SIX (26) ACCORDING TO THE ORIGINAL MAP OR PLAT OF ROBERT CITY AND THENCE RUN

EAST ALONG THE NORTH SIDE OF CENTER AVENUE A DISTANCE OF EIGHTY-FIVE (85) FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN NORTH PARALLEL WITH ROBERTS STREET SEVENTY-FIVE (75) FEET, THENCE EAST PARALLEL WITH CENTER AVENUE SIXTY-FIVE (65) FEET, THENCE SOUTH SEVENTY-FIVE (75) FEET, TO THE NORTH SIDE OF CENTER AVENUE AND THENCE WEST ALONG THE NORTH SIDE OF CENTER AVENUE SIXTY-FIVE (65) FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STREET RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 420, PAGE 1033, OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

AND:

PARCEL #3-12-2N-4W-0000-00244-1000

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 26 OF ROBERT CITY AS PER PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, SAME BEING AT THE CORNER OF ROBERT AND CLARK STREETS, BEING THE

POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN EAST ALONG CLARK STREET TWO HUNDRED (200) FEET, THENCE SOUTH ALONG THE WESTERN BOUNDARY OF THE CALEDONIA SERVICE CORPORATION PROPERTY ONE HUNDRED FIFTY (150) FEET, THENCE WEST FIFTY (50) FEET, THENCE SOUTH SEVENTY-FIVE (75) FEET, THENCE WEST ALONG THE NORTHERN BOUNDARY OF THE ASSEMBLY OF GOD PROPERTY ONE HUNDRED FIFTY (150) FEET, THENCE NORTH ALONG ROBERT STREET TWO HUNDRED TWENTY-FIVE (225) FEET TO THE POINT OF BEGINNING.

to the District Board of Trustees of Tallahassee Community College, is approved and authorized with use limited and restricted to education and municipal purposes with, in the event of default regarding the restricted uses, the described real property reverting to the City of Quincy; and

The Mayor and City Clerk are authorized and directed to execute and deliver on behalf of the City of Quincy such deed and other documents as required to accomplish the conveyance of the described real property of the City of Quincy to the District Board of Trustees of Tallahassee Community College with the described restricted use and reversion to the City of Quincy in the event of default thereof as described in the deed.

Resolved this 25th day of March, 2014.

SEAL

APPROVED

Keith A. Dowdell
Mayor and Presiding Officer of
The City Commission of the City of Quincy, FL

ATTEST:

Sylvia Hicks,
Clerk of the City of Quincy and
Clerk of the City Commission thereof

**City of Quincy
City Commission
Agenda Request**

Date of Meeting: March 25, 2014

Date Submitted: March 20, 2014

To: Honorable Mayor and Commissioners

From: Jack L. McLean Jr., City Manager
Jeffrey Williams, Interim Finance Director

Subject: Discussion of Audited Financial Report YE 2012

The recently completed audited Year End 9/30/2012 Financial Report for the City of Quincy, shows that the City had deficits in spendable net assets or fund balance. There are several reasons for these deficits, some weather related, some are businesses leaving the City and some resulting from corrections of long standing accounting inaccuracies, as far back as 1994 including the Due To's and Due From's among and between the General and various Utility funds. An example attached shows Due To/From's that needed to be eliminated through non-operating transfers which can reduce Fund Balances. The increase in the Allowance for Uncollectable Receivables was another factor in reducing fund balance. Overall, the largest factor was the loss of Utility revenue of approximately \$5.5M over 2011 and 2012. (See note 13 of the 2012 Financial Report for summary numbers.)

The following financial data is a year by year comparison of the City's revenues and expenses (full accrual basis) for the years ending 2008 through 2012.¹

The data is shown in the statistical section of the annual audited financial report (page 66 and 67). It is particularly useful in demonstrating the City's reliance on its enterprise funds and what can happen when the results are not as expected.

¹The comparative data shown is not the adopted budget. For example, in 2012, the General Fund expenses are \$10Million (Full Accrual) while the Adopted Budget was \$8M (Modified Accrual). The difference in presentation is mainly due to the inclusion of depreciation expense in the Full accrual figures. However, note that the audit shows that the City expenditures did not exceed the adopted budget for any of these years (see page 59). In 2012, the City's revenue and expenditure budget variance was \$860K positive but unbudgeted non-operating transfers had a \$3.5M negative impact on General fund which was a positive impact to Utilities. That is to say that since at least 1994, General fund accumulated a \$3.5M obligation to the Utilities?

The most dramatic data presented is the business (utilities) revenue drop from a high of \$25M in 2010 to \$18.8M in 2012. This precipitous decline in revenue requires a larger than normal fund balance to avoid negative impacts on vendors and City operations. The budget is a valuable tool when adjusted midyear as the City has done in prior years, to match revenues to expenditures. However, the lack of sufficient revenue on a year to year basis makes for difficulty covering basic operations, repairs and inflation. The short term goal is to reduce payables to less than half a month or below \$1M (the City collects about \$2M of revenue per month.) The long term goal is to have cash on hand of 3 to 6 months revenues or expenditures (\$6M to \$12M). It takes incredible resolve to keep funding your reserves even after a stretch of three to five good years where revenues are increasing annually but that is what the City needs in the future.

Attachments

1. Change in Net Assets: Five year comparative data; Summary
 2. Change in Net Assets: Five year comparative data (P. 66 & 67)
 3. Statement of Net Assets (Balance Sheet, full accrual)
 4. Accounting ambiguities as far back as we have data (1994)
- (All page numbers refer to the City of Quincy 2012 Financial Report)

City of Quincy: % year changes in Net Assets (Summary of pages 66 & 67, 2012 Financial Statements)

Fiscal Year	2008	2009	2010	2011	2012
Expenses					
Governmental activities:					
Total governmental activities expenses	\$ 10,153,073	\$ 9,618,697	\$ 9,461,288	\$ 10,786,047	\$ 10,891,356
Business type activities					
Total business type activities expenses	19,659,552	19,589,640	21,211,697	19,994,504	16,919,287
Total primary government expenses	\$ 29,812,625	\$ 29,208,337	\$ 30,672,985	\$ 30,780,551	\$ 27,810,643
Component Unit					
Community Redevelopment Agency	\$ 487,667	\$ 766,121	\$ 829,942	\$ 1,116,895	\$ 753,102
Total gov. activities program rev. & Tax rev.	\$ 3,330,548	\$ 4,452,482	\$ 3,423,728	\$ 4,339,123	\$ 6,151,850
Total business type activities program rev.	24,495,757	24,204,038	25,621,839	23,026,779	18,756,210
Total primary government program rev.	\$ 27,826,305	\$ 28,656,520	\$ 29,045,567	\$ 27,365,902	\$ 24,908,060
Component Unit (CRA)					
Operating grants and contributions	\$ 348,938	\$ 530,293	\$ 547,790	\$ 746,701	\$ 467,715
Net (Expense)/Revenue					
Governmental activities	(6,822,525)	(5,166,215)	(6,037,560)	(6,446,924)	(4,739,506)
Business type activities	4,836,205	4,614,398	4,410,142	3,032,275	1,836,923
Total primary government net expense	\$ (1,986,320)	\$ (551,817)	\$ (1,627,418)	\$ (3,414,649)	\$ (2,902,583)
General Revenues and Other Changes in Net Assets					
Total Governmental activities	\$ 7,309,932	7,119,050	6,958,740	7,216,937	4,579,823
Business type activities:					
Transfers	(4,856,685)	(4,477,813)	(4,474,400)	(4,980,563)	(2,379,714)
Total primary government	\$ 2,453,247	2,641,237	2,484,340	2,236,374	2,200,109
Change in Net Assets					
Governmental activities	\$ (1,965,840)	(567,748)	89,809	(1,466,361)	(159,683)
Business type activities	(20,480)	136,585	(64,258)	(1,948,288)	(542,791)
Total primary government	\$ (1,986,320)	\$ (431,163)	\$ 25,551	\$ (3,414,649)	\$ (702,474)

Source: Statement of Activities (Net Expenses) Revenue and Changes

Fiscal Year	2008	2009	2010	2011	2012
Expenses					
Governmental activities:					
General government	\$ 3,967,787	\$ 4,011,539	\$ 4,344,281	\$ 3,785,451	\$ 4,838,003
Public safety	3,823,681	3,245,470	3,381,166	3,838,456	3,848,054
Public works	776,214	669,360	598,906	831,387	843,926
Culture and recreation	740,792	550,763	347,566	476,561	499,150
Economic development	230,674	585,693	98,310	1,186,282	303,489
Physical environment	72,213	84,620	203,546	343,351	208,972
Cemetery	44,753	6,021	26,532	19,137	15,408
Interest and fiscal charges	496,959	465,231	460,981	305,422	334,354
Total governmental activities expenses	\$ 10,153,073	\$ 9,618,697	\$ 9,461,288	\$ 10,786,047	\$ 10,891,356
Business type activities					
Electric	11,944,128	\$ 12,291,827	\$ 14,319,340	\$ 11,823,108	\$ 11,010,428
Gas	1,865,677	1,489,427	1,397,410	1,447,695	1,137,372
Water	1,342,540	1,497,093	1,673,935	2,475,564	1,479,469
Sewer	1,474,673	1,471,399	1,665,285	1,466,940	1,500,635
Refuse	1,133,147	1,137,299	1,159,575	1,235,804	1,176,752
Landfill	1,126,621	991,236	211,187	203,251	(71,251)
Telecommunication	772,766	711,359	784,965	1,342,142	685,882
Total business type activities expenses	19,659,552	19,589,640	21,211,697	19,994,504	16,919,287
Total primary government expenses	\$ 29,812,625	\$ 29,208,337	\$ 30,672,985	\$ 30,780,551	\$ 27,810,643
Component Unit					
Community Redevelopment Agency	\$ 487,667	\$ 766,121	\$ 829,942	\$ 1,116,895	\$ 753,102
Total Tax Revenue	2,453,247	2,520,583	2,484,340	2,236,374	2,200,108
Program Revenues					
Governmental activities					
Charges for services					
General government	\$ 312,528	\$ 435,194	\$ 344,266	\$ 805,203	\$ 665,352
Public safety	455,701	438,758	408,686	407,772	405,000
Culture and recreation	71,833	184,671	107,582	77,674	96,983
Economic environment	37,239	873,276	78,854		-
Grants and contributions				812,100	2,784,407
Total gov. activities program rev. & Tax rev.	\$ 3,330,548	\$ 4,452,482	\$ 3,423,728	\$ 4,339,123	\$ 6,151,850
Business type activities					
Charges for services:					
Electric	\$ 16,068,107	\$ 16,566,406	\$ 18,507,161	\$ 16,135,582	\$ 12,792,877
Gas	2,384,748	1,912,410	2,148,788	2,012,751	1,392,912
Water	1,758,404	1,697,803	1,650,519	1,853,154	1,198,576
Sewer	1,627,851	1,476,330	1,546,148	1,549,907	1,579,432
Refuse	1,221,620	1,215,667	1,201,340	1,250,087	1,329,934
Landfill	1,211,502	1,114,898	308,223	250,769	218,376
Telecommunication	223,525	220,524	259,660	174,529	244,103
Total business type activities program rev.	24,495,757	24,204,038	25,621,839	23,026,779	18,756,210
Total primary government program rev.	\$ 27,826,305	\$ 28,656,520	\$ 29,045,567	\$ 27,365,902	\$ 24,908,060
Component Unit (CRA)					
Operating grants and contributions	\$ 346,938	\$ 530,293	\$ 547,790	\$ 746,701	\$ 467,715
Net (Expense)/Revenue					
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Business type activities	4,836,205	4,614,398	4,410,142	3,032,275	1,836,923
Total primary government net expense	\$ (1,986,320)	(551,817)	(1,627,418)	(3,414,649)	(2,902,583)
General Revenues and Other Changes in Net Assets					
Governmental activities:					
Taxes:					
Property taxes	\$ 644,323	802,221	987,980	872,142	990,352
Local option gas tax	364,059	339,375	309,474	633,355	393,639
Utility taxes	6,264	7,520	9,295	7,860	7,905
Communication service tax	419,502	364,491	297,478	207,704	266,278
Shared revenues from State of Florida	900,392	890,700	821,309	500,024	521,665
Earnings on investments	28,795	20,950	17,803	15,289	20,269
Miscellaneous	89,912	95,326	41,001		
Transfers - net	4,856,685	4,598,467	4,474,400	4,980,563	2,379,715
Total governmental activities	\$ 7,309,932	7,119,050	6,956,740	7,216,937	4,579,623
Business type activities:					
Transfers	(4,856,685)	(4,477,813)	(4,474,400)	(4,980,563)	(2,379,714)
Total business type activities	(4,856,685)	(4,477,813)	(4,474,400)	(4,980,563)	(2,379,714)
Total primary government	\$ 2,453,247	2,641,237	2,484,340	2,236,374	2,200,109
Change in Net Assets					
Governmental activities	\$ (1,965,840)	(567,748)	89,809	(1,466,361)	(159,683)
Business type activities	(20,480)	136,585	(64,258)	(1,948,286)	(542,791)
Total primary government	\$ (1,986,320)	\$ (431,163)	\$ 25,551	\$ (3,414,649)	\$ (702,474)

Util. Revenue

**CITY OF QUINCY, FLORIDA
STATEMENT OF NET ASSETS
AS OF SEPTEMBER 30, 2012**

	Primary Government		Total
	Governmental Activities	Business-type Activities	
Assets			
Cash and equity in pooled cash	\$ 411,995	\$ 6,425,113	\$ 6,837,108
Investments	912,104	761,757	1,673,861
Accounts receivable - net	111,189	1,596,513	1,707,702
Assessment receivable	131,508	41,663	173,171
Inventories	26,817	423,607	450,424
Other assets	-	5,724	5,724
Restricted cash	696,808	3,263,684	3,960,492
Capital assets - net	12,003,608	23,811,001	35,814,609
Total Assets	<u>14,294,029</u>	<u>36,329,062</u>	<u>50,623,091</u>
Liabilities			
Accounts payable and accrued expenses	1,734,746	2,968,664	4,703,410
Cash deficits	2,014,843	5,122,836	7,137,679
Deferred income	-	26,846	26,846
Customer deposits	-	1,019,407	1,019,407
OPEB Liability	573,358	-	573,358
Long-term liabilities:			
Due in one year:			
Revenue bonds payable	1,215,214	276,958	1,492,172
Notes payable	239,362	388,278	627,640
Compensated absences	170,393	65,738	236,131
Due in more than one year:			
Revenue bonds payable	4,550,000	11,932,830	16,482,830
Notes payable	158,965	5,301,899	5,460,864
Capitalized lease payable	194,488	1,384,384	1,578,872
Compensated absences	102,568	36,724	139,292
Estimated landfill closure and post closure care costs	-	1,401,718	1,401,718
Total Liabilities	<u>10,953,937</u>	<u>29,926,282</u>	<u>40,880,219</u>
Net Assets			
Invested in capital assets, net of related debt	5,091,345	5,911,036	11,002,381
Restricted for:			
Capital projects	64,330	1,633,304	1,697,634
Debt service	619,908	1,573,412	2,193,320
Special revenue funds	12,570	-	12,570
Landfill	-	843,674	843,674
Unrestricted	(2,448,061)	(3,558,646)	(6,006,707)
Total Net Assets	<u>\$ 3,340,092</u>	<u>\$ 6,402,780</u>	<u>\$ 9,742,872</u>

See accompanying notes to financial statements

5

1 / G/L Trial Balance Inquiry - Internet Explorer

G/L Trial Balance Inquiry

Fund Numbers: **SELECT ALL**
 001 - GENERAL FUND
 002 - COMMUNITY REDEVELOPMENT AGENCY
 100 - S/R GRANTS
 101 - USDA - R8EG

Description: _____

For the Month: 9 - Sep

Fiscal Year: 1994

Show Zero Balances
 Subtotal By Type

Submit

Records Per Page: 20 Go

G/L Account	Description	Beginning Balance	Current Month	YTD Total	Out Encumbrances
001-101-00000	CASH - CENTRAL CASH	3,207,569.77	0.00	3,207,569.77	0.00
001-101-00402	CASH-DUE TO/FROM SEWER FUND	851,204.53-	0.00	851,204.53-	0.00
001-101-00403	CASH-DUE TO/FROM ELECTRIC FUND	675,327.53-	0.00	675,327.53-	0.00
001-101-00404	CASH-DUE TO/FROM WATER FUND	702,287.40-	0.00	702,287.40-	0.00
001-101-00405	CASH-DUE TO/FROM GAS FUND	209,061.07-	0.00	209,061.07-	0.00
001-101-00406	CASH-DUE TO/FROM REFUSE FUND	208,083.21-	0.00	208,083.21-	0.00
001-101-00500	DUE TO FROM NEW EMPL PENSION PLAN	20,833.45	0.00	20,833.45	0.00
001-101-00502	CASH-DUE TO/FROM P&F PENS FD	62,202.10-	0.00	62,202.10-	0.00
001-101-00503	CASH-DUE TO/FROM HISTORICAL PRES FD	6,759.51-	0.00	6,759.51-	0.00
001-101-00841	CASH-DUE TO/FR QCY COMM IMP-ED84	195,132.35-	0.00	195,132.35-	0.00
001-101-00891	CASH-DUE TO/FR QCY IMP PRG H-89	4,892.76-	0.00	4,892.76-	0.00
001-101-00897	CASH-DUE TO/FR HIST PREVI/POST OFFIC	20,151.90-	0.00	20,151.90-	0.00
001-102-11000	PETTY CASH - CUST SERV DEPT	400.00	0.00	400.00	0.00
001-102-14000	PETTY CASH - PUBLIC SAFETY DEPT	200.00	0.00	200.00	0.00
001-115-20000	ACC REC - EMPLOYEE GUNS	4,740.36	0.00	4,740.36	0.00
001-115-30000	ACCOUNTS RECEIVABLE	2,712.52	0.00	2,712.52	0.00
001-115-40000	ACC RECEIVABLE-ANNIE J. MCMILLAN	2,129.44-	0.00	2,129.44-	0.00
001-121-80000	ASSESSMENTS RECEIVABLE-1977 PAVING	20,889.27	0.00	20,889.27	0.00
001-121-81000	ASSESSMENTS RECEIVABLE-1979 PAVING	8,505.80	0.00	8,505.80	0.00
001-121-82000	ASSESSMENTS RECEIVABLE-E38 PAVING	81,735.22	0.00	81,735.22	0.00

1 to 20 of 66 Records

Excerpt from City of Quincy Balance sheet YE 1994; note accounts starting with the second from top on down to 001-101-00897; these are all unknown accounts that have names that should be used on three different accounts: 'Cash' or 'Due From' or 'Due To'.

The negative (credit) balances are abnormal for an asset account, all are numbered as asset accounts.

My review of the entries that caused these balances leads me to believe that many of these entries should have been Bank account transfers and not book entries.

(4)

**City of Quincy
City Commission
Agenda Request**

Date of Meeting: March 25, 2014
Date Submitted: March 20, 2014
To: Honorable Mayor and Commissioners
From: Jack L. McLean Jr., City Manager
Jeffrey Williams, Interim Finance Director
Subject: Discussion of SmartGrid expenses and cash flows

The City of Quincy received bond proceeds and grant proceeds to build and improve its infrastructure related to 1.) electrical power delivery capability, 2.) meter (electric, water and gas) reading and monitoring capability, 3.) electrical fault or power outage repair capability, and 4.) internal data transmission capacity.

The categories of expenses were new electric, water, and gas meters; data control hardware (switches and servers), electric power management hardware, data transmission lines (both copper and fiber-optic), and software to monitor power flow, collect, record and distribute meter data. (See Resolution No. 1265-2011 for Supplemental Utility System Revenue Bond Resolution – Smart Grid.)

Installation progress:

- Electrical control hardware:
- Meters:
- Meter reading:
- Power outage location:
- Internal data transmission capacity:

The Bank transactions are detailed on the attached sheets. Temporary payments in and out were to pay off the line of credit because the bank required paper checks and the only liability account set up to write the checks from was in the SmartGrid fund. The bank account has been restored to reverse those transactions and the City's books also reflect that payback to the SmartGrid fund.

Attachments

Book Cash Activity Fund 312 SmartGrid,
Expense listings from Fund 312 SmartGrid: on the City's books FY 2014.
Bank statements showing cash activity for SmartGrid bank account FY 2014.
Resolution No. 1265-2011 for Supplemental Utility System Revenue Bond Resolution

Smart Grid Book Cash Activity FY2014 at 032114

Amount	Batch Date	Description
(2,255.50)	10/9/2013	6205:PAYROLL TRANSFER
(65.00)	10/10/2013	CHK287:Pay Period 9/23/2013-10
(65.00)	10/10/2013	CHK288:Pay Period 9/23/2013-10
(65.40)	10/11/2013	CHK289:Supplies Inv #967886373
(3,000.00)	10/15/2013	CHK290:Optical Network Termina
(1,197.00)	10/15/2013	CHK291:AD Comm Inv #86182
(118.00)	10/15/2013	CHK291:SCADA Inv #86183
(2,457.00)	10/15/2013	CHK291:Supplies Inv #86309
(2,715.00)	10/15/2013	CHK291:Service Inv #86310
(3,381.71)	10/23/2013	6211:PAYROLL TRANSFER
(65.00)	10/24/2013	CHK292:Py Period 10/7/2013-10/
(65.00)	10/24/2013	CHK293:Py Period 10/7/2013-10/
(2,946.59)	11/6/2013	6221:PAYROLL TRANSFER
(3,312.82)	11/20/2013	6230:PAYROLL TRANSFER
(455.00)	11/21/2013	CHK294:Pay Period 11/4/13-11/1
(455.00)	11/21/2013	CHK295:Pay Period 11/4/13-11/1
(2,879.86)	12/4/2013	6244:PAYROLL TRANSFER
(650.00)	12/5/2013	CHK296:Pay Period 11/18/13-12/
(650.00)	12/5/2013	CHK297:Pay Period 11/18/13-12/
(86.50)	12/9/2013	6254:PAYROLL TRANSFER
(3,382.14)	12/19/2013	6259:PAYROLL TRANSFER
(715.00)	12/19/2013	CHK298:Pay Pd 12/2/2013-12/15/
(715.00)	12/19/2013	CHK299:Pay Pd 12/2/2013-12/15/
(28.84)	12/19/2013	6261:PAYROLL TRANSFER
(2,500.00)	12/20/2013	CHK300:Project Managemt
28.84	12/21/2013	XFR FOR VOID:107807 RENARDO V.
(2,767.90)	1/3/2014	6274:PAYROLL TRANSFER
(3,304.21)	1/17/2014	6281:PAYROLL TRANSFER
(1,000.00)	1/17/2014	CHK301:Project Managemt
(2,865.28)	1/31/2014	6288:PAYROLL TRANSFER
(2,950.91)	2/12/2014	6294:PAYROLL TRANSFER
(2,912.78)	2/18/2014	CHK302:Railroad Pro Liab Insur
(4,720.58)	2/19/2014	CHK303:Comm Gen Liability Rail
(200,000.00)	2/21/2014	CHK304:Line of Credit Payment
		Refund Line of Credit payoff made from
200,000.00	2/21/2014	312, //from operating account.
(100,000.00)	2/24/2014	CHK305:Line of Credit payment
100,000.00	2/24/2014	Refund Line of Credit payoff.
(3,381.70)	2/28/2014	6310:PAYROLL TRANSFER
486,493.07	3/5/2014	1.00 Payoff Line of Credit
(486,493.07)	3/5/2014	CHK306:Payoff Line of Credit
(4,468.68)	3/6/2014	CHK307:Line of Credit payoff
4,468.68	3/6/2014	Refund Line of Credit payoff.
(2,948.75)	3/14/2014	6316:PAYROLL TRANSFER

(61,049.63) Net change (reduction) in Book Cash



Account: SMART GRID CONSTRUCT Time: 3/14/2014 1:46:11 PM

Date	Ref/Check No. variable	Description	Debit variable	Credit variable	Balance
03/07/2014	307141200	Trsf from OPERATING Refund XT of 3/6/14 LOCpm Confirmation number 307141200		\$4,468.68	\$1,451,434.09
03/07/2014	307141188	Trsf from OPERATING refund XT of 2/24/14 LOCpm Confirmation number 307141188		\$100,000.00	\$1,446,965.41
03/07/2014	307141179	Trsf from OPERATING Refund XT of 2/21/14 LOCpm Confirmation number 307141179		\$200,000.00	\$1,346,965.41
03/07/2014	307141192	Trsf from OPERATING Refund XT of 3/5/14 LOCpm Confirmation number 307141192		\$486,493.07	\$1,146,965.41
03/06/2014	307	Check 307	-\$4,468.68		\$660,473.39
03/05/2014	306	Check 306	-\$486,493.07		\$664,941.02
02/24/2014	305	Check 305	-\$100,000.00		\$1,151,434.09
02/21/2014	302	Check 302	-\$2,912.78		\$1,251,434.09
02/21/2014	303	Check 303	-\$4,720.58		\$1,234,346.87
02/21/2014	304	Check 304	-\$200,000.00		\$1,250,067.45
01/21/2014	301	Check 301	-\$1,000.00		\$1,459,067.45

Total Debits:	(\$799,295.11)	Total Credits:	\$790,961.75
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Bank Activity

1-21-14 to 3-7-14



P.O. Box 900
Tallahassee, FL 32302

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OCT 08 2013
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ACCOUNT STATEMENT



00004191 FCC31545100113121050 01 000000000
CITY OF QUINCY
SMART GRID CONSTRUCTION ACCOUNT
404 W JEFFERSON ST
QUINCY FL 32351-2328

Date 9/30/13
Primary Account

Page 1
XXXXXX6711

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CHECKING ACCOUNT

ABSOLUTELY FREE BUSINESS CKING		Images	8
Account Number	XXXXXX6711	Statement Dates	9/03/13 thru 9/30/13
Previous Balance	1,574,136.67	Days in this Statement Period	28
Deposits/Credits	.00	Avg Ledger Balance	1,571,432.44
8 Checks/Debits	10,964.47	Avg Collected Balance	1,571,432.44
Service Charges	.00		
Interest Paid	.00		
Ending Balance	1,563,172.20		

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
9/13	279	715.00	9/27	283	6,723.61
9/13	280	464.64	9/27	284	390.00
9/13	281	715.00	9/27	285	232.32
9/23	282	1,333.90	9/27	286	390.00

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
9/03	1,574,136.67	9/23	1,570,908.13
9/13	1,572,242.03	9/27	1,563,172.20

00004191-0023382-0001-0004-FCC31545100113121050-02-L



Bank Stmt



P.O. Box 900
Tallahassee, FL 32302

ACCOUNT STATEMENT

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FINANCE

00008738 FCC31545110113165122 01 000000000
CITY OF QUINCY
SMART GRID CONSTRUCTION ACCOUNT
404 W JEFFERSON ST
QUINCY FL 32351-2328

Date 10/31/13
Primary Account

Page 1
XXXXXX6711

Enroll your Capital City Bank account(s) in e-statements September 23 - November 22 to be entered automatically to win an iPad (valued at \$499 + tax). Odds of winning depend on number of entries received. Call us to enroll: 888.671.0400 www.ccbg.com

CHECKING ACCOUNT

ABSOLUTELY FREE BUSINESS CKING		Images	7
Account Number	XXXXXX6711	Statement Dates	10/01/13 thru 10/31/13
Previous Balance	1,563,172.20	Days in this Statement Period	31
Deposits/Credits	.00	Avg Ledger Balance	1,559,863.92
7 Checks/Debits	9,812.40	Avg Collected Balance	1,559,863.92
Service Charges	.00		
Interest Paid	.00		
Ending Balance	1,553,359.80		

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
10/11	287	65.00	10/22	291	6,487.00
10/11	288	65.00	10/25	292	65.00
10/16	289	65.40	10/25	293	65.00
10/21	290	3,000.00			

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
10/01	1,563,172.20	10/16	1,562,976.80	10/22	1,553,489.80
10/11	1,563,042.20	10/21	1,559,976.80	10/25	1,553,359.80

BANK Stmt

00008738-0013881-0001-0004-FCC31545110113165122-01-1





P.O. Box 900
Tallahassee, FL 32302

ACCOUNT STATEMENT

00008815 FCC31545113013133431 01 000000000
CITY OF QUINCY
SMART GRID CONSTRUCTION ACCOUNT
404 W JEFFERSON ST
QUINCY FL 32351-2328

Date 11/29/13
Primary Account

Page 1
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CHECKING ACCOUNT

ABSOLUTELY FREE BUSINESS CKING	Images	2
Account Number XXXXXX6711	Statement Dates	11/01/13 thru 12/01/13
Previous Balance 1,553,359.80	Days in this Statement Period	31
Deposits/Credits .00	Avg Ledger Balance	1,553,066.25
2 Checks/Debits 910.00	Avg Collected Balance	1,553,066.25
Service Charges .00		
Interest Paid .00		
Ending Balance 1,552,449.80		

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
11/22	294	455.00	11/22	295	455.00

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
11/01	1,553,359.80	11/22	1,552,449.80

-----END OF STATEMENT-----

BANK STAMP

00008815-0014094-0001-0003-FCC31545113013133431-01-L





P.O. Box 900
Tallahassee, FL 32302

00003519 FCC31545010114135259 01 000000000
CITY OF QUINCY
SMART GRID CONSTRUCTION ACCOUNT
404 W JEFFERSON ST
QUINCY FL 32351-2328

Date 12/31/13
Primary Account

Page 1
XXXXXX6711



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CHECKING ACCOUNT

ABSOLUTELY FREE BUSINESS CKING		Images	5
Account Number	XXXXXX6711	Statement Dates	12/02/13 thru 12/31/13
Previous Balance	1,552,449.80	Days in this Statement Period	30
Deposits/Credits	.00	Avg Ledger Balance	1,515,140.19
6 Checks/Debits	92,382.35	Avg Collected Balance	1,515,140.19
Service Charges	.00		
Interest Paid	.00		
Ending Balance	1,460,067.45		

OTHER DEBITS

Date	Description	Amount
12/20	Transf to REG SAV 0015	87,152.35
	Reimb Labor fr 2012-12/14/2013	
	Confirmation number 1220131812	

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
12/06	296	650.00	12/20	299	715.00
12/06	297	650.00	12/23	300	2,500.00
12/20	298	715.00			

* Denotes missing check numbers

00003519-0022038-0001-0004-FCC31545010114135259-02-L



BANK STATEMENT



P.O. Box 900
Tallahassee, FL 32302

ACCOUNT STATEMENT

00007624 FCC31545020114164153 01 000000000
CITY OF QUINCY
SMART GRID CONSTRUCTION ACCOUNT
404 W JEFFERSON ST
QUINCY FL 32351-2328

Date 1/31/14
Primary Account

Page 1
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CHECKING ACCOUNT

ABSOLUTELY FREE BUSINESS CKING	Images	1
Account Number XXXXXX6711	Statement Dates	1/01/14 thru 2/02/14
Previous Balance 1,460,067.45	Days in this Statement Period	33
Deposits/Credits .00	Avg Ledger Balance	1,459,673.51
1 Checks/Debits 1,000.00	Avg Collected Balance	1,459,673.51
Service Charges .00		
Interest Paid .00		
Ending Balance 1,459,067.45		

CHECKS IN NUMBER ORDER

Date	Check No	Amount
1/21	301	1,000.00

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
1/01	1,460,067.45	1/21	1,459,067.45

-----END OF STATEMENT-----

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FEB 05 2014
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Bank Stmt

1-31-14

00007624-0012053-0001-0003-FCC31545020114164153-01-1



RESOLUTION NO. 1265-2011

CITY OF QUINCY, FLORIDA

SUPPLEMENTAL UTILITY SYSTEM
REVENUE BOND RESOLUTION

CITY OF QUINCY, FLORIDA

Table of Contents

SECTION 1. AUTHORITY FOR THIS RESOLUTION2
SECTION 2. DEFINITIONS.2
SECTION 3. FINDINGS.....3
SECTION 4. THIS INSTRUMENT TO CONSTITUTE CONTRACT.....4
SECTION 5. AUTHORIZATION OF 2011 PROJECT.....4
SECTION 6. AUTHORIZATION OF SERIES 2011 BONDS.4
SECTION 7. DESCRIPTION OF SERIES 2011 BONDS.....4
SECTION 8. EXECUTION OF SERIES 2011 BONDS.7
SECTION 9. SERIES 2011 BONDS MUTILATED, DESTROYED, STOLEN OR LOST.7
SECTION 10. FORM OF SERIES 2011 BONDS.7
SECTION 11. APPLICATION OF PROVISIONS OF THE ORIGINAL RESOLUTION.7
SECTION 12. APPLICATION OF SERIES 2011 BOND PROCEEDS.....8
SECTION 13. SERIES 2011 BONDS NOT TO BE GENERAL INDEBTEDNESS OF THE
ISSUER.....8
SECTION 14. PLEDGE OF REVENUES.....9
SECTION 15. OFFICIAL STATEMENT.9
SECTION 16. CONTINUING DISCLOSURE9
SECTION 17. DELEGATION OF CERTAIN POWERS RELATING TO THE SERIES 2011
BONDS.....10
SECTION 18. TAX COVENANTS.....11
SECTION 19. APPOINTMENT OF PAYING AGENT AND REGISTRAR 12
SECTION 19. SEVERABILITY.....12
SECTION 20. CONTROLLING LAW; MEMBERS OF ISSUER NOT LIABLE.....12
SECTION 21. REPEAL OF INCONSISTENT ORDINANCES AND RESOLUTIONS.....12
SECTION 22. EFFECTIVE DATE.12

Exhibit A - 2011 Project

Exhibit B - Form of Series 2011 Bonds

Exhibit C - Preliminary Official Statement

Exhibit D - Purchase Contract

Exhibit E - Continuing Disclosure Certificate

RESOLUTION NO. 1265

A RESOLUTION OF THE CITY OF QUINCY, FLORIDA SUPPLEMENTING RESOLUTION NO. 1132 PREVIOUSLY ADOPTED BY THE CITY; AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$6,500,000 UTILITY SYSTEM REVENUE BONDS, SERIES 2011 TO FINANCE A PORTION OF IMPROVEMENTS TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE CITY'S UTILITY SYSTEM; PROVIDING FOR THE PAYMENT OF SUCH BONDS FROM CERTAIN REVENUES OF THE WATER SYSTEM, THE SEWER SYSTEM, THE ELECTRIC SYSTEM, THE GAS SYSTEM, AND THE FIBER OPTIC SYSTEM; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; PROVIDING THAT SUCH BONDS MAY BE ISSUED IN DTC BOOK-ENTRY-ONLY FORM; DELEGATING THE AWARD OF THE SALE OF THE SERIES 2011 BONDS; APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT AND DELEGATING TO THE MAYOR THE AUTHORITY TO DEEM FINAL FOR CERTAIN PURPOSES AND APPROVE THE USE OF AND DISTRIBUTION OF THE PRELIMINARY OFFICIAL STATEMENT AND THE FINAL OFFICIAL STATEMENT WITH RESPECT TO THE SERIES 2011 BONDS; PROVIDING FOR SECURITY FOR THE HOLDERS OF SUCH SERIES 2011 BONDS; APPOINTING A PAYING AGENT AND REGISTRAR; PROVIDING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF QUINCY, FLORIDA,
THAT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapter 166, Florida Statutes, Article VIII, Section 2, Constitution of the State of Florida, the Charter of the City of Quincy, Resolution No. 1132 adopted on December 9, 2003, as amended and supplemented (the "Original Resolution") and other applicable provisions of law.

SECTION 2. DEFINITIONS. All capitalized undefined terms shall have the same meaning as set forth in the Original Resolution. In addition, the following terms shall have the following meanings herein, unless the text expressly requires otherwise. Words importing singular number shall include the plural number in each case and vice versa, and words importing persons shall include firms and corporations.

"Act" means Chapter 166, Florida Statutes, Article VIII, Section 2, Constitution of the State of Florida, the Charter and other applicable provisions of law.

"Cede" means Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Series 2011 Bonds pursuant to Section 7 hereof.

"Issuer" means the City of Quincy, Florida.

"Parity Bonds" means the Series 2003 Bonds and any Additional Bonds issued hereafter.

"Paying Agent" means The Bank of New York Mellon Trust Company, N.A.

"2011 Project" means the acquisition and construction of the facilities described on Exhibit "A" hereto.

"Purchase Contract" means the Bond Purchase Contract between the Issuer and the Underwriter.

"Registrar" means The Bank of New York Mellon Trust Company, N.A.

"Series 2003 Bonds" means the Issuer's Outstanding \$8,890,000 Utility System Revenue Bonds, Series 2003.

"Series 2011 Bonds" means the Issuer's Utility System Revenue Bonds, Series 2011, or bonds with such other name as designated by the City issued to finance the 2011 Project, all as authorized to be issued hereunder.

"State Revolving Loan Agreement" means that certain Drinking Water State Revolving Fund Loan Agreement, Number DW2006010, as supplemented and amended from time to time, between the Issuer and the State of Florida Department of Environmental Protection ("EPD"), effective as of January 23, 2002, and that certain State Revolving Fund Wastewater Loan

Agreement, Number CS12064107P, as supplemented and amended from time to time, by and between the Issuer and EPD, effective as of June 26, 1996.

"State Revolving Loan Obligations" mean the principal, redemption premiums, if any, and interest on the obligations outstanding under the State Revolving Loan Agreement.

"Underwriter" means Grigsby & Associates, Inc.

SECTION 3. FINDINGS. It is hereby ascertained, determined and declared that:

(1) It is necessary and desirable to acquire and construct the 2011 Project in order to preserve and protect the public health, safety and welfare of the inhabitants of the Issuer and to issue the Series 2011 Bonds to provide funds for such purposes.

(2) The Issuer desires to sell its Series 2011 Bonds pursuant to a Purchase Contract subject to certain conditions therein.

(3) Due to the present instability of the market for tax-exempt obligations, the critical importance of the timing of the sale of the Series 2011 Bonds, the Issuer deems it in the best interest of the public and the Issuer to sell the Series 2011 Bonds at a negotiated sale.

(4) The Issuer now owns, operates and maintains the System.

(5) The Issuer is authorized under the Act to issue the Series 2011 Bonds and to use the proceeds thereof to pay, or to reimburse the Issuer for, the Cost of the Projects, including the 2011 Project.

(6) The Water Revenues and the Sewer Revenues have been pledged to the payment of the State Revolving Loan Obligations. The Water Revenues and the Sewer Revenues will not be pledged or encumbered in any fashion except in accordance with the terms hereof and the terms of the State Revolving Loan Agreement and the lien and security interest created under this Resolution shall be prior to any other lien or security interest granted by the Issuer.

(7) The principal of, interest on and premiums, if any, with respect to the Series 2011 Bonds and all required sinking fund, reserve and other payments with respect thereto shall be payable solely from moneys deposited in the Revenue Fund and the Debt Service Fund pursuant to the Original Resolution, which the Issuer has full authority to irrevocably pledge. The Issuer shall never be required to levy ad valorem taxes on any property to pay the principal of, interest on or any premium with respect to the Series 2011 Bonds or to make any of the required sinking fund, reserve or other payments required herein, and the Series 2011 Bonds shall not constitute a lien on any property owned by or situated within the limits of the Issuer except the Net Revenues as expressly provided herein.

(8) The estimated Net Revenues to be derived in each year hereafter from the operation of the System will be sufficient to pay all of the principal of and interest on the Series 2011 Bonds to be issued hereunder, the Parity Bonds and the State Revolving Loan Obligations, as the same become due and to make all sinking fund, reserve and other payments in connection with the Bonds required by the Original Resolution and the State Revolving Loan Agreement.

(9) It is in the best interest of the Issuer that this Resolution be adopted so as to supplement Resolution No. 1132 duly adopted by the Issuer on December 9, 2003.

SECTION 4. THIS INSTRUMENT TO CONSTITUTE CONTRACT. In consideration of the acceptance of the Series 2011 Bonds authorized to be issued hereunder by those who shall hold the same from time to time, this Resolution shall be deemed to be and shall constitute a contract between the Issuer and the Bondholders. The covenants and agreements herein set forth to be performed by the Issuer shall be for the equal benefit, protection and security of the Bondholders of any and all of the Series 2011 Bonds, all of which shall be of equal rank and without preference, priority or distinction over any other thereof, except as expressly provided therein and herein.

SECTION 5. AUTHORIZATION OF 2011 PROJECT. The Issuer hereby authorizes the 2011 Project.

SECTION 6. AUTHORIZATION OF SERIES 2011 BONDS. Subject and pursuant to the provisions hereof, the Series 2011 Bonds to be known as "City of Quincy, Florida Utility System Revenue Bonds, Series 2011" are hereby authorized to be issued an aggregate principal amount of not exceeding Six Million Five Hundred Dollars (\$6,500,000) for the purpose of financing the 2011 Project.

SECTION 7. DESCRIPTION OF SERIES 2011 BONDS. The Series 2011 Bonds shall be issued in fully registered form; shall be numbered consecutively from R-1 upward; shall be in denominations of \$5,000 each or integral multiples thereof; shall bear interest at such rate or rates not exceeding the maximum rate allowed by Florida law, the actual rate or rates or method of determining rates and the dates of payment shall be set forth in the Purchase Contract; and shall mature on such date in such years and amounts as will be fixed by the Purchase Contract prior to or upon the sale of the Series 2011 Bonds and may be Serial and/or Term Bonds.

The Series 2011 Bonds shall bear interest from the later of the Dated Date or original issue date shown thereon or the most recent interest payment date to which interest has been paid, until payment of the principal sum or until provision for the payment thereof on or after the maturity or redemption date has been duly provided for and, unless otherwise so provided, interest on the Series 2011 Bonds shall be calculated on the basis of a 360-day year consisting of twelve thirty-day months. The Series 2011 Bonds shall be in registered form, shall be payable in

lawful money of the United States of America, and interest thereon shall be payable by mail to the Holder thereof (or in the case of Holders of \$1,000,000 or more in aggregate principal amount of Series 2011 Bonds, by wire transfer (at the expense of such Holders) to a bank in the continental United States so long as written instructions for such wire transfer are provided to the Paying Agent at least ten (10) days prior to the Payment Date). Interest will be paid to the Holders of Series 2011 Bonds as their addresses may appear on the registration books of the Registrar at the close of business on the fifteenth (15th) day, whether or not a Business Day, of the month next preceding the interest payment date (the "Record Date"), irrespective of any transfer or exchange of a Series 2011 Bond subsequent to such Record Date and prior to the next succeeding interest payment date, unless the Issuer shall be in default in payment of interest due on such interest payment date. In the event of any such default, such defaulted interest shall be payable to the persons in whose names the Series 2011 Bonds are registered at the close of business on a special record date (which date shall also be the date for the payment of such defaulted interest) as established by notice by deposit in the U.S. mail, postage prepaid, by the Issuer to the Holders of the Series 2011 Bonds not less than fifteen (15) days preceding such special record date. Such notice shall be mailed to the persons in whose names the Series 2011 Bonds are registered at the close of business on the fifth (5th) day, whether or not a Business Day, preceding the date of mailing. Principal shall be payable at maturity or earlier redemption thereof upon presentation and surrender of such Series 2011 Bonds at the designated office of the Registrar by check or draft.

If any date for payment of the principal of, premium, if any, or interest on any Series 2011 Bond is not a Business Day, then the date for such payment shall be the next succeeding Business Day, and payment on such day shall have the same force and effect as if made on the nominal date of payment.

Notwithstanding anything to the contrary in this Resolution, the Series 2011 Bonds are hereby authorized to be and shall be issued in book-entry-only form through the facilities of a securities depository (herein referred to as "Book-Entry Bonds"). So long as the Issuer shall maintain a book-entry system with respect to the Series 2011 Bonds, the following provisions will apply:

A blanket issuer letter of representations (the "BLoR") was entered into by the Issuer with The Depository Trust Company ("DTC"). It is intended that the Series 2011 Bonds be registered so as to participate in a global book-entry system with DTC as set forth herein and in such BLoR. The terms and conditions of such BLoR shall govern the registration of the Series 2011 Bonds. The Series 2011 Bonds shall be initially issued in the form of a single fully registered bond for each maturity of the series. Upon initial issuance, the ownership of such Series 2011 Bonds shall be registered by the Registrar in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. So long as any Series 2011 Bond is registered in the name of DTC (or its nominee), the Issuer, the Registrar and the Paying Agent may treat DTC (or its nominee) as the sole and exclusive holder of such Series 2011 Bonds registered in its name, and all payments with respect to the principal or redemption price of, if any, and interest on such Series 2011 Bond

("Payments") and all notices with respect to such Series 2011 Bond ("Notices") shall be made or given, as the case may be, to DTC. Transfers of Payments and delivery of Notices to DTC Participants shall be the responsibility of DTC and not of the Issuer, subject to any statutory and regulatory requirements as may be in effect from time to time. Transfers of Payments and delivery of Notices to beneficial owners of the Series 2011 Bonds by DTC Participants shall be the responsibility of such participants, indirect participants and other nominees of such beneficial owners and not of the Issuer, subject to any statutory and regulatory requirements as may be in effect from time to time.

Upon (a) receipt by the Issuer of written notice from DTC (i) to the effect that a continuation of the requirement that all of the Outstanding Bonds be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, is not in the best interest of the beneficial owners of the Series 2011 Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, (b) termination, for any reason, of the agreement among the Issuer, the Registrar and Paying Agent and DTC evidenced by the BLoR, or (c) determination by the Issuer that such book-entry only system should be discontinued by the Issuer, and compliance with the requirements of any agreement between the Issuer and DTC with respect thereto, the Series 2011 Bonds shall no longer be restricted to being registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names Holders shall designate, in accordance with the provisions hereof. In such event, the Issuer shall issue and the Registrar shall authenticate, transfer and exchange Series 2011 Bonds consistent with the terms hereof, in denominations of \$5,000 or any integral multiple thereof to the Holders thereof. The foregoing notwithstanding, until such time as participation in the book-entry only system is discontinued, the provisions set forth in the BLoR shall apply to the registration and transfer of the Series 2011 Bonds and to Payments and Notices with respect thereto.

The Registrar shall keep books for registration of Series 2011 Bonds and for the registration of transfers of Series 2011 Bonds as provided in this Resolution. The transfer of any Series 2011 Bonds may be registered only upon such book and only upon surrender thereof to the Registrar together with an assignment duly executed by the Bondholder or his attorney or legal representative in such form as shall be satisfactory to the Registrar. Upon such registration of transfer the Issuer shall execute and the Registrar shall authenticate and deliver in exchange for such Series 2011 Bond, a new Series 2011 Bond registered in the name of the transferee, and in aggregate principal amount equal to the principal amount of such Series 2011 Bond so surrendered. The Issuer may make a charge for every exchange or registration of transfer of Series 2011 Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer. Neither the Issuer nor the Registrar shall be required to make any such exchange or registration of transfer of Series 2011 Bonds during the fifteen (15) days immediately preceding any interest payment date or redemption date.

SECTION 8. EXECUTION OF SERIES 2011 BONDS. The Series 2011 Bonds shall be executed in the name of the Issuer by the Mayor, the seal of the Issuer shall be imprinted, reproduced or lithographed on the Series 2011 Bonds and attested to and countersigned by the Clerk and the signature of the City Attorney of the Issuer shall be affixed to approve as to form and correctness. The signatures of the Mayor, the Clerk and the City Attorney on the Series 2011 Bonds may be by facsimile, but one such officer shall sign his manual signature on the Series 2011 Bonds unless the Issuer appoints an authenticating agent, registrar, transfer agent or trustee who shall be authorized and directed to cause one of its duly authorized officers to manually execute the Series 2011 Bonds. If any officer whose signature appears on the Series 2011 Bonds ceases to hold office before the delivery of the Series 2011 Bonds, his signature shall nevertheless be valid and sufficient for all purposes. In addition, any Series 2011 Bond may bear the signature of, or may be signed by, such persons as at the actual time of execution of such Series 2011 Bond shall be the proper officers to sign such Series 2011 Bond although at the date of such Series 2011 Bond or the date of delivery thereof such persons may not have been such officers.

SECTION 9. SERIES 2011 BONDS MUTILATED, DESTROYED, STOLEN OR LOST. If any Series 2011 Bond is mutilated, destroyed, stolen or lost, the Registrar or its agent may, in its discretion (i) deliver a duplicate replacement Bond, or (ii) pay a Series 2011 Bond that has matured or is about to mature. A mutilated Series 2011 Bond shall be surrendered to and cancelled by the Registrar or its duly authorized agent. The Bondholder must furnish the Registrar or its agent proof of ownership of any destroyed, stolen or lost Series 2011 Bond; post satisfactory indemnity; comply with any reasonable conditions the Registrar or its agent may prescribe; and pay the Issuer's or its agent's reasonable expenses.

Any such duplicate Series 2011 Bond shall constitute an original contractual obligation on the part of the Issuer whether or not the destroyed, stolen, or lost Series 2011 Bond be at any time found by anyone, and such duplicate Series 2011 Bond shall be entitled to equal and proportionate benefits and rights as to lien on, and source of and security for payment from, the funds pledged to the payment of the Series 2011 Bond so mutilated, destroyed, stolen or lost.

SECTION 10. FORM OF SERIES 2011 BONDS. The text of Series 2011 Bonds shall be in substantially the form attached hereto as Exhibit B, with such omissions, insertions and variations as may be necessary or desirable and authorized or permitted by this Resolution or by any subsequent ordinance or resolution adopted prior to the issuance thereof.

SECTION 11. APPLICATION OF PROVISIONS OF THE ORIGINAL RESOLUTION. The Series 2011 Bonds, herein authorized, shall for all purposes (except as herein expressly provided) be considered to be issued under the authority of the Original Resolution, shall be considered Additional Bonds and shall be entitled to all the protection and security provided therein for the Bonds.

The principal of and interest on the Series 2011 Bonds herein authorized shall be payable from the Debt Service Fund established in the Original Resolution on a parity with any other Bonds, and payments shall be made into such Debt Service Fund by the Issuer in amounts fully sufficient to pay the principal of and interest on the Series 2011 Bonds herein authorized and the Parity Bonds as such principal and interest become due.

SECTION 12. APPLICATION OF SERIES 2011 BOND PROCEEDS. The proceeds, including accrued interest and premium, if any, received from the sale of any or all of the Series 2011 Bonds shall be applied by the Issuer simultaneously with the delivery of such Series 2011 Bonds to the purchaser thereof, as follows:

A. The capitalized interest, if any, shall be deposited into the Debt Service Fund and shall be used only for the purpose of paying interest becoming due on the Series 2011 Bonds.

B. The Series 2011 Bonds shall be secured by a separate account in the Reserve Fund in an amount not to exceed the Maximum Reserve Requirement. Such separate account is hereby established and the Reserve Requirement for such Series 2011 Bonds shall be deposited in the separate account in the Reserve Fund created pursuant to the Original Resolution for the benefit of the Series 2011 Bonds, and shall be used only for the purposes provided therefor.

C. A portion of the Series 2011 Bond proceeds shall be deposited in the Construction Fund. The Issuer covenants and agrees to establish a separate account in the Construction Fund to be known as the "2011 Project Construction Account" which shall be used only for the payment of the cost of the 201 Project. Moneys in the 2011 Project Construction Account until applied in payment of any item of the cost of the 2011 Project, shall be held in trust by the Issuer and shall be subject to the lien and charge in favor of the Holders of the Series 2011 Bonds and for the further security of the Holders.

D. To the extent not paid by the original purchasers of the Series 2011 Bonds, the Issuer shall pay all costs and expenses in connection with the issuance, sale and delivery of the Series 2011 Bonds.

SECTION 13. SERIES 2011 BONDS NOT TO BE GENERAL INDEBTEDNESS OF THE ISSUER. The Series 2011 Bonds shall not be or constitute general obligations or indebtedness of the Issuer within the meaning of the Constitution of the State of Florida, but shall be payable solely from and secured by a lien upon and a pledge of the Net Revenues and the funds and the earnings thereon pledged to the payment of the Series 2011 Bonds, in the manner and to the extent herein provided. No Bondholder shall ever have the right to compel the exercise of the ad valorem taxing power of the Issuer or taxation in any form on any real or personal property to pay such Series 2011 Bonds or the interest thereon, nor shall any Bondholder be entitled to payment of such principal and interest from any other funds of the Issuer other than the Net Revenues and the funds and the earnings thereon pledged to payment

of the Series 2011 Bonds, all in the manner and to the extent herein provided. The Bondholders shall have no lien upon the System or the 2011 Project.

SECTION 14. PLEDGE OF REVENUES. The payment of the principal of and interest on the Series 2011 Bonds shall be secured, as and to the extent herein provided, forthwith equally and ratably by an irrevocable, valid and binding lien on and security interest in the Net Revenues, moneys deposited into the funds and accounts created by this Resolution, and all earnings thereon, all in the manner and to the extent provided herein, shall be prior and superior to all other liens or encumbrances on the Net Revenues and such other funds and accounts, and, as provided herein, the Issuer does hereby irrevocably pledge, as and to the extent herein provided, the Net Revenues, moneys deposited into the funds and accounts created by this Resolution, and all earnings thereon, all to the payment of the principal of, premium, if any, and interest on the Series 2011 Bonds, the funding and maintaining of the reserves therefor as required herein and for all other payments as provided herein. The Issuer shall not make any monthly transfers to its General Fund from the Net Revenues pledged hereunder prior to making all monthly payments and deposits required under this Resolution. Notwithstanding the foregoing, however, nothing herein provided shall be deemed to grant or create a lien on any Account in the Reserve Fund created only with respect to a particular Series of Bonds in favor of the owners of Bonds of any other series.

SECTION 15. OFFICIAL STATEMENT. The Preliminary Official Statement relating to the "City of Quincy, Florida Utility System Revenue Bonds, Series 2011" in the form attached hereto as Exhibit "C" is hereby approved and the preparation and distribution thereof is hereby ratified, confirmed and approved. All actions heretofore taken by the Mayor, City Manager and Chief Financial Officer are hereby ratified, confirmed and approved. The proper officers of the Issuer shall be, and they hereby are, authorized to have prepared and to execute and deem "final" the final Official Statement in substantially the form attached hereto as Exhibit "C", with such changes, insertions and modifications required pursuant to the Purchase Contract, and as shall be approved by such proper officers as contemplated in this Resolution, and to deliver same to the Underwriter for use in connection with the sale and distribution of the Series 2011 Bonds.

SECTION 16. CONTINUING DISCLOSURE. The Issuer hereby covenants and agrees that in order to provide for compliance by the Issuer with secondary market disclosure requirements of the Rule, that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate in substantially the form attached hereto as "Exhibit E", to be executed by the Issuer and dated the date of the issuance and delivery of the Series 2011 Bonds, as it may be amended from time to time in accordance with the terms thereof. Notwithstanding any other provisions of this Resolution, failure of the Issuer to comply with such Continuing Disclosure Certificate shall not be considered an event of default; however, any Bondholder may take action as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Section.

SECTION 17. DELEGATION OF CERTAIN POWERS RELATING TO THE SERIES 2011 BONDS. Subject to full satisfaction of the conditions set forth in this Section, the City Commission of the Issuer hereby authorizes a delegated negotiated sale of the Series 2011 Bonds to the Underwriter in accordance with the terms of a Purchase Contract to be dated the date of sale and to be substantially in the form attached hereto as Exhibit "D", with such changes, amendments, modifications, omissions and additions thereto as shall be approved by the Mayor or the City Manager in accordance with the provisions of this Section (including, without limitation, making the final determination concerning the structuring and marketing of the Series 2011 Bonds to obtain the most favorable rating and interest rate on the Series 2011 Bonds), and the execution and delivery of the Purchase Contract by the Mayor or the City Manager and the Clerk shall be deemed conclusive evidence of the approval of such changes and the full and complete satisfaction of the conditions set forth in this Section.

Notwithstanding the foregoing, the Purchase Contract shall not be executed by the Mayor or the City Manager and the Clerk until such time as all of the following conditions have been satisfied:

1. Receipt by the City Manager of a written offer to purchase the Series 2011 Bonds by the Underwriter substantially in the form of the Purchase Contract, said offer to provide for, among other things, (i) the issuance of not exceeding \$6,500,000 principal amount of Series 2011 Bonds, (ii) an underwriting discount (including management fee and all expenses) not in excess of twenty-five dollars (\$25.00) per bond, (iii) a true interest cost of not more than 6.5% per annum, and (iv) the maturities of the Series 2011 Bonds with the final maturity no later than the year 2032.

2. The Series 2011 Bonds shall be subject to such optional and mandatory redemption provisions as provided in the Purchase Contract.

3. Receipt by the City Manager from the Underwriter of a disclosure statement and truth-in-bonding information complying with Section 218.385, Florida Statutes and substantially in the form attached to the Purchase Contract.

Upon satisfaction of the conditions set forth in this Section, the Mayor and Clerk are hereby authorized to execute and deliver the Series 2011 Bonds and any other documents, agreements or certificates relating to the Series 2011 Bonds, and are further authorized and directed to prepare and furnish to the purchasers of the Series 2011 Bonds, when the Series 2011 Bonds are issued, certified copies of all the proceedings and records of the Issuer relating to the Series 2011 Bonds, and such other affidavits and certificates as may be required to show the facts relating to the legality and marketability of the Series 2011 Bonds as such facts appear from the books and records in the officers' custody and control or as otherwise known to them; and all such certified copies, certificates and affidavits, including any heretofore furnished, shall constitute representations of the Issuer as to the truth of all statements contained therein. In addition, upon the adoption of this Resolution, the City Manager, Chief Financial Officer, the

City Attorney, the applicable Utility Director(s) and any other proper officers, directors, agents and employees of the Issuer are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Resolution, Purchase Contract or other documents as authorized or contemplated herein and are further authorized to take any and all further actions and execute and deliver any and all other documents and certificates (including, without limitation, execution of a Registrar and Paying Agent Agreement with the Paying Agent, execution of any commitments and/or side agreements relating to additional bond insurance requirements or other documents relating to obtaining municipal bond insurance for the Series 2011 Bonds) as may be necessary or desirable in connection with the issuance of the Series 2011 Bonds and in conformity with the purposes and intents of this Resolution.

All acts and doings of the officers of the Issuer, whether occurring before or after the adoption of this Resolution, which are in conformity with the purposes and intents of this Resolution and in furtherance of the issuance of the Series 2011 Bonds and the execution, delivery and performance of the Resolution and the Purchasing Contract shall be, and the same hereby are, in all respects ratified, approved and confirmed.

SECTION 18. TAX COVENANTS. With respect to any Series 2011 Bonds for which the Issuer intends on date of issuance thereof for the interest thereon to be excluded from gross income for purposes of federal income taxation:

(A) The Issuer shall not use or permit the use of any proceeds of the Series 2011 Bonds or any other funds of the Issuer, directly, or indirectly, to acquire any securities or obligations, and shall not use or permit the use of any amounts received by the Issuer with respect to the Series 2011 Bonds in any manner, and shall not take or permit to be taken any other action or actions, which would cause any such Series 2011 Bonds to be a "private activity bond" within the meaning of Section 141 or an "arbitrage bond" within the meaning of Section 148, or "federally guaranteed" within the meaning of Section 149(b), of the Internal Revenue Code of 1986, as amended (the "Code"), or otherwise cause interest on such Series 2011 Bonds to become subject to federal income taxation.

(B) The Issuer shall, at all time, do and perform all acts and things permitted by law and the Resolution which are necessary or desirable in order to ensure that interest paid on such Series 2011 Bonds will be excluded from gross income for purposes of federal income taxes and shall take no action that would result in such interest not being so excluded.

(C) The Issuer shall pay or cause to be paid to the United State Government any amounts required by Section 148(f) of the Code and the regulations thereunder (the "Regulations"). In order to ensure compliance with the rebate provisions of Section 148(f) of the Code with respect to any Series 2011 Bonds for which the Issuer intends on the date of issuance thereof to be excluded from gross income for purposes of federal income taxation, the Issuer has created the Rebate Fund pursuant to the General Resolution. Moneys in the Rebate Fund shall

be held for future payment to the United State Government as required by the Regulations and as set forth in instructions of Bond Counsel delivered to the Issuer upon issuance of the Series 2011 Bonds.

SECTION 19. APPOINTMENT OF PAYING AGENT AND REGISTRAR. The Bank of New York Mellon Trust Company, NA, is hereby appointed as Paying Agent and Registrar for the Series 2011 Bonds. The Mayor and the City Clerk are hereby authorized to enter into any agreements with such Paying Agent and Registrar, which may be necessary to reflect the obligation of such Paying Agent and Registrar to accept and perform the respective duties imposed upon each and to effectuate the transactions contemplated, by this Resolution.

SECTION 20. SEVERABILITY. If any one or more of the covenants, agreements or provisions of this Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining covenants, agreements or provisions of this Resolution or of the Series 2011 Bonds issued hereunder, which remaining covenants, agreements and provisions shall remain in full force and effect.

SECTION 21. CONTROLLING LAW; MEMBERS OF ISSUER NOT LIABLE. All covenants, stipulations, obligations and agreements of the Issuer contained in this Resolution shall be deemed to be covenants, stipulations, obligations and agreements of the Issuer to the full extent authorized by the Act and provided by the Constitution and laws of the State of Florida. No covenant, stipulation, obligation or agreement contained herein shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, agent, officer or employee of the Issuer or the Governing Body of the Issuer in his or her individual capacity, and neither the members or officers of the Governing Body of the Issuer nor any official executing the Series 2011 Bonds shall be liable personally on the Series 2011 Bonds or this Resolution or shall be subject to any personal liability or accountability by reason of the issuance or the execution by the Issuer or such members thereof.

SECTION 22. REPEAL OF INCONSISTENT ORDINANCES AND RESOLUTIONS. All ordinances and resolutions or parts thereof in conflict herewith are to the extent of such conflict superseded and repealed.

SECTION 23. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage in the manner provided by law.

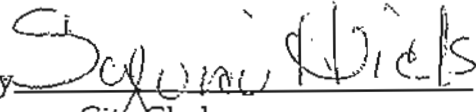
PASSED AND CERTIFIED AS TO PASSAGE this 25th day of April , 2011.

CITY COMMISSION OF THE CITY OF QUINCY,
FLORIDA

By 
Mayor

(SEAL)

Attested:

By 
City Clerk

Approved as to Form and Correctness:

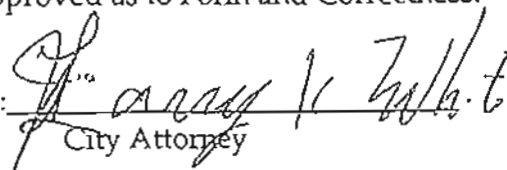
By  (S.L.M.)
City Attorney

EXHIBIT "A"

2011 Project

The Project will consists of (i) utilization of existing fiber assets to deploy an Advanced Metering Infrastructure (AMI) system, upgrade electric distribution system, including the addition of monitoring devices, Supervisory Control and Data Acquisition (SCADA), and load control systems; (ii) adjusting the distribution system for the retrofit of 7 substation reclosers and 21 substation regulator controllers for voltage control along with 36 motor operators for the distribution GOAB switches and 6 switched capacitors; (iii) those capital improvement projects previously approved in Resolution 1132 and (iv) other capital improvements to the utility system allowed by law and approved by the City Commission.

EXHIBIT "B"

Form of Series 2011 Bond

REGISTERED
No. R- _____

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF FLORIDA
CITY OF QUINCY
UTILITY SYSTEM REVENUE BOND,
SERIES 2011

Interest Rate:

Maturity Date:

Dated Date:

CUSIP NO.

%

REGISTERED OWNER:

PRINCIPAL AMOUNT:

DOLLARS

The City of Quincy, Florida (hereinafter called the "Issuer"), for value received, hereby promises to pay to the Registered Owner identified above, or to registered assigns or legal representatives, but solely from the revenues hereinafter mentioned, on the Maturity Date identified above (or earlier as hereinafter provided), the Principal Amount identified above, upon presentation and surrender hereof at the designated office of _____, Florida, or its successors, as Registrar and Paying Agent (the "Registrar" and "Paying Agent"), and to pay, solely from such special revenues, interest on the Principal Amount from the Dated Date, or from the most recent interest payment date to which interest has been paid, at the Interest Rate per annum identified above, until payment of the Principal Amount, or until provision for the payment thereof has been duly provided for, such interest being payable semiannually on the first day of April and the first day of October of each year, commencing on _____ 1, _____. Interest will be calculated on the basis of a 360-day year consisting of twelve 30-day months and will be paid by check or draft mailed to the Registered Owner hereof at his address as it appears on the registration books of the Issuer maintained by the Registrar at the close of business on the fifteenth (15th) day (whether or not a business day) of the month next preceding the interest payment date (the "Record Date"), irrespective of any transfer or exchange of this Bond subsequent to the Record Date and prior to such interest payment date, unless the Issuer shall be in default in payment of interest due on such interest payment date. In the event of any such default, such defaulted interest shall be payable to the person in whose name such Bond is registered at the close of business on a special record date (which date shall also be the date for the payment of such defaulted interest) as established by notice by deposit in the U.S. mails, postage prepaid, by the Issuer to the Registered Owners of Bonds not less than fifteen days preceding such special record date. Such notice shall be mailed

to the persons in whose names the Bonds are registered at the close of business on the fifth (5th) day (whether or not a business day) preceding the date of mailing.

This Bond and the interest hereon is payable solely from and secured by a prior lien upon and pledge of certain revenues (the "Net Revenues") derived by the Issuer from the operation of the System (as such terms are defined in Resolution No. 1123, adopted by the Issuer on September 9, 2003, as amended and restated in its entirety by Resolution No. 1132, adopted by the Issuer on December 9, 2003, as further supplemented by Resolution No. ____ adopted by the Issuer on April __, 2011 (collectively, the "Resolution")), and certain other funds and investment earnings thereon, all in the manner and to the extent provided in the Resolution and as more particularly described below. Reference is hereby made to the Resolution for the provisions, among others, relating to the terms, lien and security of the Bonds, the custody and application of the proceeds of the Bonds, the rights and remedies of the Registered Owners of the Bonds, the extent of and limitations on the Issuer's rights, duties and obligations, and the provisions permitting the issuance of additional parity indebtedness, to all of which provisions the Registered Owner hereof for himself and his successors in interest assents by acceptance of this Bond. All terms used herein in capitalized form, unless otherwise defined herein, shall have the meanings ascribed thereto in the Resolution.

This Bond shall not be deemed to constitute a general debt or a pledge of the faith and credit of the Issuer, or a debt or a pledge of the faith and credit of the State of Florida or any political subdivision thereof within the meaning of any constitutional, legislative or charter provision or limitation, and it is expressly agreed by the Registered Owner of this Bond that such Registered Owner shall never have the right, directly or indirectly, to require or compel the exercise of the ad valorem taxing power of the Issuer or any other political subdivision of the State of Florida or taxation in any form on any real or personal property for the payment of the principal of and interest on this Bond or for the payment of any other amounts provided for in the Resolution.

It is further agreed between the Issuer and the Registered Owner of this Bond that this Bond and the indebtedness evidenced hereby shall not constitute a lien upon the System, or any part thereof, or any other tangible personal property of or in the Issuer, but shall constitute a lien only on the Net Revenues (as defined in the Resolution), and certain other funds and investment earnings thereon, all in the manner and to the extent provided in the Resolution. Neither the members of the governing body of the Issuer nor any person executing the Bonds shall be liable personally on the Bonds by reason of their issuance.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Resolution until the Certificate of Authentication endorsed hereon shall have been signed by the Registrar.

REFERENCE IS HEREBY MADE TO THE FURTHER PROVISIONS OF THIS BOND SET FORTH ON THE REVERSE SIDE HEREOF, WHICH FURTHER PROVISIONS SHALL FOR ALL PURPOSES HAVE THE SAME EFFECT AS IF FULLY SET FORTH IN THIS PLACE.

IN WITNESS WHEREOF, the City of Quincy, Florida, has issued this Bond and has caused the same to be signed by the Mayor and attested to and countersigned by its Clerk, either manually or with their facsimile signatures, and its corporate seal or a facsimile thereof to be affixed, impressed, imprinted, lithographed or reproduced hereon, all as of the first day of _____

(SEAL)

CITY OF QUINCY, FLORIDA

By [Signature]
Mayor L. Finley Cook

ATTESTED AND COUNTERSIGNED:

By [Signature]
Clerk

APPROVED AS TO FORM AND CORRECTNESS:

By [Signature]
City Attorney

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds designated in and executed under the provisions of the within mentioned Resolution.

[Name of Registrar]

By _____
Authorized Officer

Date of Authentication: _____

[To be printed on the reverse side of Bonds]

FURTHER BOND PROVISIONS

This Bond is one of an authorized issue of Bonds in the aggregate principal amount of \$ _____, consisting of \$ _____ Bonds, of like tenor and effect, except as to number, maturity (unless all Bonds mature on the same date) and interest rate, issued to finance the cost of acquisition and construction of additions, extensions and improvements to the Issuer's electric system, pursuant to the authority of and in full compliance with the Constitution and laws of the State of Florida, including particularly the Resolution, Article VIII, Section 2, Constitution of the State of Florida and Chapter 166, Florida Statutes. This Bond is also subject to the terms and conditions of the Resolution.

The Bonds of this issue are subject to redemption prior to their maturity [Insert Term Bond amortization provisions]. The Bonds of this issue shall be further subject to redemption prior to their maturity at the option of the Issuer [Insert optional redemption provisions].

Notice of such redemption shall be given in the manner required by the Resolution.

The registration of this Bond may be transferred upon the registration books upon delivery to the designated office of the Registrar accompanied by a written instrument or instruments of transfer in form and with guaranty of signature satisfactory to the Registrar, duly executed by the owner of this Bond or by his attorney-in-fact or legal representative, containing written instructions as to the details of transfer of this Bond, along with the social security number or federal employer identification number of such transferee. In all cases of a transfer of a Bond, the Registrar shall at the earliest practical time in accordance with the provisions of the Resolution enter the transfer of ownership in the registration books and (unless uncertificated registration shall be requested and the Issuer has a registration system that will accommodate uncertificated registration) shall deliver in the name of the new transferee or transferees a new fully registered Bond or Bonds of the same maturity and of authorized denomination or denominations, for the same aggregate principal amount and payable from the same source of funds. Neither the Issuer nor the Registrar shall be required to register the transfer of any Bond during the period commencing on the fifteenth (15th) day of the month immediately preceding an interest payment date on the Bonds and ending on such interest payment date, or, in the case of any proposed redemption of Bonds, after such Bonds or any portion thereof have been selected for redemption. The Issuer and the Registrar may charge the owner of such Bond for the registration of every such transfer of a Bond an amount sufficient to reimburse them for any tax, fee or any other governmental charge required (other than by the Issuer) to be paid with respect to the registration of such transfer, and may require that such amounts be paid before any such new Bond shall be delivered.

If the date for payment of the principal of, premium, if any, or interest on this Bond shall be a day on which banking business in the city or cities where the Paying Agent has its designated corporate trust offices is not being transacted, the New York Stock Exchange is not open or the Issuer is not open to transact business, then the date for such payment shall be the

next succeeding Business Day, and payment on such day shall have the same force and effect as if made on the nominal date of payment.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable hereto, and that the issuance of the Bonds of this Series does not violate any constitutional or statutory limitation or provision.

[Remainder of page intentionally left blank.]

[Form of Abbreviations]

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to the applicable laws or regulations.

- TEN COM - as tenants in common
TEN ENT - as tenants by the entirety
JT TEN - as joint tenants with the right of survivorship and not as tenants in common

UNIFORM GIFT MIN ACT - _____ Custodian _____
(Cust) (Minor)
under Uniform Gifts to Minors Act _____
(State)

Additional abbreviations may also be used
though not in the above list.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned _____ (the

"Transferor") hereby sells, assigns and transfers unto _____ (the
"Transferee")

(PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF TRANSFEREE)

(Please print or type name and address of Transferee)

the within bond and all rights thereunder, and does hereby irrevocably constitute and appoint
_____ as attorney to register the transfer of the within bond on the books kept for
registration and registration of transfer thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

Registered Owner

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution which is a member of a recognized signature guaranty program, i.e., Securities Transfer Agents Medallion Program (STAMP), Stock Exchanges Medallion Program (SEMP) or New York Stock Exchange Medallion Signature Program (MSP), a member firm of the New York Stock Exchange or a commercial bank or a trust company.

NOTICE: No transfer will be registered and no new Bond will be issued in the name or names of the Transferee(s), unless the signature(s) to this assignment correspond(s) with the name or names as it/they appear(s) upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever and the Social Security or Federal Employer Identification Numbers of the Transferee(s) is/are supplied.

[END OF BOND FORM]

Preliminary Official Statement

EXHIBIT "D"
Purchase Contract

EXHIBIT "E"
Form of Continuing Disclosure Certificate

**CITY OF QUINCY
CITY COMMISSION
AGENDA REQUEST**

Date of Meeting: March 25, 2014

Date Submitted: March 12, 2014

To: Honorable Mayor and Members of the City Commission

From: Jack L. McLean Jr., City Manager
Bernard O. Piawah, Director, Building and Planning

Subject: First Reading of Ordinance 1061-2014 Pertaining to the
Annexation of IFAS Property Located on Pat Thomas Pkwy

Statement of Issue:

This is a request for First Reading of Ordinance 1061-2014 regarding the annexation of IFAS property located on Pat Thomas Pkwy, Gadsden County. On October 8, 2013, an agenda item was presented to the City Commission regarding the desire for voluntary annexation of the IFAS property and some of the vacant properties located immediately south of the intersection of Highway 267 and Interstate 10. The Commission voted unanimously in support of the annexation proposal. The State Board of Trustees of the Internal Improvement Trust Fund and the University of Florida have granted the City permission for a voluntary annexation of the IFAS property on Pat Thomas Pkwy. The Ordinance has been fully noticed and advertised. Attached to this memorandum is Ordinance 1061-2014 for First Reading.

Background:

On October 8, 2013, the City Commission voted unanimously in support of the annexation of the IFAS property and the private properties (specifically, the Shaw's property: 774 acres; and the Redd's property: 49 acres) located on Pat Thomas Pkwy. Since the IFAS property lies between the City's southern limit and these properties, the City is first proceeding with the annexation of the IFAS property. The IFAS property involves 883 acres currently used for agriculture research and education. See Table 1 below and the attached map.

**Table 1
Proposed Annexation Land Area**

No.	Property Owner	Size (acres)	Condition of Property
1	UF IFAS	883	Used for Ag. Education and Research

Benefits of the Annexation of IFAS Property:

The University of Florida IFAS facility located on Pat Thomas Pkwy, Gadsden County is a world renowned center for agricultural research and education in north Florida. The annexation of this property means that this highly prestigious institute will be known from now on to be located in Quincy, Florida and not just in Gadsden County, Florida which is a big boost to the image of the City. The University of Florida IFAS land is currently used for agriculture related research; however, if in the future portions of the area changes to more intense or commercial uses, such commercial activities will be in the City which will enhance the tax base of the City.

Furthermore, the annexation of this property will place the City's boundary prominently on I-10 and give the City the limelight and visibility it needs for users of I-10. Interstate 10 is a major transportation corridor and the backbone of economic development in North Florida. At the moment, the Cities of Gretna and Greensboro on our west have extended their boundaries to I-10 and beyond. Similarly, the City of Midway on our east has extended its boundaries to incorporate the I-10 interchange. It is only the City of Quincy, located less than a mile from the I-10 interchange, and Chattahoochee whose boundaries do not include a portion of the I-10 corridor. The annexation of the IFAS property will give the City crucial highway presence and direct access to the private properties south of I-10, which is essential for the City's future growth and economic development. The City's comprehensive plan identifies this area as the highest priority for annexation into the City. Thus, the proposed annexation would enable the City to accomplish its highest annexation priority.

Impact on Infrastructure:

The annexation will not create any additional impact on the City's infrastructure. The IFAS facility is already being served by City utilities. The City currently provides water and sewer services to the area through a 2-inch line that extends from the junction of Joe Adams Road and Pat Thomas Parkway to the IFAS facilities. The City's use of the 2-inch line was strategic; the City initially planned to install a 6-inch line but there was no growth demand to utilize it at the time. The City plans to replace the 2-inch line with a 4 or 6-inch line in the near future depending on the demand for growth in the area. At the moment, the only demand that the City has in the area is from IFAS and the current 2-inch line is more than adequate to serve that demand.

Impact of Annexation on IFAS Activities:

The University of Florida's IFAS facility is a highly regarded state government asset in our area which has contributed immensely to the economy of Gadsden County. The City's annexation of this facility will not alter the activities of the Institute. The City will ensure, through comprehensive plan and zoning provisions, that all the research related activities that are currently being conducted at the facility are not impeded by new regulations. At the moment, these properties are governed by the County's comprehensive plan. Subsequent to the annexation, the City's staff will initiate a comprehensive plan amendment with the State changing the land use designation on the annexed properties from the County's designation to the City's designation. Soon after that, the appropriate City zoning categories will be assigned to the annexed properties.

Conclusion:

The City's staff believes that this annexation is in the best interest of Quincy and is needed to support the growth of the City. It was the City's priority and long held aspiration to extend its boundary to the I-10 intersection; the annexation presented in this agenda item would enable the City to implement this objective. In the absence of this annexation, the City will not gain access to the valuable land surrounding the I-10 intersection which will deprive the City of the economic advantages that pertain thereto. In view of that, the City's staff is asking the City Commission to approve the first reading of Ordinance Number 1061-2014 for the annexation of the University of Florida IFAS property on Highway 267, Gadsden County, Florida.

Options:

- Option 1: Vote to approve Ordinance Number 1061-2014 for the annexation of the University of Florida IFAS property on Highway 267, Gadsden County, Florida.

- Option 2: Do not vote to approve Ordinance Number 1061-2014 for the annexation of the University of Florida IFAS property on Highway 267, Gadsden County, Florida.

Staff Recommendation:

Option 1

Attachment:

Ordinance Number 1061-2014 with the annexation map

ORDINANCE NUMBER 1061-2014

AN ORDINANCE OF THE CITY OF QUINCY, FLORIDA RELATING TO THE ANNEXATION OF CONTIGUOUS PROPERTY TO THE CITY; PROVIDING FOR AUTHORITY; PROVIDING FOR ANNEXATION AND LEGAL DESCRIPTION; PROVIDING FOR A MAP OF ANNEXED AREA; PROVIDING FOR ZONING AND LAND USE; PROVIDING FOR COMPLIANCE WITH LAW; PROVIDING FOR FILING; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF QUINCY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. The authority for enactment of this Ordinance is Section 166.021, Florida Statutes, and Section 171.044, Florida Statutes.

SECTION 2. ANNEXATION AND LEGAL DESCRIPTION. The property described below which is situated in Gadsden County, Florida, compact and contiguous to the City of Quincy, Florida, is hereby annexed to the City of Quincy and the City of Quincy's boundary lines shall be redefined and hereby amended to include such property within its City limits, to wit:

Begin at the old iron pipe marking the north-west corner of Section 25, Township 2 North, Range 4 West, Gadsden County, Florida, and run thence South 01 degree 01 minutes 53 seconds East along the west boundary of said Section 25 and an old fence line 526.72 feet to a concrete monument, thence North 88 degrees 46 minutes 51 seconds East along an old fence line 1591.49 feet to a point on the Westerly boundary of the 100.0 foot right of-way of State Road 267, said point lying on a curve concave to the Westerly, thence North-easterly along said right-of-way curve with a radius of 3769.83 feet, through a central angle of 07 degrees 24 minutes 50 seconds, for an arc distance of 487.80 feet (the chord of said arc being North 05 degrees 52 minutes 28 seconds East 487.46 feet), thence leaving said right-of-way boundary run South 88 degrees 43 minutes West 771.95 feet, thence North 42.20 feet to a point on the South boundary of property described in Deed Book "X", page 187 and Deed Book "BB", pages 290-291 of the Public Records of Gadsden County, Florida, thence South 88 degrees 53 minutes 20 seconds West along the South boundary of the aforementioned property 218.90 feet, thence North 01 degree 06 minutes 40 seconds West along the West boundary of the aforementioned property 330.0 feet, thence North 88 degrees 53 minutes 20 seconds East along the North boundary of the aforementioned property 225.30 feet, thence North 1043.53 feet, thence West 1197.10 feet to a point on an old fence line, thence South 01 degree 28 minutes 11 seconds West along said old fence line 94.75 feet to a fence corner, thence South 89 degrees 56 minutes 39 seconds West along an old fence line 976.53 feet to a fence corner, thence South 00 degrees 22 minutes 04 seconds West along an old fence line 1297.47 feet to a

fence corner, thence North 89 degrees 53 minutes 27 seconds East along an old fence line 1305.65 feet to the Point of Beginning, containing 84.5 acres, more or less.

II A- All of the Northeast quarter of Section 26, in Township 2 North, Range 4 West. Also all of the Northwest quarter of Section 25, saving and excepting therefrom that tract or parcel of land sold and conveyed by P. W. White to E. B. Shelfer by deed dated January 20th, 1919, and recorded in Deed Book FF at pages 262 to 263, Public Records of Gadsden County, Florida, described as follows, to-wit: Begin at the Northwest corner of Section 25, and run East 25.89 chains to public road, thence South 11 degrees West 8.15 chains along said road, thence West 24.23 chains to West boundary line of said Section 25, thence North 8 chains to the point of beginning, containing 20 acres, more or less, and further saving and excepting therefrom that tract or parcel of land sold and conveyed by J. W. Woodward and his wife, to John Smith Et Al, as trustees of Shilo Primitive Baptist Church by deed dated July 29, 1921, and recorded in Deed Book JJ at page 123, Public Records of Gadsden County, Florida, described as follows, to-wit: Begin at a point where the Quincy and Carrabelle road crosses the half section line of Section 25 and run East along said half section line 329', thence North parallel with said road 93', thence West 329', thence Southerly down said road 93' to the point of beginning, all In Township 2 North, Range 4 West.

Also all of the West half of the Northeast quarter of Section 25, in Township 2 North, Range 4 West.

Also all of the Southeast quarter of Section 25, in Township 2 North, Range 4 West.

Also all of the East half of the Southwest quarter of Section 25 saving and excepting therefrom that tract or parcel of land sold and conveyed by John W. Woodward and his wife, to Fred Spooner by deed dated November 19, 1929, and recorded in Deed Book XX at page 90 and 91, Public Records of Gadsden County, Florida, described as follows, to-wit: That part of the Southeast quarter of the Southwest quarter of Section 25 lying South and West of Public Road leading from Quincy, Florida, to Cross Roads, more particularly described as beginning at the Southwest corner of said Southeast quarter of Southwest quarter of said Section 25 and run East 292' to center of road, thence North 39 degrees and 26 minutes West 459.7', thence South 355' to the point of beginning, 1.19 acres more or less, all in Township 2 North, Range 4 West; being the same parcel as purchased from XANTIPPI WOODWARD, and her husband, JOHN W. WOODWARD, on 25 June 1930; recorded In Deed Book XX, page 395.

Also known as Tract II A, Gadsden County, as shown on attached University of Florida Drawing No. D-335, marked Exhibit "B", attached hereto and made a part hereof by reference.

II B - The West half of the Southeast quarter and the East half of the Southwest quarter of Section 26, Township 2 North of, Range 4 West; and;

Begin at the Northwest corner of the East half of the Northwest quarter (or Lot 2) of Section 35, and thence run South 53 chains to Forbes Purchase line, thence Northeasterly along said Forbes Purchase line to the point where said line intersects the East line of the West half of the Northeast quarter of said Section 35, thence North along the line last mentioned to the North boundary line of said Section 35, thence West 40 chains to the point of beginning; all being In Section 35, Township 2 North, Range 4 West.

Begin on the Northern boundary line of that certain lot known and designated and described as lot 37 according to McNeil's Little River Survey of Forbes Purchase, at a point where the public road intersects said Northern boundary line, thence run along center of said public road in a Southwesterly direction 25', thence Northwesterly

direction to an iron stake located on the North boundary line of said tot 37, thence Northeasterly direction with the meanderings of said North boundary line of said lot to the point of beginning.

Also, a strip of land 25' in width extending from the public road to the farm now owned and occupied by the said Ena J. Bruce, the said strip being bounded on the South by the fence lines as at present located between the land of the said C. E. Perry and that lately owned by T. R. Smith, deceased; being the same parcel as purchased from REBECCA M. BRUCE and JOHANNA BRUCE, unmarried, on 13 March 1945; recorded In Deed Book SSS, page 382.

Also known as Tract II B, Gadsden County, as shown on attached University of Florida Drawing No. D-335, marked Exhibit "B", attached hereto and made a part hereof by reference.

II C - The East half of Lot 3 in Section 35, Township 2 North of Range 4 West; being the same parcel as purchased from REBECCA M. BRUCE and JOHANNA BRUCE, unmarried, on 13 March 1945; recorded in Deed Book 79, page 342.

SECTION 3. MAP OF ANNEXED AREA. The property annexed is specifically set forth in the map marked as Exhibit "A", attached hereto and made part hereof by reference.

SECTION 4. ZONING AND LAND USE. Pursuant to general law, the property hereby annexed was subject to Gadsden County land development, land use plan, zoning and subdivision regulations which still remain in full force and effect until rezoned by the City of Quincy to comply with the comprehensive plan.

SECTION 5. COMPLIANCE WITH LAW. The property shall be subject to all of the laws, ordinances and regulations in effect in the City of Quincy upon the effective date of this Ordinance.

SECTION 6. FILING. Upon passage, the City Clerk is directed to file a certified copy of this Ordinance with the Clerk of Circuit Court of Gadsden County, the Chief Administrative Officer of Gadsden County and with the Florida Department of State, within 7 days after adoption of this ordinance, as directed by general law.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective upon its adoption by the City of Quincy City Commission and signature of the Mayor.

INTRODUCED IN OPEN SESSION OF THE CITY COMMISSION OF THE CITY OF QUINCY, FLORIDA, THIS ___ DAY OF _____, 2014.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF QUINCY, FLORIDA, THIS ___ DAY OF _____, 2014.