

City of Quincy

City Hall

404 West Jefferson Street

Quincy, FL 32351

www.myquincy.net



Meeting Agenda

Tuesday, October 28, 2014

6:00 PM

City Hall Commission Chambers

City Commission

Derrick Elias, Mayor (Commissioner District Three)

Micah Brown, Mayor Pro-Tem (Commissioner District Two)

Keith Dowdell (Commissioner District One)

Andy Gay (Commissioner District Four)

Daniel McMillan (Commissioner District Five)

**AGENDA FOR THE REGULAR MEETING OF
THE CITY COMMISSION OF
QUINCY, FLORIDA
Tuesday
October 28, 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 10/14/2014 Regular Meeting
(Sylvia Hicks, City Clerk)

Proclamations

Public Hearings as scheduled or agended

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.)

Ordinances

Ordinance No: 1066-2014 (Second Reading)

Resolutions

Reports by Boards and Committees

Reports, requests and communications by the City Manager

2. Executive Search
(Mike Wade, Interim City Manager)
3. Manager's Agreement
(Mike Wade, Interim City Manager)

4. Request for Foreclosure Proceedings on Non- Compliant Code Cases
Mike Wade, Interim City Manager; Bernard Piawah, Planning Director; John Grant, City Attorney)
5. Agreement Between the State of Florida, Department of State and the City of Quincy Police Department
(Mike Wade, Interim City Manager)
6. Interlocal Agreement with the Board of County Commission For Unpaved/Paved Road Maintenance for FY2014-2015
(Mike Wade, Interim City Manager; Reggie Bell, Interim Public Works Director)
7. City Wide Clean-Up
(Mike Wade, Interim City Manager)
8. QPD Traffic Enforcement Report
(Mike Wade, Interim City Manager; Glenn Sapp, Assistant Police Chief)
9. QFD Monthly Report
(Mike Wade, Interim City Manager; Scott Haire, Fire Chief)
10. P-Card Statement/ Aged A/R Trial Balance
(Mike Wade, Interim City Manager; Finance Department)

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

11. Selection of Attorney
(Commissioner Gay)

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
OCTOBER 14, 2014
6:00 P.M.

The Quincy City Commission met in regular session Tuesday, October 14, 2014, with Mayor Commissioner Derrick D. Elias presiding and the following present:

Commissioner Micah Brown
Commissioner Daniel McMillan
Commissioner Gerald A. Gay, III
Commissioner Keith A. Dowdell

Also Present:

Interim City Manager Mike Wade
Interim City Attorney John Grant
City Clerk Sylvia Hicks
Assistant Police Chief Glenn Sapp
Customer Service Representative Clemy Parramore
Administrative Assistant Beatriz Tobias
Planning Director Bernard Piawah
Account Specialist Catherine Robinson
Fire Chief Scott Haire
CRA Manager Regina Davis
Parks and Recreation Director Gregory Taylor
Interim Public Works Director Reginald Bell
Human Resources Director Bessie Evans
Police Officer Harold Barber
Sergeant At Arms Captain Robert Mixon

Call to Order:

Mayor Elias called the meeting to order, followed by invocation and the Pledge of Allegiance.

Special Presentations by Mayor or Commission

Approval of Agenda:

Commissioner Gay made a motion to approve the agenda. Commissioner McMillan seconded the motion. The ayes were unanimous.

Approval of the Minutes of the previous meeting:

Approval of Minutes of the September 23, 2014 regular meeting

Commissioner Gay made a motion to approve the minutes of the September 23, 2014 regular meeting. Commissioner Brown seconded the motion. Commissioner McMillan asked that the following be added to the minutes under reports for accounts with 90 days in the arrears: He asked Mrs. Sherman who can take an individual's name off the cutoff list. Her response was she was the only one who could. The vote was five to 0.

Approval of Minutes of the September 29, 2014 Budget Hearing

Commissioner Gay made a motion to approve the minutes of the September 29, 2014 budget hearing meeting. Commissioner Brown seconded the motion. Mayor Elias had one correction page 2 the date should be October 3, 2014. The vote was five to 0.

Approval of Minutes of the September 30 2014 Special Meeting

Commissioner Gay made a motion to approve the minutes of the September 30, 2014 special meeting. Commissioner McMillan seconded the motion. Commissioner Dowdell stated he did not get a notice of the meeting. The Manager stated that he sent an email to all the Commissioners. Commissioner Dowdell stated we need to follow the rules. The charter states you must hand deliver the notice to the place of business or home. The Manager stated he would hand deliver the notice to each Commission from hence forward. Commissioner Dowdell stated that the charter states you would have to give a 24 hour notice. Commissioner Dowdell stated that he can't get in contact with the Manager and has to contact Ms. Jeronda and leave a message. Upon roll call by the Clerk the ayes were Commissioners: Brown, McMillan, Gay, and Elias. Commissioner Dowdell abstained. Mayor Elias asked Commissioner why he abstained. Commissioner Dowdell stated that the meeting was not legal. The vote was four to one.

Proclamations

Mayor Elias acknowledged the following Proclamations: Proclamation for Domestic Violence and Breast Cancer Awareness and proclaimed October as Domestic Violence Awareness month as well as Breast Cancer.

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)(3), Fla. Stat.)

Ordinance No. 1066-2014 Retirement Health Insurance

At a public hearing Commissioner McMillan made a motion to read Ordinance 1066-2014 by title only. Commissioner Brown seconded the motion. Upon roll call by the Clerk the ayes were Commissioners Brown, McMillan, Gay, Dowdell, and Elias. Nays were none. The Clerk read the title as follows:

AN ORDINANCE OF THE CITY OF QUINCY, FLORIDA RELATING TO RETIREMENT HEALTH BENEFITS; PROVIDING FOR ESTABLISHMENT OF CHAPTER 54, ARTICLE V: RETIREMENT HEALTH INSURANCE; PROVIDING FOR DEFINITIONS; PROVIDING FOR HEALTH INSURANCE BENEFITS FOR RETIRED EMPLOYEES OF THE CITY; PROVIDING FOR ELIGIBILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

There were no comments from the audience.

Commissioner McMillan made a motion to approve Ordinance No. 1066-2014 on first reading. Commissioner Brown seconded the motion. Upon roll call by the Clerk the ayes were Commissioners Brown, McMillan, Gay, Dowdell, and Elias. Nays were none.

Resolutions

Resolution No. 1318-2014 Approving Supplemental Contract for Gas Portfolio IV

Interim City manager Mike Wade stated that the City's natural gas provider is Municipal Gas Authority of Georgia (MGAG), and has been a member since 1991. Eric Groom representative of MGAG stated that the Gas Authority serves 78 city members in Florida, Georgia, Alabama, Tennessee and Pennsylvania. He stated the Gas Authority acquires future gas supplies for all of its members. Commissioner Gay made a motion to approve Resolution No. 1318-2014 and authorize the Mayor to sign the Portfolio IV Supplement Contract. Commissioner Brown seconded the motion.

Mayor Elias acknowledges a Resolution in honor of Mrs. Geraldine Mock who was the first woman to fly solo around the world.

Reports by Board and Committees

Reports, request and Communications by the Manager

Close-out Documents CDBG No. 11DB-L4-02-30-N27 for Tanyard Creek Park

Commissioner Gay made a motion to authorize the Mayor to execute the close-out document for the CDBG Grant. Commissioner Dowdell seconded the motion. Commissioner Brown asked if the close-out documents are executed will the City be eligible to apply for another Grant. Ms. Davis stated that she would check with the Department of Economic Opportunity (DOE). The ayes were unanimous.

Quincy Fire Department Monthly Report – No Comments

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

Comments

City Manager – None

City Attorney – None

City Clerk – None

City Commission

Commissioner Dowdell reported to the Commission that he attended a County Commission meeting last week and the County Administrator was discussing past due gas bills and they were talking about taking action against the City. Interim City Manager Mike Wade stated that he has had some communications with the County Administrator and he did not express to him anything of that nature. The Interim City Manager stated that we are current with our animal and inspection agreements as of last month but he would get with the County Administrator.

Commissioner Dowdell stated we had a bond payment due on October 1st, did we make that payment. The Interim City Manager stated yes. Commissioner Dowdell then asked where the money come from. The Interim City Manager stated out of operating/pool cash.

Commissioner Dowdell stated we had to pay the settlement for the former City Manager and had 10 days to do so and did we make that. The Interim City Manager stated yes. Commissioner Dowdell asked where they money came from. The Interim City Manager replied from pool cash.

Commissioner Dowdell asked the status of the City's finances and requested a workshop. Mayor Elias stated he too would like to have a workshop.

Commissioner Dowdell asked the status of Smart-grid. Interim City Manager Mike stated it is status quo, electric & water meter are installed and we are continually to install the gas meters. The automation distribution system has to be installed and working with Power Service has to perform the upgrade at the substation to replace the relay switches. Commissioner Dowdell stated Smart-grid is not in the budget. The Interim City Manager stated that he would have to check on that he only went by what was in the prior budget we are operating just as we have with the past administration.

Commissioner Dowdell asked the status of the audit. Interim City Manager stated that the Auditors are waiting on the Other Post Employee Benefits (opeb) report the employee's study of health benefits and we should have it by the end of the month and then they would finalize the audit.

Commissioner Dowdell asked when we plan to go full service with Smart-grid? Interim City Manager Mike Wade stated that we don't have a startup date. The electric meters are ready we waiting for the installation of the gas meters and the automatic distribution system.

Commissioner Dowdell asked when we plan to install the meters inside the homes for the citizens to look at their meter to see were their utility bill. The Interim City Manager stated

that we never planned to install the meters inside the homes. The citizens can log onto the internet now and see their daily consumption now.

Commissioner Dowdell asked the Interim City Manager to explain the firing of Ann Sherman. The Interim City Manager stated that no firing occurred as a result passing the budget the position was eliminated. We consolidated and reorganized the departments moving Customer Service under Finance thus eliminated the director's position. Commissioner Dowdell asked so what happened? Interim City Manager Mike Wade stated there was no funding in the budget. Commissioner Dowdell asked the Manager if he ask her to apply for the Supervisor's position. The Manager stated he did not ask her anything. Commissioner Dowdell asked from the City's perspective why was Ann Sherman released? The Mayor stated that position was not funded.

Commissioner Gay stated he has noticed the continued deterioration of the RD Edwards Building and asked if some maintenance could be done. The Manager stated he would have Public Works to clean it up. Commissioner Gay asked the status of the grant he know we received the grant. Ms. Davis CRA Manager reported that she had just received email from the Division of Historic Preservation and will send a copy to the CRA Attorney as well as the City Attorney. She stated a webinars and a grant manager will set meetings to discuss the grant. Commissioner Gay asked if we had specific plans to spend that money. Ms. Davis stated it was in the scope of work. Ms. Davis informed the Commission that the grant is a cost reimbursement contract and she did request a 25% cost advance of the \$350,000 with a \$35,000 match.

Commissioner Gay reported a pothole at the corner of King and 8th Streets.

Commissioner Gay stated at the next meeting we need to clean up the Interim position of City Attorney we need to vote for Mr. Grant or Mr. Scott Shirley we did interviews but no action was taken.

Commissioner Gay stated we need some type of agreement with Mr. Wade to protect each party. Commissioner Gay stated we need to hire a head hunter to begin the search for a City Manager or asked staff to bring back options possible head hunter for possible fit for the City he know that it is going to take some time if it is okay with the Commission. Commissioner Gay is requesting the following for the proposed financial workshop City finances workshop smart-grid dollars, he stated he know the dollars are in this year's budget. He asked if there were any expenditures made out of the smart-grid. The Manager stated very little, Commissioner Gay stated it is less than a \$1million dollars left and asked what can we get for the smart grid dollars and wrap that up. Commissioner Gay stated that if the Commission wants go forward with a head hunter or do we want staff to bring back some options is what he is requesting at the workshop.

Commissioner Brown asked if the City could setup an amnesty day to pickup stoves and refrigerators. City Manager Mike Wade stated he would get with Public Works.

Commissioner Brown asked the status of the Demolition of abandoned properties. The Attorney stated that we have had three hearing with the Code Magistrate and can bring a list to move forward and can bring a back list.

Commissioner McMillan reported speeding on North Shelfer Street.

Commissioner McMillan stated he will schedule a community around the first of November

Commissioner McMillan stated he wants to see the auditor at the financial workshop, accounts receivable especially our utility account, a list of every person that has a back bill of 60 days, we are outside our bond covenants we cannot operate the city by giving away utilities. We are in bad financial shape but we are not broke. He stated that everyone needs to be treated the same and no preferential treatment given to anyone and we need to put a policy in place and hold our employees to that policy.

Commissioner McMillan stated that he hopes that the Commission will work together and make this City great, we can start having 5 -0 votes instead of 4 to 1, we are trying to move the City forward financially and make the City a prosperous place, bad press does nothing to improve. Commissioner McMillan stated he agrees with Commissioner Gay we need to clean up some of the interims positions.

Mayor Elias stated that Mr. Wade will need to time to compile all the information for the workshop and asked Mr. Wade how much time he would need. The Manager stated approximately 30 days.

Mayor Elias stated that at the workshop we need a copy of the adopted budget, and the Auditor needs to be present, Smart-grid information.

Mayor Elias stated that the Interim City Manager and Attorney should get together regarding an agreement for the Interim City Manager and see if they could get the document to the Commission prior to the meeting.

Mayor Elias stated that the head hunter idea is a good we can take action that is the Commission call.

Commissioner Gay asked if staff could be instructed to get some ideas as it relates to headhunter.

Attorney's position will be agended for the next meeting

Mayor Elias stated that he had received calls regarding people not being able to reach anyone at City Hall, he don't know if it was because of the rain or what but we need to be answering the phone. He asked the Manager to make sure that a body is there to answer the public.

Comments from the audience

Leonard Newton 345 South 11th Street came before the Commission stating that he agrees with Commissioner Dowdell that the Commission is breaking the sunshine laws, and just trampling over the charter as if the citizens don't have any rights.

Minister Alphonso Figgers of 215 North Chalk Street came before the Commission with the following concerns: The Community is having their 3rd Annual Shaw Quarter's Day October 25, 2014 and invited everyone to come out. He also requested a donation from the City or individual donations can be given to Ms. Hicks and she would get them to me. He stated when the anti-littering campaign was going on they received \$250.00 per quarter but that program has been discontinued.

Minister Figger stated that this year we did not have anything in place for the recognition of 911 and has spoken with the Assistant Chief of developing a program for next year.

Minister Figgers asked the status of the bus shuttle. The Mayor stated we have not scheduled a workshop. Mr. Figgers stated the bus shuttle is a great asset.

Freida Bass Prieto of 329 East King Street has the following concerns: the time scheduling of the Downtown Master Plan both a Commission meeting and the Downtown Master Plan Meeting were held on the same day and time. She stated that in the plan it proposes 11 houses could be place on two lots near her home. She stated that it would totally destroy the neighborhood she lives in the Historic District. She asked what they were thinking. Commissioner Dowdell asked what Downtown Master Plan meeting. Mayor Elias stated that the meeting had been scheduled sometime ago we asked staff to get with the consultants and schedule a meeting. Mayor Elias stated this is only a suggestion at this time and this would have to come back to the Commission at some point and time. Commissioner McMillan stated he did not know about the meeting until he received an email. Commissioner Dowdell stated that he does not receive his emails at school until he goes outside the building.

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

APPROVED:

Derrick D. Elias, Mayor and
Presiding Officer of the City Commission
City of Quincy, Florida

ATTEST:

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

ORDINANCE NUMBER 1066-2014

AN ORDINANCE OF THE CITY OF QUINCY, FLORIDA RELATING TO RETIREMENT HEALTH BENEFITS; PROVIDING FOR ESTABLISHMENT OF CHAPTER 54, ARTICLE V: RETIREMENT HEALTH INSURANCE; PROVIDING FOR DEFINITIONS; PROVIDING FOR HEALTH INSURANCE BENEFITS FOR RETIRED EMPLOYEES OF THE CITY; PROVIDING FOR ELIGIBILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. AUTHORITY. The authority for this Ordinance is Section 166.021, Florida Statutes, and Section 11.04, Charter of the City of Quincy, Florida.

SECTION 2. ENACTMENT OF CHAPTER 54, ARTICLE V: RETIREMENT HEALTH INSURANCE. Code of Ordinances, City of Quincy, Florida Chapter 54, Article V: Retirement Health Insurance is established as follows.

SECTION 3. DEFINITIONS. The Code of Ordinances, City of Quincy, Florida is hereby amended by adding a section to be numbered 54-97, which section reads as follows:

Sec. 54-97. Definitions.

The definitions of words, terms and phrases as defined in Section 54-86 are adopted for use in this Article, except where changed as follows, or where the context clearly indicates a different meaning:

Disability Retirement means termination of employment with the City following at least six years of service with the City as a full time employee, due to an injury or illness, which causes the employee to be permanently and totally unable to perform any and all duties for the City. The determination of whether such a condition exists shall be made by the retirement committee based upon a medical examination and recommendation by a physician selected or approved by the retirement committee. Any employee retiring under this section may be examined periodically by a duly qualified physician to be selected by the retirement committee for that purpose, to determine if such disability has ceased to exist.

Normal Retirement means termination of employment of an employee under the following conditions:

(1) for employees having reached their 62nd birthday, following at least ten years of service with the City as a full time employee; or

(2) following at least forty years of service with the City as a full time employee.

Retiree means an employee who has terminated employment with the City and has elected either Disability Retirement or Normal Retirement.

SECTION 4. HEALTH INSURANCE BENEFITS FOR RETIRED EMPLOYEES OF THE CITY. The Code of Ordinances, City of Quincy, Florida is hereby amended by adding a section to be numbered 54-98, which section reads as follows:

Sec. 54-98. Health Insurance.

(1) At the time of retirement, an employee who elects either Disability Retirement or Normal Retirement as defined in Sec. 54-97 may elect to continue coverage for any medical group insurance that may be in force for the employee at the time of retirement.

- (a) An employee is not eligible for continued coverage under Disability Retirement under this Section if the disability is a result of:
- a. Excessive and habitual use by the participant of drugs, intoxicants or narcotics, or
 - b. Injury or disease sustained by the employee while committing a crime, or
 - c. Injury or disease sustained by the employee while serving in any branch of the Armed Forces,
 - d. Injury or disease sustained while working for employer other than the City and arising out of such employment.

(2) The City shall pay the full cost of the health insurance premium for the retiree, for the retiree's individual coverage only. Retirees who are eligible shall be required to enroll in Medicare Part A and Part B.

SECTION 5. ELIGIBILITY. The Code of Ordinances, City of Quincy, Florida is hereby amended by adding a section to be numbered 54-99, which section reads as follows:

Sec. 54-99. Application.

(1) This Article does not apply to employees who are eligible for benefits under Article III of this Chapter, or to employees who are part of collective-bargaining agreements under which benefits are set out by contract.

(2) This Article applies to retirees currently receiving health insurance premium

benefits, and to employees eligible for Disability Retirement or Normal Retirement after effective date of this Ordinance.

(3) The existence of this Article does not give employees a contractual right or entitlement to retirement or continued employment. The City has sole discretion to modify or terminate the provisions of this Article at any time for any lawful reason.

SECTION 6. EFFECTIVE DATE. This Ordinance will take effect immediately upon its adoption by the City Commission of the City of Quincy, Florida, and signature of the Mayor.

INTRODUCED IN OPEN SESSION THIS 14th DAY OF OCTOBER, 2014 BY THE CITY COMMISSION OF THE CITY OF QUINCY, FLORIDA.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF QUINCY, FLORIDA THIS 28th DAY OF OCTOBER, 2014.

APPROVED:

Derrick D. Elias, 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 of Quincy City Commission Agenda Request

Date of Meeting: October 28, 2014

Date Submitted: October 22, 2014

To: Honorable Mayor and Members of the Commission

From: Michael B. Wade, Interim City Manager
Bessie Evans, Director Human Resources and Risk
Management

Subject: **Executive Search**

Issue:

In March, 2014, the City Commission released the City Manager and appointed Michael Wade to serve in the administrative post during an interim period.

At the City Commissioners' meeting of October 14, 2014 staff was directed to provide municipality options for the position of City Manager as well as investigate the services of an Executive Search Firm to advertise for the City Managers' position.

Analysis:

Pursuant to the City Charter "the city commission shall appoint a city manager who shall be the administrative head of the city government under the direction and supervision of the city commission. He shall be chosen solely upon the basis of his qualifications, and he need not be a resident of the city or state at the time of his appointment. The commission shall fix the terms of the city manager's employment relationship with the city by contractual agreement. The city manager shall be the chief administrative officer of the city. He shall be responsible to the commission for the administration of all city affairs placed in his charge by or under this charter"

In order to comply with the Commissioners request, staff was directed to provide options. Staff is proposing the following options:

1. **Hire external recruitment firm (Executive Search)** - Estimated cost will be approximately \$25,000. If an executive firm is chosen the Commission must develop a profile for the City Manager position. Below are three Executive Search Firms.

- i. Bob Murray & Associates
- ii. Colin Baeniziger & Associates
- iii. Affion Public

2. Hire Internal/Go in-house - Use City staff to coordinate and identify local talent within the surrounding Cities or Counties.

- a. Engage staff to create an RFP for the City Manager position.
- b. Advertise for City Manager – Approximate cost \$5,000
- c. Recruit and screen candidates.
- d. Provide Recommendations
- e. Hire current Interim City Manager

Options:

- 1. Approve an executive search firm from the above list.
- 2. Approve staff to develop an RFP and advertise for the City Managers Position

Recommendation:

Option 2

EMPLOYMENT AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of October, 2014, between the CITY OF QUINCY, FLORIDA, a municipal corporation, hereinafter called "Employer," and MICHAEL B. WADE, SR., hereinafter called "Employee," both of whom understand as follows:

WITNESSETH:

WHEREAS, Employer desires to employ the services of Employee on the interim basis as the City Manager of the City of Quincy, Florida, as provided by the City of Quincy's City Charter Article III, Section 3.01; and

WHEREAS, Employee has been employed by Employer since September 8, 1987, and has served as Utilities Director since February 4, 2008.

WHEREAS, on March 25, 2014, Employee was appointed as City Manager of the City of Quincy, Florida, on an interim basis; and

WHEREAS, it is the desire of the City Commission to provide certain benefits, establish certain conditions of employment, and to set working conditions of said Employee; and

WHEREAS, it is the desire of the City Commission (1) to provide inducement for Employee to remain in such employment, (2) to act as a deterrent against malfeasance, misfeasance, and nonfeasance on the part of Employee, (3) to make possible full work productivity by assuring Employee's morale and peace of mind with respect to future security, and (4) to provide a just means for terminating Employee's services at such time as he may be unable to discharge his duties or when the City Commission may otherwise desire to terminate his employment under this Agreement; and

WHEREAS, Employee desires to accept employment as the City Manager of the City of Quincy on an interim basis.

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

Section 1. DUTIES:

Employer agrees to employ MICHAEL B. WADE, SR., as the City Manager of the City of Quincy, Florida, on an interim basis to perform the functions and duties described in the City Charter and Code of Ordinances of the City of Quincy, Florida, and to perform other legally permissible and property functions and duties as shall be required by the City Commission.

Section 2. TERMS:

A. This Agreement shall commence on October 28, 2014, and shall continue until the appointment by the City Commission of a permanent City Manager or terminated by one of the parties. This agreement may be terminated by either party on two weeks notice. Employee will not accept or engage in any employment that affects, interferes or conflicts with his employment or the performance of his duties.

B. Employee serves at the pleasure of the City Commission. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City Commission to terminate the services of the Employee at any time, subject only to the provisions set forth herein.

C. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from his position as City Manager with Employer.

Section 3. TERMINATION:

In the event Employee is terminated or not reappointed by the City Commission under this Agreement, Employee will remain in his position as Utilities Director at his previous salary as Utilities Director, as adjusted for any adjustments that Employee would have received had this Agreement not been in place.

Section 4. COMPENSATION:

Employer agrees to pay Employee for his services rendered pursuant hereto a salary of \$76,769.00 per year for his administrative and managerial duties as City Manager and Utilities Director, payable in equal bi-weekly installments, as a regular City Employee.

Section 5. HEALTH AND LIABILITY INSURANCE:

A. Employer will continue to provide life, health and any other insurance benefits to which Employee is entitled as a regular City employee. Upon termination of all employment with the City, Employee shall be deemed to be a retiree under Ordinance 1066-2014, regardless of the date or circumstances of such termination.

B. Employer shall provide Employee with the public officials' liability insurance as provided in the ICMA public liability insurance policy or an equivalent policy from a duly licensed insurance company. The coverage limits shall be in an amount of not less than \$300,000.00.

Section 6. RETIREMENT/DEFERRED COMPENSATION:

Employee continues to be eligible for retirement and deferred compensation as a regular City Employee.

Section 7. VACATION AND SICK LEAVE:

Employee continues to be eligible for vacation and sick leave as a regular City Employee.

Section 8. BONDING:

Employer shall bear the full cost of any fidelity or other bonds required of Employee under any law or ordinance.

Section 9. OTHER TERMS AND CONDITIONS OF EMPLOYMENT:

A. Employer agrees to pay the cost of Employees' subscriptions to managerial and

financial professional publications, professional association dues and fees, as well as professional development courses, meetings, and seminars, including attendance costs and out-of-pocket expenses incurred during Employee's period of employment and renewals or extensions thereof.

B. Except as otherwise provided in this Agreement, all provisions of the City Code of Ordinances and policies and rules of Employer relating to vacation and sick leave, holidays and other fringe benefits and working conditions as they now exist or hereafter may be amended, also shall apply to Employee as they would to regular employees of Employer.

Section 10. INDEMNIFICATION:

City or its designee shall defend, save harmless and indemnify Employee against any tort, professional or malpractice liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission committed by Employee within the scope of his duties as City Manager and/or any legal duties. In its sole discretion, City may compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon.

Section 11. NOTICES:

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- (1) **IF TO EMPLOYER:**
Mayor
City of Quincy
404 W. Jefferson Street
Quincy, Florida 32351

- (2) **IF TO EMPLOYEE:**
Michael B. Wade, Sr.
65 Shelfer Street N.
Quincy, Florida 32351

Alternately, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice the course of Transmission in the United States Postal Service.

Section 12. GENERAL PROVISIONS:

- A. The text herein shall constitute the entire Agreement between the parties.
- B. This Agreement shall be binding upon all parties and inures to the benefits of the heirs at law and executors of Employee.
- C. This Agreement shall become effective commencing on the 28th day of October, 2014.
- D. If any provisions or any portion thereof contained in this Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of this Agreement or portion thereof shall be deemed severable, shall not be affected and remain full force and effect.

IN WITNESS WHEREFORE, the City Commission of the City of Quincy, Florida, has caused this Agreement to be signed and executed in its behalf by its Mayor and duly attested by its Clerk, an Employee has signed and executed this Agreement, both in duplicate, the day and year first above written.

[Signatures on Next Page]

Derrick Elias
Mayor
CITY OF QUINCY, FLORIDA

Michael B. Wade, Sr.
EMPLOYEE

ATTEST:

Sylvia Hicks (SEAL)
City Clerk

APPROVED AS TO FORM:

John Grant
City Attorney

**CITY OF QUINCY
CITY COMMISSION
AGENDA REQUEST**

Date of Meeting: October 28, 2014

Date Submitted: October 24, 2014

To: Honorable Mayor and Members of the City Commission

From: Mike Wade, City Manager; John Grant, City Attorney
Bernard O. Piawah, Director, Building and Planning
Marvin Tribue, Code Enforcement Officer

Subject: Request for Foreclosure Proceedings on Non-Compliant Code Cases

Statement of Issue:

On August 27, 2014, the Code Magistrate issued code compliance orders for certain properties that were not in compliance with the City's code. Fines were imposed by the magistrate if the compliance issues remained unaddressed. Presented to the Commission today are nine properties with Magistrate Orders that would soon be due for foreclosure proceedings. Pursuant to state law, Section 162.09(3) "after 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest". The lien filing date for these properties was September 19, 2014; which means they will be due for foreclosure proceedings after December 19, 2014. By then the accrued fine on each of these properties will be about \$11,300. The City's staff is thereby requesting that the City Commission authorize the City's Attorney to proceed with foreclosure proceedings on these properties after their due date in December 2014. Please see Table 1 below for the list of those properties and their pictures in Attachment 1.

Please note that many of these properties were brought to the Commission in the June 25, 2013 Commission meeting and were approved for foreclosure proceedings. However, the code was subsequently revised by the Commission and the Magistrate had to reissue these orders in order to be consistent with the revised code.

TABLE 1

PROPERTIES FOR FORECLOSURE PROCEEDING

No.	Case #	Location	Owner	Date of Order	Date of Lien Filing	Fine Per Day	Fine to Date 10/23/14	Fore-close Due	Dist
1	12-4026	115 S. 10 th Street	TRC-SPE, LLC	8/27/14	9/19/14	\$100.00	\$5,700.00	12/19/14	2
2	12-4055	213 E. Clark Street	Witt Campbell, heirs of	8/27/14	9/19/14	\$100.00	\$5,700.00	12/19/14	3
3	12-4065	1710 Lucky Street	David Bradley	8/27/14	9/19/14	\$100.00	\$5,700.00	12/19/14	1
4	12-4105	1414 Florida Avenue	Willie L EE Lewis	8/27/14	9/19/14	\$100.00	\$5,700.00	12/19/14	1
5	12-4110	629 Cooper Street	Terry Scott Atkins Butler	8/27/14	9/19/14	\$100.00	\$5,700.00	12/19/14	2
6	12-4069	1748 MLK BLVD	Nicholas C. Chason	8/27/14	9/19/14	\$100.00	\$5,700.00	12/19/14	1
7	13-014	819 W. Clark Street	John W. Dixon	8/27/14	9/19/14	\$100.00	\$5,700.00	12/19/14	2
8	13-020	36 Dezell Street	Dan Glynn, heirs of	8/27/14	9/19/14	\$100.00	\$5,700.00	12/19/14	4
9	13-025	1726 MLK BLVD	Hattie Diggs, Est.	8/27/14	9/19/14	\$100.00	\$5,700.00	12/19/14	1

Legislative Directive:

The authority to initiate foreclosure proceeding is encoded in the recently revised City's Code of Ordinance Sec. 2-509(e), and also as authorized by state law, Section 162.09(3) that states: "after 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest".

Conclusion:

The City's code provides the authorization for the use of lien and foreclosure proceedings as an instrument for addressing code violations in the City. It is in the context of this legislative mandate that the City's staff is requesting for the Commission's permission to proceed with foreclosure activities on the non-compliant properties identified in Table 1 above.

Options:

- Option 1: Authorize the City's attorney to proceed with actions for foreclosure on these properties and actions to recover a money judgment for the amount of the lien plus accrued interest.
- Option 2: Do not authorize the City's attorney to proceed with foreclosure actions on these properties.

Staff Recommendation:

Option 1

Attachment: Magistrate Order and Picture of each Property



...In the heart of Florida's future

NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT MAGISTRATE

Date: July 15, 2014

Case Number: 12-4026

To: TRC-SPE, LLC
c/o Business Filings Incorporated
515 E. Park Avenue
Tallahassee, FL 32301

7012 3050 0001 8773 9465

Location: 115 S. 10th Street

PARCEL NUMBER 3-12-2N-4W-1110-00004-0050

You are hereby advised that you are in violation of the City of Quincy Code of Ordinances, specifically, Article II, Section 14-279.

NOTICE IS HEREBY GIVEN:

Pursuant to Chapter 14, Article XI. Dangerous Buildings, of the City of Quincy Code of Ordinances, that a certain building or structure located on property of which you are the owner, occupant, lessee, mortgagee, or agent or which you otherwise have any interest, has been found and determined by the City of Quincy to be a "Dangerous Building" within the terms of Chapter 14, Article XI of said ordinance. Such building or structure constitutes and is a public nuisance which must be repaired, vacated or demolished as required by said ordinance in order to protect the public interest, health, welfare and the safety of the citizens of the City.

The nature of the violation (s) are as follows:

- 1) Structure not properly secured to keep out tress passers.
- 2) Structure is uninhabitable in its current condition.
- 3) Structures: Electrical, Mechanical, Plumbing, & Sanitary Systems need to be proper working order.
- 4) Property is severely overgrown and unmaintained.
- 5) Structure poses Health & Safety issues for the adjacent property owners.

You are further informed that this violation(s) was not corrected or otherwise made to comply within 30 days of the first notice, which constitutes a REPEAT VIOLATION under Section 2-506(3), of the City of Quincy Code of Ordinances, and you must appear before the City of Quincy Code Enforcement Magistrate on July 28, 2014 at 6:30p.m. located at The City Hall, 404 W. Jefferson St. Quincy, Florida.

The Code Enforcement Magistrate may issue a finding of fact and law that includes a mandatory compliance date and has the power to levy fines of up to \$500.00 per day per violation for each and every day that the violation(s) remains beyond the date of this Notice. The assessment of fines or charges will constitute a lien against your property in favor of the City of Quincy.



...In the heart of Florida's future

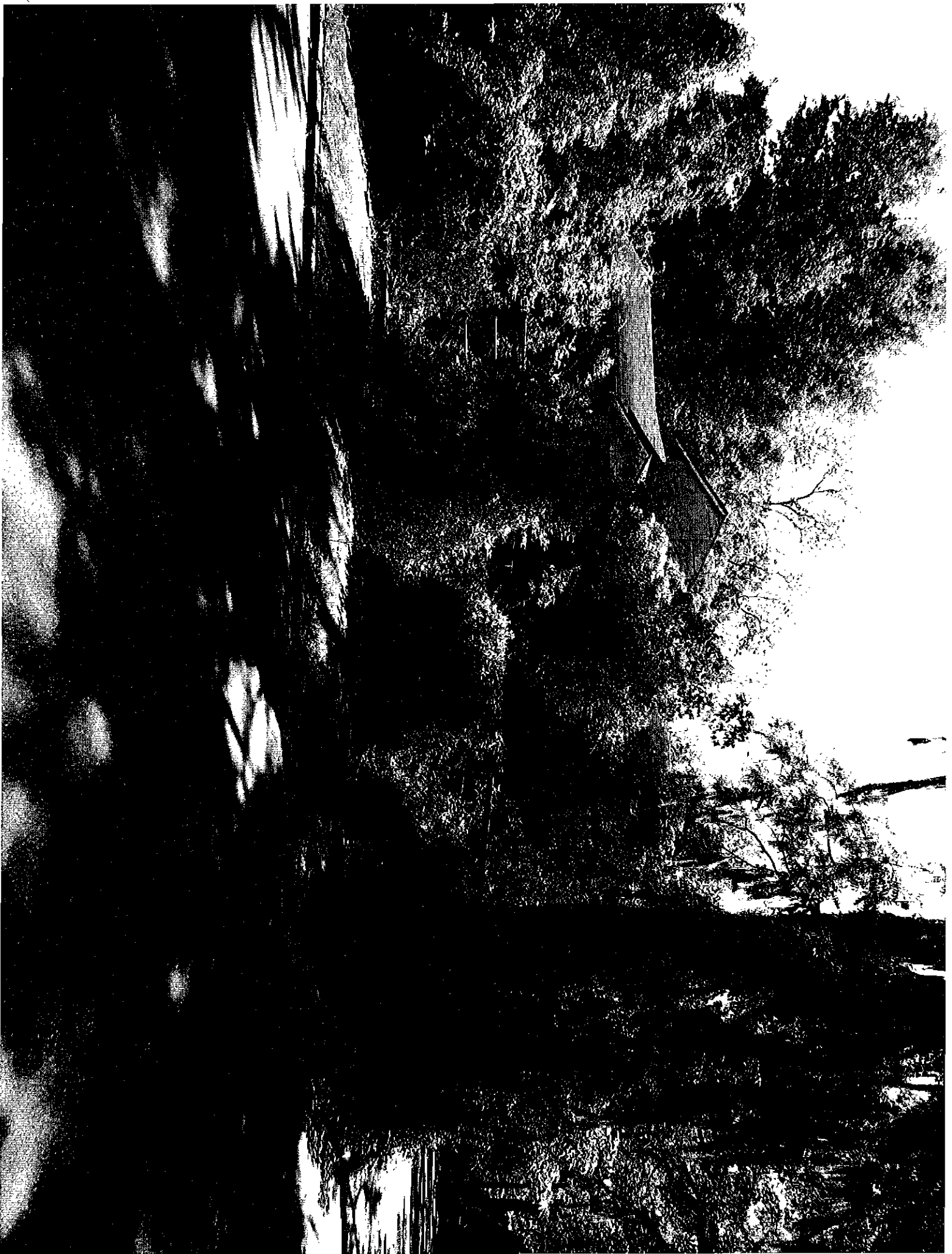
- 1) *Property will be posted to serve Notice*
- 2) *This Notice will be posted at City Hall*

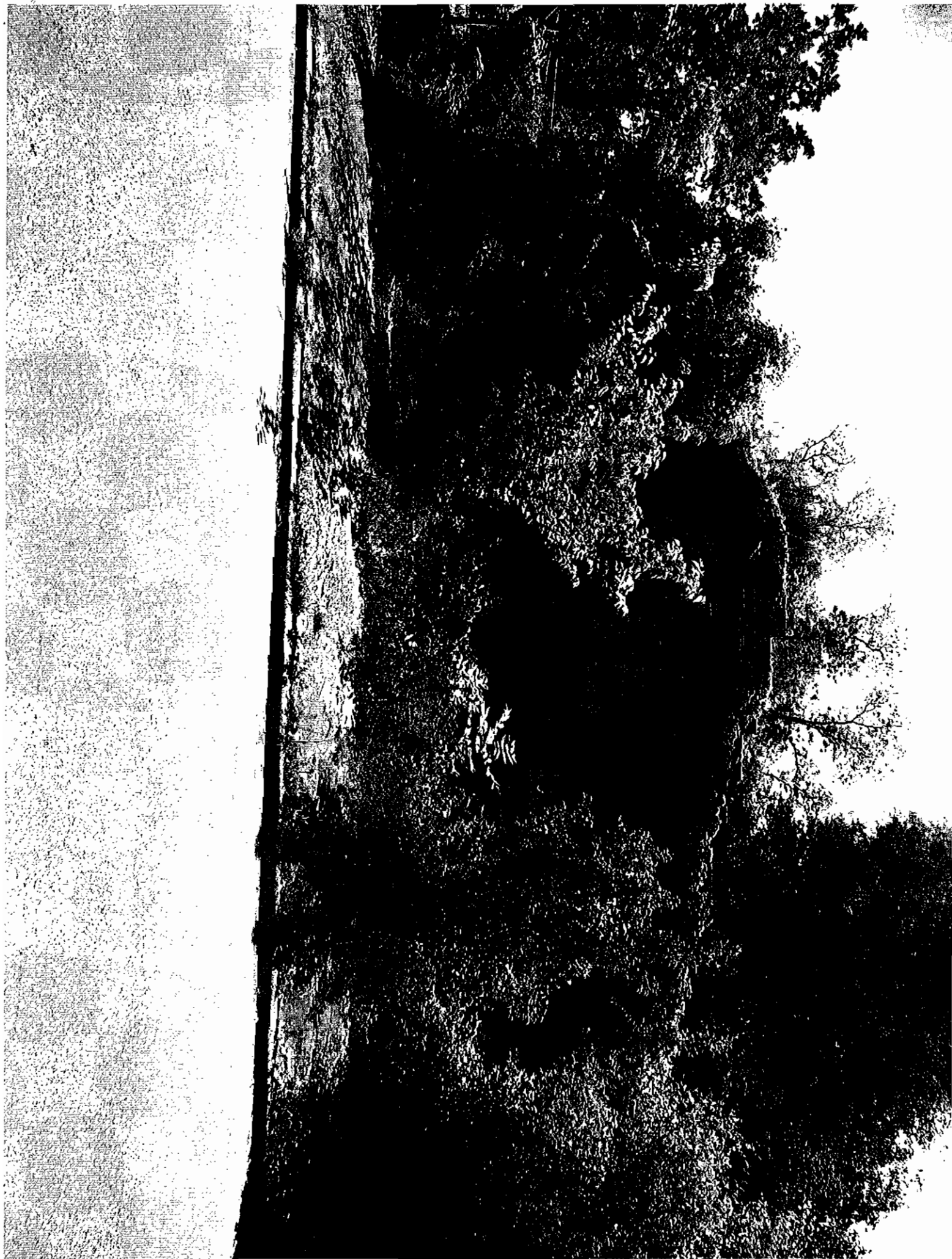
It is solely your responsibility that you contact Code Enforcement at 850-618-0030 or 850-509-5752 upon correcting this violation of the City of Quincy Code of Ordinances so an inspection can be promptly made. If this violation has already been corrected prior to receiving this letter, you still need to contact the Code Enforcement office at the number above. **NOTE: PLEASE MAINTAIN THIS PROPERTY AT ALL TIMES. IT IS NOT THE CITY OF QUINCY'S RESPONSIBILITY TO CONTINUOUSLY REMIND YOU OF THIS VIOLATION.**

Thanking you in advance for your cooperation.

A handwritten signature in cursive script, appearing to read "M. J. Le", written over a horizontal line.

Code Enforcement Inspector





404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

City of Quincy, State of Florida,
Petitioner,

v.

Case No. 12-4026

TRC-SPE, LLC, c/o Business Filings Incorporated
Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came for hearing before the Special Magistrate on July 28, 2014, and having received testimony under oath and received evidence, and being advised in premises, the Special Magistrate issues the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. TRC-SPE, LLC is the owner(s) of the property at 115 S. 10th Street, Quincy, Florida, Gadsden County Parcel # 3-12-2N-4W-1110-00004-0050.
2. The violation cited is City of Quincy Code of Ordinances Article II, Chapter 30 and Section 14-279.
3. A notice of violation and a notice of hearing before the Special Magistrate was provided to the respondent on July 15, 2014, and that notice was received into evidence.
4. The structure on the property is dilapidated and is not maintained in a clean, safe secure and sanitary condition.

CONCLUSIONS OF LAW

5. On the date of the hearing the property was in violation of the Code of Ordinances for the City of Quincy, Florida, Article II, Sections 30-26 and 30-28 and Section 14-279, because the structure on the property being a nuisance, a public hazard and a dangerous building.
6. The violation is a repeat violation under Article II, Section 2-506, based on the findings of fact of the Special Magistrate on December 3, 2012.

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

ORDER

Based upon the Findings of Fact and Conclusions of Law, and pursuant to Section 2-507 – 2-509, City of Quincy Code of Ordinances, it is hereby ordered:

7. The respondent shall correct the violation by August 15, 2014 by Renovation or Demolition of the Structure.
8. If the respondent does not comply with the time specified, he shall be fined \$100.00 on August 15, 2014, and then \$100.00 per day for each day the violation continues to exist.
9. If the respondent does not comply within the time specified, a certified copy of this order together with an Affidavit of Non-Compliance executed by the Code Inspector shall be recorded in the public records of the Gadsden County Clerk of Court, and once recorded shall constitute a lien against the property and upon any other real or personal property owned by the respondent.

Done and ordered this ____ day of August, 2014.

Jonathan Kent Robbins
Special Magistrate



...In the heart of Florida's future

NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT MAGISTRATE

Date: July 15, 2014

Case Number: 12-4055

To: Witt A. Campbell, heirs of
204 Briley Court
Tallahassee, FL. 32305

Location: 213 E. Clark Street

PARCEL NUMBER 3-07-2N-3W-0730-00000-1718

You are hereby advised that you are in violation of the City of Quincy Code of Ordinances, specifically, Article II, Section 14-279.

NOTICE IS HEREBY GIVEN:

Pursuant to Chapter 14, Article XI. Dangerous Buildings, of the City of Quincy Code of Ordinances, that a certain building or structure located on property of which you are the owner, occupant, lessee, mortgagee, or agent or which you otherwise have any interest, has been found and determined by the City of Quincy to be a "Dangerous Building" within the terms of Chapter 14, Article XI of said ordinance. Such building or structure constitutes and is a public nuisance which must be repaired, vacated or demolished as required by said ordinance in order to protect the public interest, health, welfare and the safety of the citizens of the City.

The nature of the violation (s) are as follows:

- 1) Structure not properly secured to keep out trespassers.
- 2) Structure is uninhabitable in its current condition.
- 3) Structures: Electrical, Mechanical, Plumbing, & Sanitary Systems need to be proper working order.
- 4) Property is severely overgrown and unmaintained
- 5) Structure poses Health & Safety issues for the adjacent property owners.

You are further informed that this violation(s) was not corrected or otherwise made to comply within 30 days of the first notice, which constitutes a REPEAT VIOLATION under Section 2-506(3), of the City of Quincy Code of Ordinances, and you must appear before the City of Quincy Code Enforcement Magistrate on July 28, 2014 at 6:30p.m. located at The City Hall, 404 W. Jefferson St. Quincy, Florida.

The Code Enforcement Magistrate may issue a finding of fact and law that includes a mandatory compliance date and has the power to levy fines of up to \$500.00 per day per violation for each and every day that the violation(s) remains beyond the date of this Notice. The assessment of fines or charges will constitute a lien against your property in favor of the City of Quincy.



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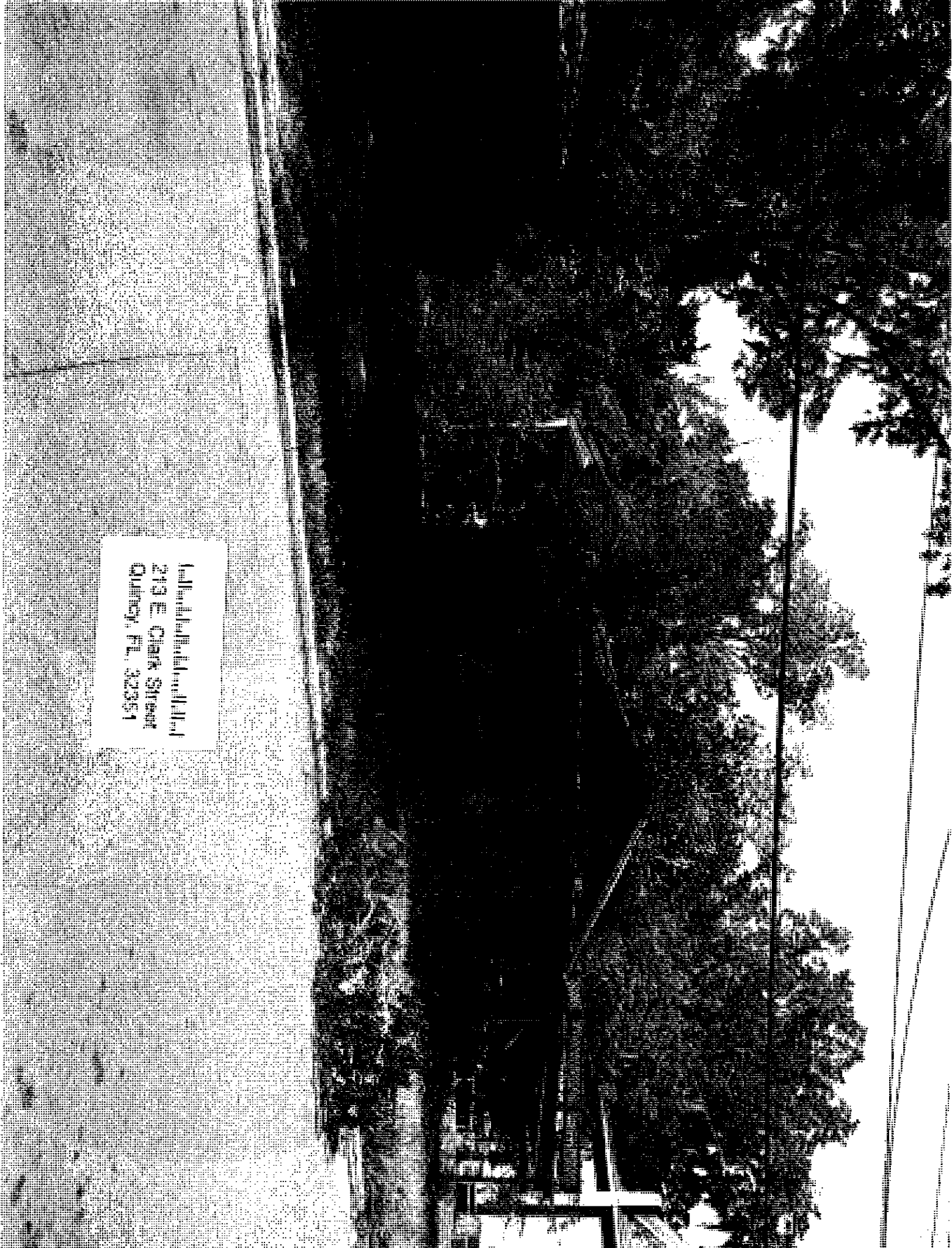
- 1) *Property will be posted to serve Notice*
- 2) *This Notice will be posted at City Hall*

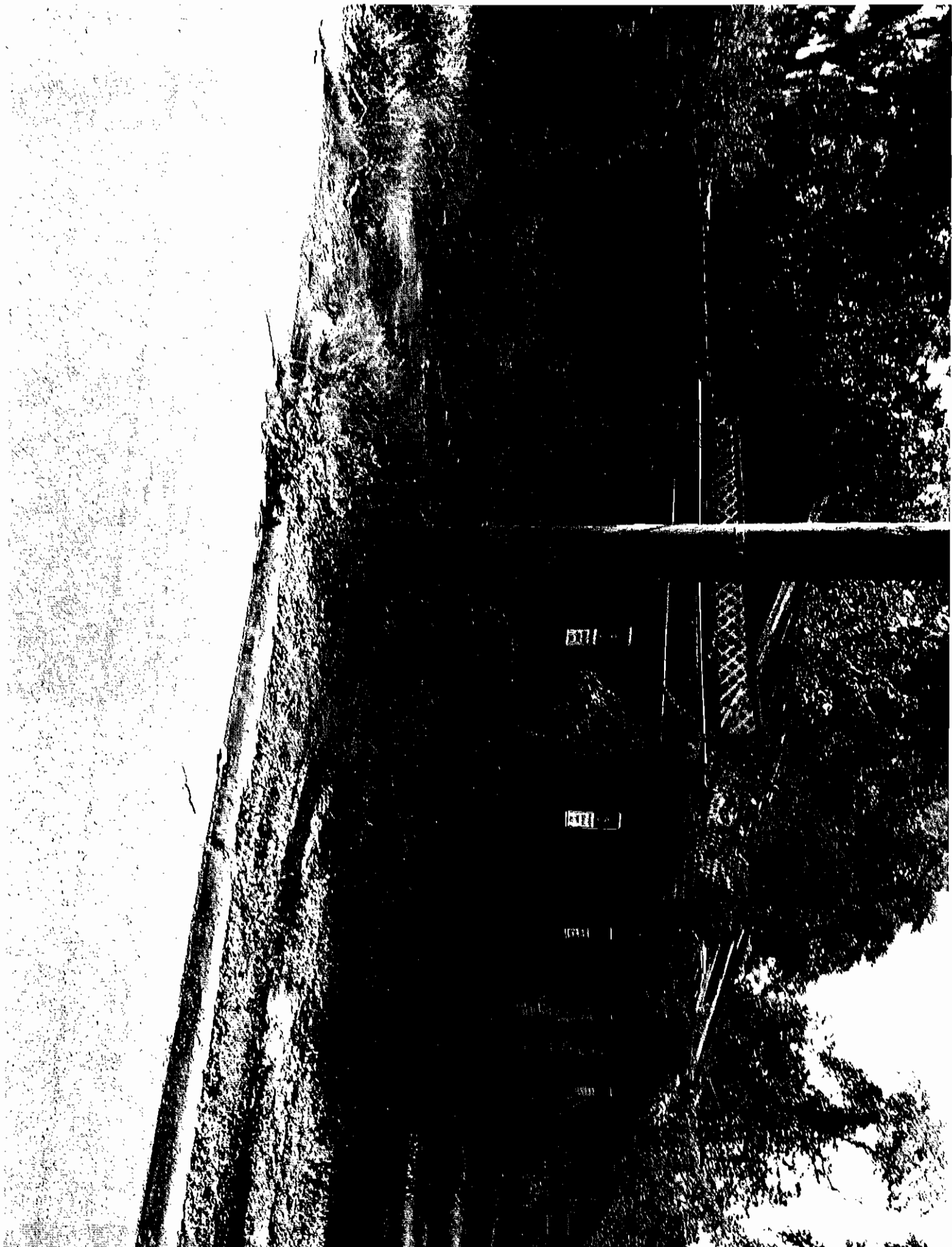
It is solely your responsibility that you contact Code Enforcement at 850-618-0030 or 850-509-5752 upon correcting this violation of the City of Quincy Code of Ordinances so an inspection can be promptly made. If this violation has already been corrected prior to receiving this letter, you still need to contact the Code Enforcement office at the number above. **NOTE: PLEASE MAINTAIN THIS PROPERTY AT ALL TIMES. IT IS NOT THE CITY OF QUINCY'S RESPONSIBILITY TO CONTINUOUSLY REMIND YOU OF THIS VIOLATION.**

Thanking you in advance for your cooperation.

Code Enforcement Inspector

213 E. Clark Street
Quincy, FL 32351







404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

City of Quincy, State of Florida,
Petitioner,

v.

Case No. 12-4055

Witt A. Campbell, heirs of
Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came for hearing before the Special Magistrate on July 28, 2014, and having received testimony under oath and received evidence, and being advised in premises, the Special Magistrate issues the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. Witt A. Campbell, heirs is the owner(s) of the property at 213 E. Clark Street, Quincy, Florida, Gadsden County Parcel # 3-07-2N-3W-0730-00000-1718.
2. The violation cited is City of Quincy Code of Ordinances Article II, Chapter 30 and Section 14-279.
3. A notice of violation and a notice of hearing before the Special Magistrate was provided to the respondent on July 15, 2014, and that notice was received into evidence.
4. The structure on the property is dilapidated and is not maintained in a clean, safe secure and sanitary condition.

CONCLUSIONS OF LAW

5. On the date of the hearing the property was in violation of the Code of Ordinances for the City of Quincy, Florida, Article II, Sections 30-26 and 30-28 and Section 14-279, because the structure on the property being a nuisance, a public hazard and a dangerous building.
6. The violation is a repeat violation under Article II, Section 2-506, based on the findings of fact of the Special Magistrate on July 30, 2012.

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

ORDER

Based upon the Findings of Fact and Conclusions of Law, and pursuant to Section 2-507 – 2-509, City of Quincy Code of Ordinances, it is hereby ordered:

7. The respondent shall correct the violation by August 15, 2014 by Renovation or Demolition of the Structure.
8. If the respondent does not comply with the time specified, he shall be fined \$100.00 on August 15, 2014, and then \$100.00 per day for each day the violation continues to exist.
9. If the respondent does not comply within the time specified, a certified copy of this order together with an Affidavit of Non-Compliance executed by the Code Inspector shall be recorded in the public records of the Gadsden County Clerk of Court, and once recorded shall constitute a lien against the property and upon any other real or personal property owned by the respondent.

Done and ordered this ____ day of August, 2014.

Jonathan Kent Robbins
Special Magistrate



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3

NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT MAGISTRATE

Date: July 15, 2014

Case Number: 12-4065

To: David L. Bradley
C/o Lila S. Bradley
15409 W. Pond Woods Dr.
Tampa, FL. 33618

Location: 1710 Lucky Street

PARCEL NUMBER 3-11-2N-4W-0940-0000A-0030

You are hereby advised that you are in violation of the City of Quincy Code of Ordinances, specifically, Article II, Section 14-279.

NOTICE IS HEREBY GIVEN:

Pursuant to Chapter 14, Article XI. Dangerous Buildings, of the City of Quincy Code of Ordinances, that a certain building or structure located on property of which you are the owner, occupant, lessee, mortgagee, or agent or which you otherwise have any interest, has been found and determined by the City of Quincy to be a "Dangerous Building" within the terms of Chapter 14, Article XI of said ordinance. Such building or structure constitutes and is a public nuisance which must be repaired, vacated or demolished as required by said ordinance in order to protect the public interest, health, welfare and the safety of the citizens of the City.

The nature of the violation (s) are as follows:

- 1) Structure not properly secured to keep out trespassers.
- 2) Structure is uninhabitable in its current condition.
- 3) Structures: Electrical, Mechanical, Plumbing, & Sanitary Systems need to be proper working order.
- 4) Property is severely overgrown and unmaintained
- 5) Structure poses Health & Safety issues for the adjacent property owners.

You are further informed that this violation(s) was not corrected or otherwise made to comply within 30 days of the first notice, which constitutes a REPEAT VIOLATION under Section 2-506(3), of the City of Quincy Code of Ordinances, and you must appear before the City of Quincy Code Enforcement Magistrate on July 28, 2014 at 6:30p.m. located at The City Hall, 404 W. Jefferson St. Quincy, Florida.

The Code Enforcement Magistrate may issue a finding of fact and law that includes a mandatory compliance date and has the power to levy fines of up to \$500.00 per day per violation for each and every day that the violation(s) remains beyond the date of this Notice. The assessment of fines or charges will constitute a lien against your property in favor of the City of Quincy.



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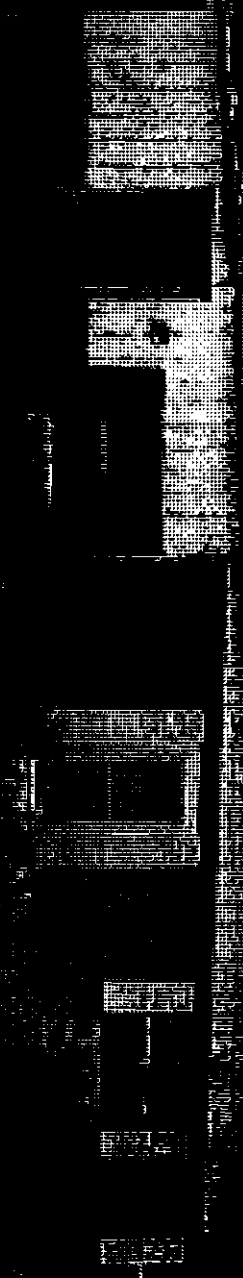
- 1) *Property will be posted to serve Notice*
- 2) *This Notice will be posted at City Hall*

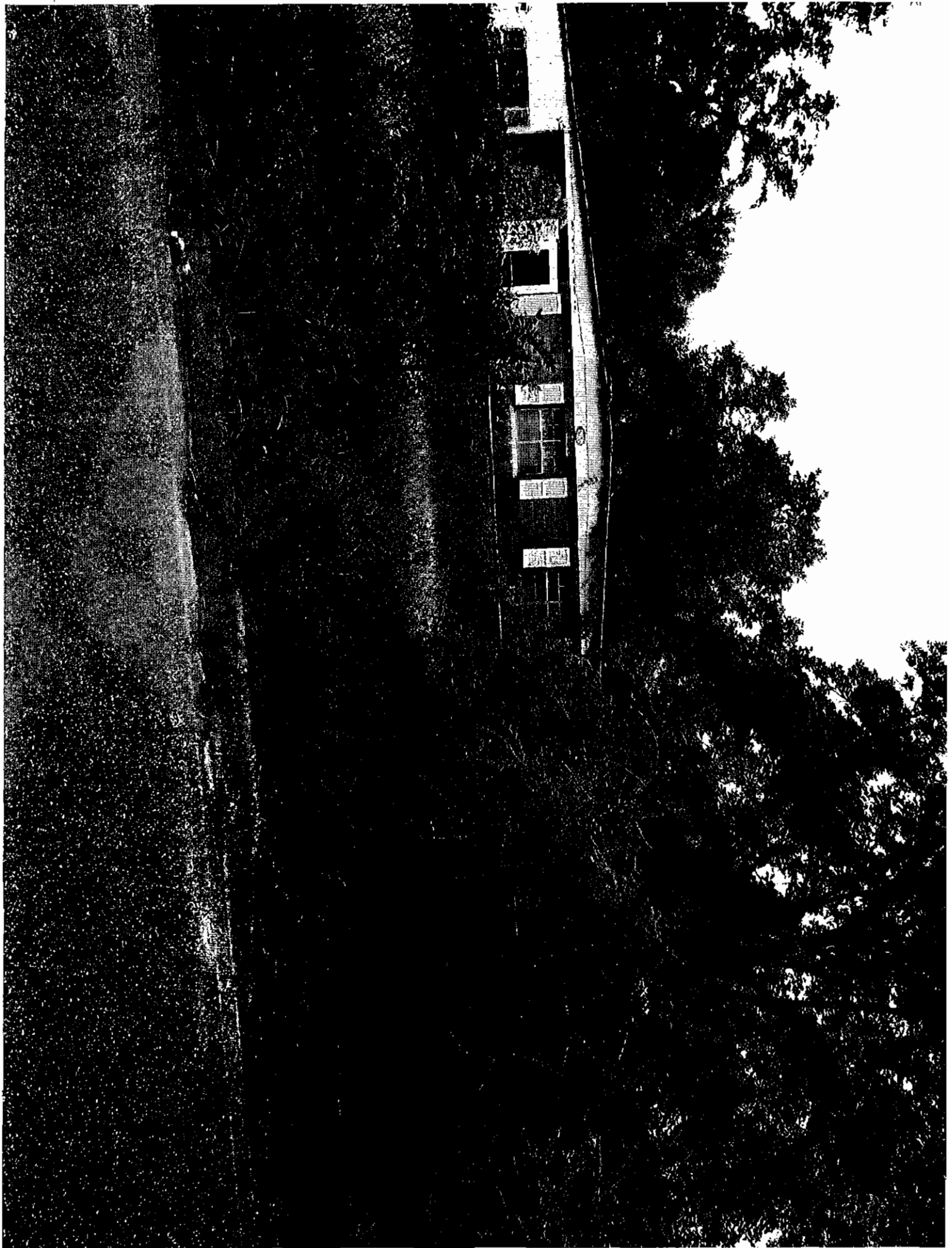
It is solely your responsibility that you contact Code Enforcement at 850-618-0030 or 850-509-5752 upon correcting this violation of the City of Quincy Code of Ordinances so an inspection can be promptly made. If this violation has already been corrected prior to receiving this letter, you still need to contact the Code Enforcement office at the number above. **NOTE: PLEASE MAINTAIN THIS PROPERTY AT ALL TIMES. IT IS NOT THE CITY OF QUINCY'S RESPONSIBILITY TO CONTINUOUSLY REMIND YOU OF THIS VIOLATION.**

Thanking you in advance for your cooperation.

Code Enforcement Inspector

1710 Lucky Street
Quincy, FL 32251





City of Quincy, State of Florida,

Petitioner,

v.

Case No. 12-4065

David L. Bradley,

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came for hearing before the Special Magistrate on July 28, 2014, and having received testimony under oath and received evidence, and being advised in premises, the Special Magistrate issues the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. David L. Bradley is the owner of the property at 1710 Lucky Street, Quincy, Florida, Gadsden County Parcel # 3-11-2N-4W-0940-0000A-0030.
2. The violation cited is City of Quincy Code of Ordinances Article II, Chapter 30 and Section 14-279.
3. A notice of violation and a notice of hearing before the Special Magistrate was provided to the respondent on July 15, 2014, and that notice was received into evidence.
4. The structure on the property is dilapidated and is not maintained in a clean, safe secure and sanitary condition.

CONCLUSIONS OF LAW

5. On the date of the hearing the property was in violation of the Code of Ordinances for the City of Quincy, Florida, Article II, Sections 30-26 and 30-28 and Section 14-279, because the structure on the property being a nuisance, a public hazard and a dangerous building.
6. The violation is a repeat violation under Article II, Section 2-506, based on the findings of fact of the Special Magistrate on December 3, 2012.

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

ORDER

Based upon the Findings of Fact and Conclusions of Law, and pursuant to Section 2-507 – 2-509, City of Quincy Code of Ordinances, it is hereby ordered:

7. The respondent shall correct the violation by August 15, 2014 by Renovation or Demolition of the Structure.
8. If the respondent does not comply with the time specified, he shall be fined \$100.00 on August 15, 2014, and then \$100.00 per day for each day the violation continues to exist.
9. If the respondent does not comply within the time specified, a certified copy of this order together with an Affidavit of Non-Compliance executed by the Code Inspector shall be recorded in the public records of the Gadsden County Clerk of Court, and once recorded shall constitute a lien against the property and upon any other real or personal property owned by the respondent.

Done and ordered this ____ day of August, 2014.

Jonathan Kent Robbins
Special Magistrate



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NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT MAGISTRATE

Date: July 15, 2014

Case Number: 12-4105

To: Willie Lee Lewis
P.O. Box 44
Lloyd, FL. 32337

Location: 1414 Florida Ave

PARCEL NUMBER 3-12-2N-4W-1060-00002-0100

You are hereby advised that you are in violation of the City of Quincy Code of Ordinances, specifically, Article II, Section 14-279.

NOTICE IS HEREBY GIVEN:

Pursuant to Chapter 14, Article XI. Dangerous Buildings, of the City of Quincy Code of Ordinances, that a certain building or structure located on property of which you are the owner, occupant, lessee, mortgagee, or agent or which you otherwise have any interest, has been found and determined by the City of Quincy to be a "Dangerous Building" within the terms of Chapter 14, Article XI of said ordinance. Such building or structure constitutes and is a public nuisance which must be repaired, vacated or demolished as required by said ordinance in order to protect the public interest, health, welfare and the safety of the citizens of the City.

The nature of the violation (s) are as follows:

- 1) Structure not properly secured to keep out trespassers.
- 2) Structure is uninhabitable in its current condition.
- 3) Structures: Electrical, Mechanical, Plumbing, & Sanitary Systems need to be proper working order.
- 4) Property is severely overgrown and unmaintained
- 5) Structure poses Health & Safety issues for the adjacent property owners.

You are further informed that this violation(s) was not corrected or otherwise made to comply within 30 days of the first notice, which constitutes a REPEAT VIOLATION under Section 2-506(3), of the City of Quincy Code of Ordinances, and you must appear before the City of Quincy Code Enforcement Magistrate on July 28, 2014 at 6:30p.m. located at The City Hall, 404 W. Jefferson St. Quincy, Florida.

The Code Enforcement Magistrate may issue a finding of fact and law that includes a mandatory compliance date and has the power to levy fines of up to \$500.00 per day per violation for each and every day that the violation(s) remains beyond the date of this Notice. The assessment of fines or charges will constitute a lien against your property in favor of the City of Quincy.



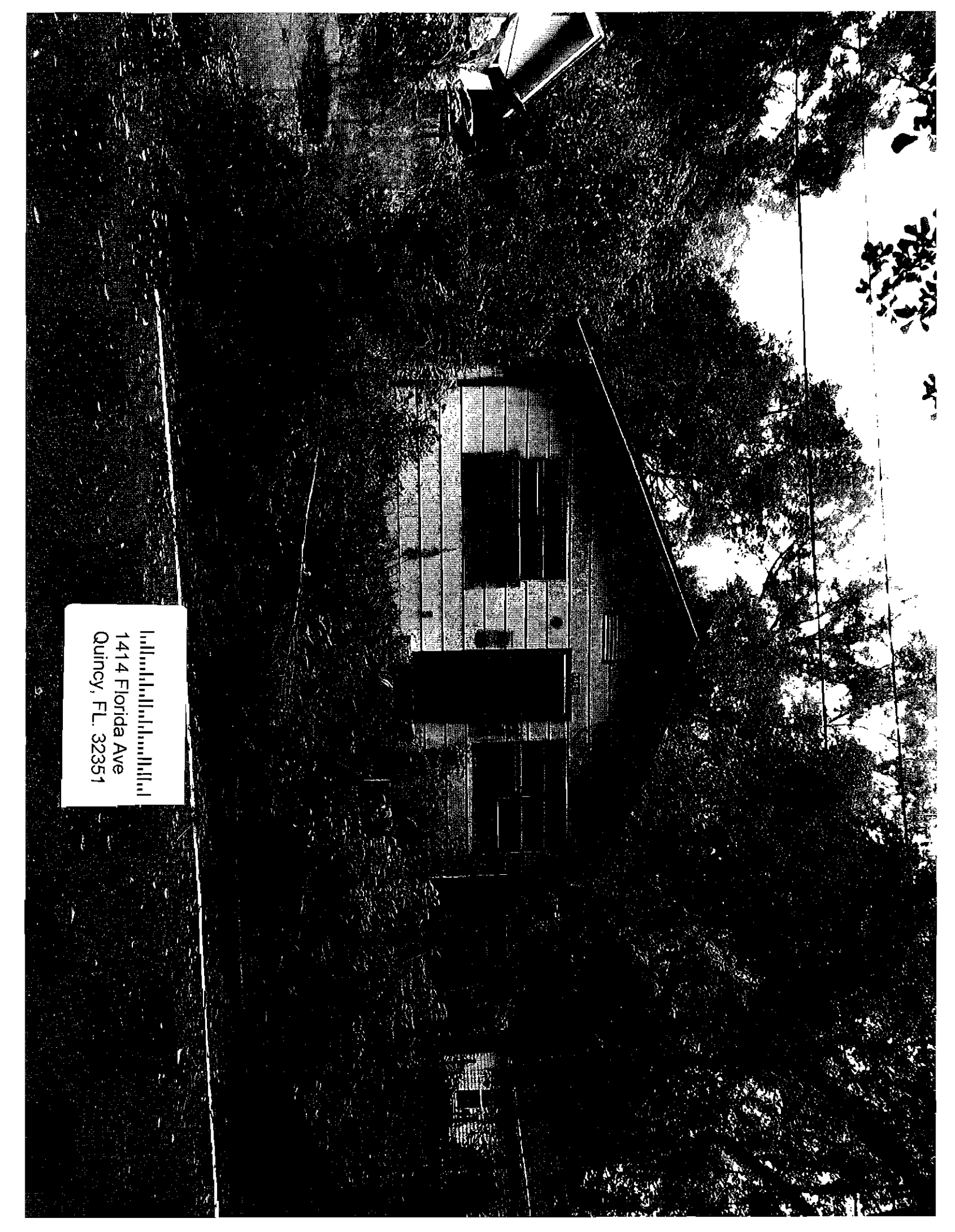
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- 1) *Property will be posted to serve Notice*
- 2) *This Notice will be posted at City Hall*

It is solely your responsibility that you contact Code Enforcement at 850-618-0030 or 850-509-5752 upon correcting this violation of the City of Quincy Code of Ordinances so an inspection can be promptly made. If this violation has already been corrected prior to receiving this letter, you still need to contact the Code Enforcement office at the number above. **NOTE: PLEASE MAINTAIN THIS PROPERTY AT ALL TIMES. IT IS NOT THE CITY OF QUINCY'S RESPONSIBILITY TO CONTINUOUSLY REMIND YOU OF THIS VIOLATION.**

Thanking you in advance for your cooperation.

Code Enforcement Inspector



|||||
1414 Florida Ave
Quincy, FL. 32351

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

City of Quincy, State of Florida,

Petitioner,

v.

Case No. 12-4105

Willie Lee Lewis

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came for hearing before the Special Magistrate on July 28, 2014, and having received testimony under oath and received evidence, and being advised in premises, the Special Magistrate issues the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. Willie Lee Lewis is the owner of the property at 1414 Florida Ave, Quincy, Florida, Gadsden County Parcel # 3-12-2N-4W-1060-00002-0100.
2. The violation cited is City of Quincy Code of Ordinances Article II, Chapter 30 and Section 14-279.
3. A notice of violation and a notice of hearing before the Special Magistrate was provided to the respondent on July 15, 2014, and that notice was received into evidence.
4. The structure on the property is dilapidated and is not maintained in a clean, safe secure and sanitary condition.

CONCLUSIONS OF LAW

5. On the date of the hearing the property was in violation of the Code of Ordinances for the City of Quincy, Florida, Article II, Sections 30-26 and 30-28 and Section 14-279, because the structure on the property being a nuisance, a public hazard and a dangerous building.
6. The violation is a repeat violation under Article II, Section 2-506, based on the findings of fact of the Special Magistrate on December 3, 2012.

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

ORDER

Based upon the Findings of Fact and Conclusions of Law, and pursuant to Section 2-507 – 2-509, City of Quincy Code of Ordinances, it is hereby ordered:

7. The respondent shall correct the violation by August 15, 2014 by Renovation or Demolition of the Structure.
8. If the respondent does not comply with the time specified, he shall be fined \$100.00 on August 15, 2014, and then \$100.00 per day for each day the violation continues to exist.
9. If the respondent does not comply within the time specified, a certified copy of this order together with an Affidavit of Non-Compliance executed by the Code Inspector shall be recorded in the public records of the Gadsden County Clerk of Court, and once recorded shall constitute a lien against the property and upon any other real or personal property owned by the respondent.

Done and ordered this ____ day of August, 2014.

Jonathan Kent Robbins
Special Magistrate



...In the heart of Florida's future

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NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT MAGISTRATE

Date: July 15, 2014

Case Number: 12-4110

To: Terry Scott-Atkins Butler
P.O. Box 73
Midway, FL. 32343

Location: 629 Cooper Street

PARCEL NUMBER 3-12-2N-4W-0000-00433-0500

You are hereby advised that you are in violation of the City of Quincy Code of Ordinances, specifically, Article II, Section 14-279.

NOTICE IS HEREBY GIVEN:

Pursuant to Chapter 14, Article XI. Dangerous Buildings, of the City of Quincy Code of Ordinances, that a certain building or structure located on property of which you are the owner, occupant, lessee, mortgagee, or agent or which you otherwise have any interest, has been found and determined by the City of Quincy to be a "Dangerous Building" within the terms of Chapter 14, Article XI of said ordinance. Such building or structure constitutes and is a public nuisance which must be repaired, vacated or demolished as required by said ordinance in order to protect the public interest, health, welfare and the safety of the citizens of the City.

The nature of the violation (s) are as follows:

- 1) Structure not properly secured to keep out trespassers.
- 2) Structure is uninhabitable in its current condition.
- 3) Structures: Electrical, Mechanical, Plumbing, & Sanitary Systems need to be proper working order.
- 4) Property is severely overgrown and unmaintained
- 5) Structure poses Health & Safety issues for the adjacent property owners.

You are further informed that this violation(s) was not corrected or otherwise made to comply within 30 days of the first notice, which constitutes a REPEAT VIOLATION under Section 2-506(3), of the City of Quincy Code of Ordinances, and you must appear before the City of Quincy Code Enforcement Magistrate on July 28, 2014 at 6:30p.m. located at The City Hall, 404 W. Jefferson St. Quincy, Florida.

The Code Enforcement Magistrate may issue a finding of fact and law that includes a mandatory compliance date and has the power to levy fines of up to \$500.00 per day per violation for each and every day that the violation(s) remains beyond the date of this Notice. The assessment of fines or charges will constitute a lien against your property in favor of the City of Quincy.



...In the heart of Florida's future

- 1) *Property will be posted to serve Notice*
- 2) *This Notice will be posted at City Hall*

It is solely your responsibility that you contact Code Enforcement at 850-618-0030 or 850-509-5752 upon correcting this violation of the City of Quincy Code of Ordinances so an inspection can be promptly made. If this violation has already been corrected prior to receiving this letter, you still need to contact the Code Enforcement office at the number above. **NOTE: PLEASE MAINTAIN THIS PROPERTY AT ALL TIMES. IT IS NOT THE CITY OF QUINCY'S RESPONSIBILITY TO CONTINUOUSLY REMIND YOU OF THIS VIOLATION.**

Thanking you in advance for your cooperation.

Code Enforcement Inspector



629 Cooper Street
Quincy, FL. 32351

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

City of Quincy, State of Florida,

Petitioner,

v.

Case No. 12-4110

Terry Scott-Atkins Butler

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came for hearing before the Special Magistrate on July 28, 2014, and having received testimony under oath and received evidence, and being advised in premises, the Special Magistrate issues the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. Terry Scott-Atkins Butler is the owner of the property at 629 Cooper Street, Quincy, Florida, Gadsden County Parcel # 3-12-2N-4W-0000-00433-0500.
2. The violation cited is City of Quincy Code of Ordinances Article II, Chapter 30 and Section 14-279.
3. A notice of violation and a notice of hearing before the Special Magistrate was provided to the respondent on July 15, 2014, and that notice was received into evidence.
4. The structure on the property is dilapidated and is not maintained in a clean, safe secure and sanitary condition.

CONCLUSIONS OF LAW

5. On the date of the hearing the property was in violation of the Code of Ordinances for the City of Quincy, Florida, Article II, Sections 30-26 and 30-28 and Section 14-279, because the structure on the property being a nuisance, a public hazard and a dangerous building.
6. The violation is a repeat violation under Article II, Section 2-506, based on the findings of fact of the Special Magistrate on February 11, 2013.

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

ORDER

Based upon the Findings of Fact and Conclusions of Law, and pursuant to Section 2-507 – 2-509, City of Quincy Code of Ordinances, it is hereby ordered:

7. The respondent shall correct the violation by August 15, 2014 by Renovation or Demolition of the Structure.
8. If the respondent does not comply with the time specified, he shall be fined \$100.00 on August 15, 2014, and then \$100.00 per day for each day the violation continues to exist.
9. If the respondent does not comply within the time specified, a certified copy of this order together with an Affidavit of Non-Compliance executed by the Code Inspector shall be recorded in the public records of the Gadsden County Clerk of Court, and once recorded shall constitute a lien against the property and upon any other real or personal property owned by the respondent.

Done and ordered this ____ day of August, 2014.

Jonathan Keut Robbins
Special Magistrate



...In the heart of Florida's future

6

NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT MAGISTRATE

Date: July 15, 2014

Case Number: 12-4069

To: Nicholas C. Chason
P.O. Box 839
Tallahassee, FL. 32302

Location: 1748 M.L. King Blvd **PARCEL NUMBER 3-11-2N-4W-0000-00443-0200**

You are hereby advised that you are in violation of the City of Quincy Code of Ordinances, specifically, Article II, Section 14-279.

NOTICE IS HEREBY GIVEN:

Pursuant to Chapter 14, Article XI. Dangerous Buildings, of the City of Quincy Code of Ordinances, that a certain building or structure located on property of which you are the owner, occupant, lessee, mortgagee, or agent or which you otherwise have any interest, has been found and determined by the City of Quincy to be a "Dangerous Building" within the terms of Chapter 14, Article XI of said ordinance. Such building or structure constitutes and is a public nuisance which must be repaired, vacated or demolished as required by said ordinance in order to protect the public interest, health, welfare and the safety of the citizens of the City.

The nature of the violation (s) are as follows:

- 1) Structure not properly secured to keep out trespassers.
- 2) Structure is uninhabitable in its current condition.
- 3) Structures: Electrical, Mechanical, Plumbing, & Sanitary Systems need to be proper working order.
- 4) Property is severely overgrown and unmaintained
- 5) Structure poses Health & Safety issues for the adjacent property owners.

You are further informed that this violation(s) was not corrected or otherwise made to comply within 30 days of the first notice, which constitutes a REPEAT VIOLATION under Section 2-506(3), of the City of Quincy Code of Ordinances, and you must appear before the City of Quincy Code Enforcement Magistrate on July 28, 2014 at 6:30p.m. located at The City Hall, 404 W. Jefferson St. Quincy, Florida.

The Code Enforcement Magistrate may issue a finding of fact and law that includes a mandatory compliance date and has the power to levy fines of up to \$500.00 per day per violation for each and every day that the violation(s) remains beyond the date of this Notice. The assessment of fines or charges will constitute a lien against your property in favor of the City of Quincy.



...In the heart of Florida's future

- 1) *Property will be posted to serve Notice*
- 2) *This Notice will be posted at City Hall*

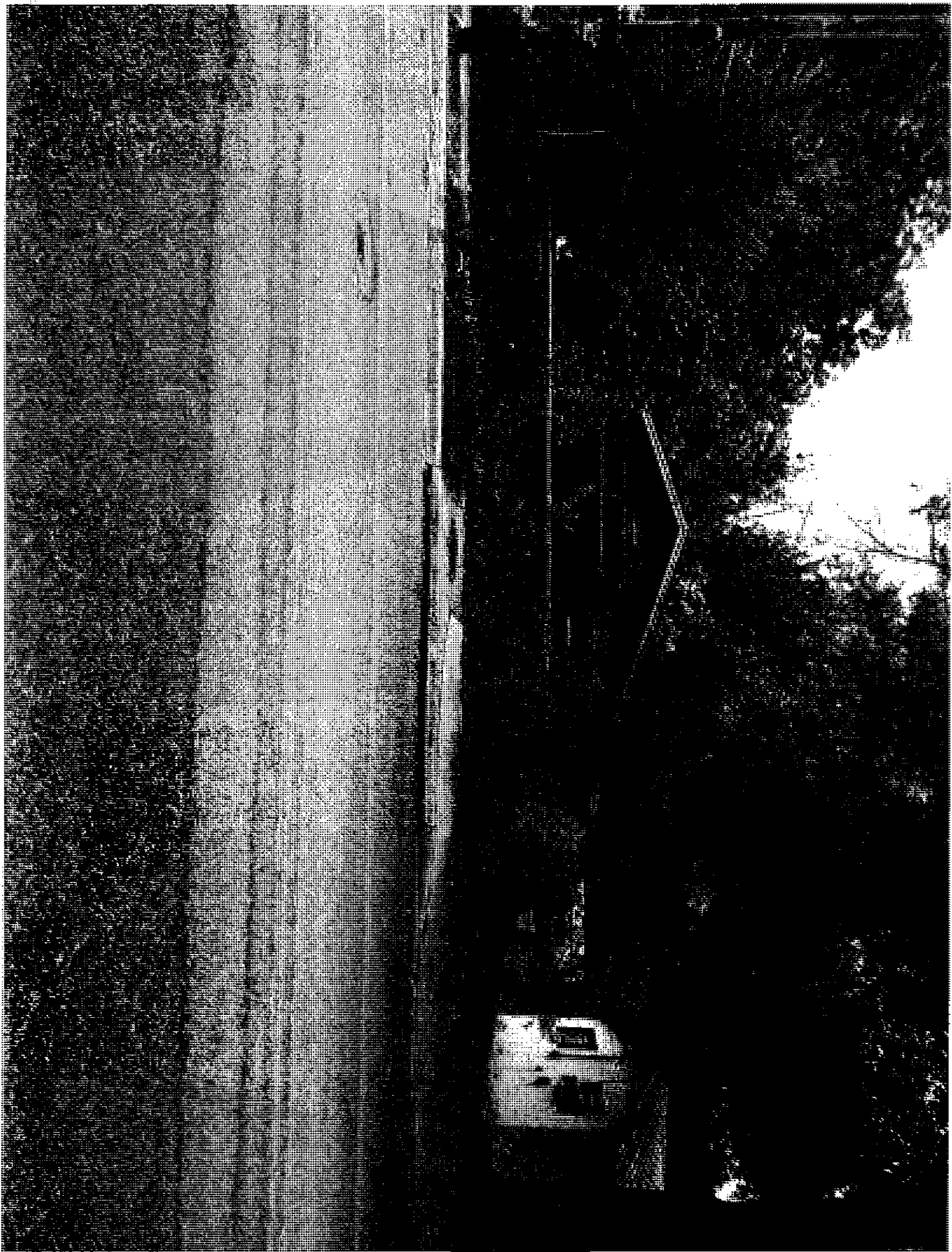
It is solely your responsibility that you contact Code Enforcement at 850-618-0030 or 850-509-5752 upon correcting this violation of the City of Quincy Code of Ordinances so an inspection can be promptly made. If this violation has already been corrected prior to receiving this letter, you still need to contact the Code Enforcement office at the number above. **NOTE: PLEASE MAINTAIN THIS PROPERTY AT ALL TIMES. IT IS NOT THE CITY OF QUINCY'S RESPONSIBILITY TO CONTINUOUSLY REMIND YOU OF THIS VIOLATION.**

Thanking you in advance for your cooperation.

Code Enforcement Inspector

1748 N.L. King Blvd
Quincy, FL 32351







404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

City of Quincy, State of Florida,
Petitioner,

v.

Case No. 12-4069

Nicholas C. Chason

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came for hearing before the Special Magistrate on July 28, 2014, and having received testimony under oath and received evidence, and being advised in premises, the Special Magistrate issues the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. Nicholas C. Chason is the owner of the property at 1748 M.L. King Blvd, Quincy, Florida, Gadsden County Parcel # 3-11-2N-4W-0000-00443-0200.
2. The violation cited is City of Quincy Code of Ordinances Article II, Chapter 30 and Section 14-279.
3. A notice of violation and a notice of hearing before the Special Magistrate was provided to the respondent on July 15, 2014, and that notice was received into evidence.
4. The structure on the property is dilapidated and is not maintained in a clean, safe secure and sanitary condition.

CONCLUSIONS OF LAW

5. On the date of the hearing the property was in violation of the Code of Ordinances for the City of Quincy, Florida, Article II, Sections 30-26 and 30-28 and Section 14-279, because the structure on the property being a nuisance, a public hazard and a dangerous building.
6. The violation is a repeat violation under Article II, Section 2-506, based on the findings of fact of the Special Magistrate on February 11, 2013.

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

ORDER

Based upon the Findings of Fact and Conclusions of Law, and pursuant to Section 2-507 – 2-509, City of Quincy Code of Ordinances, it is hereby ordered:

7. The respondent shall correct the violation by August 15, 2014 by Renovation or Demolition of the Structure.
8. If the respondent does not comply with the time specified, he shall be fined \$100.00 on August 15, 2014, and then \$100.00 per day for each day the violation continues to exist.
9. If the respondent does not comply within the time specified, a certified copy of this order together with an Affidavit of Non-Compliance executed by the Code Inspector shall be recorded in the public records of the Gadsden County Clerk of Court, and once recorded shall constitute a lien against the property and upon any other real or personal property owned by the respondent.

Done and ordered this ____ day of August, 2014.

Jonathan Kent Robbins
Special Magistrate



...In the heart of Florida's future

2

NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT MAGISTRATE

Date: July 15, 2014

Case Number: 13-014

To: John W. Dixon
819 W. Clark Street
Quincy, FL. 32351

Location: 819 W. Clark Street

PARCEL NUMBER 3-12-2N-4W-0000-00134-1900

You are hereby advised that you are in violation of the City of Quincy Code of Ordinances, specifically, Article II, Section 14-279.

NOTICE IS HEREBY GIVEN:

Pursuant to Chapter 14, Article XI. Dangerous Buildings, of the City of Quincy Code of Ordinances, that a certain building or structure located on property of which you are the owner, occupant, lessee, mortgagee, or agent or which you otherwise have any interest, has been found and determined by the City of Quincy to be a "Dangerous Building" within the terms of Chapter 14, Article XI of said ordinance. Such building or structure constitutes and is a public nuisance which must be repaired, vacated or demolished as required by said ordinance in order to protect the public interest, health, welfare and the safety of the citizens of the City.

The nature of the violation (s) are as follows:

- 1) Structure not properly secured to keep out trespassers.
- 2) Structure is uninhabitable in its current condition.
- 3) Structures: Electrical, Mechanical, Plumbing, & Sanitary Systems need to be proper working order.
- 4) Property is severely overgrown and unmaintained
- 5) Structure poses Health & Safety issues for the adjacent property owners.

You are further informed that this violation(s) was not corrected or otherwise made to comply within 30 days of the first notice, which constitutes a REPEAT VIOLATION under Section 2-506(3), of the City of Quincy Code of Ordinances, and you must appear before the City of Quincy Code Enforcement Magistrate on July 28, 2014 at 6:30p.m. located at The City Hall, 404 W. Jefferson St. Quincy, Florida.

The Code Enforcement Magistrate may issue a finding of fact and law that includes a mandatory compliance date and has the power to levy fines of up to \$500.00 per day per violation for each and every day that the violation(s) remains beyond the date of this Notice. The assessment of fines or charges will constitute a lien against your property in favor of the City of Quincy.



...In the heart of Florida's future

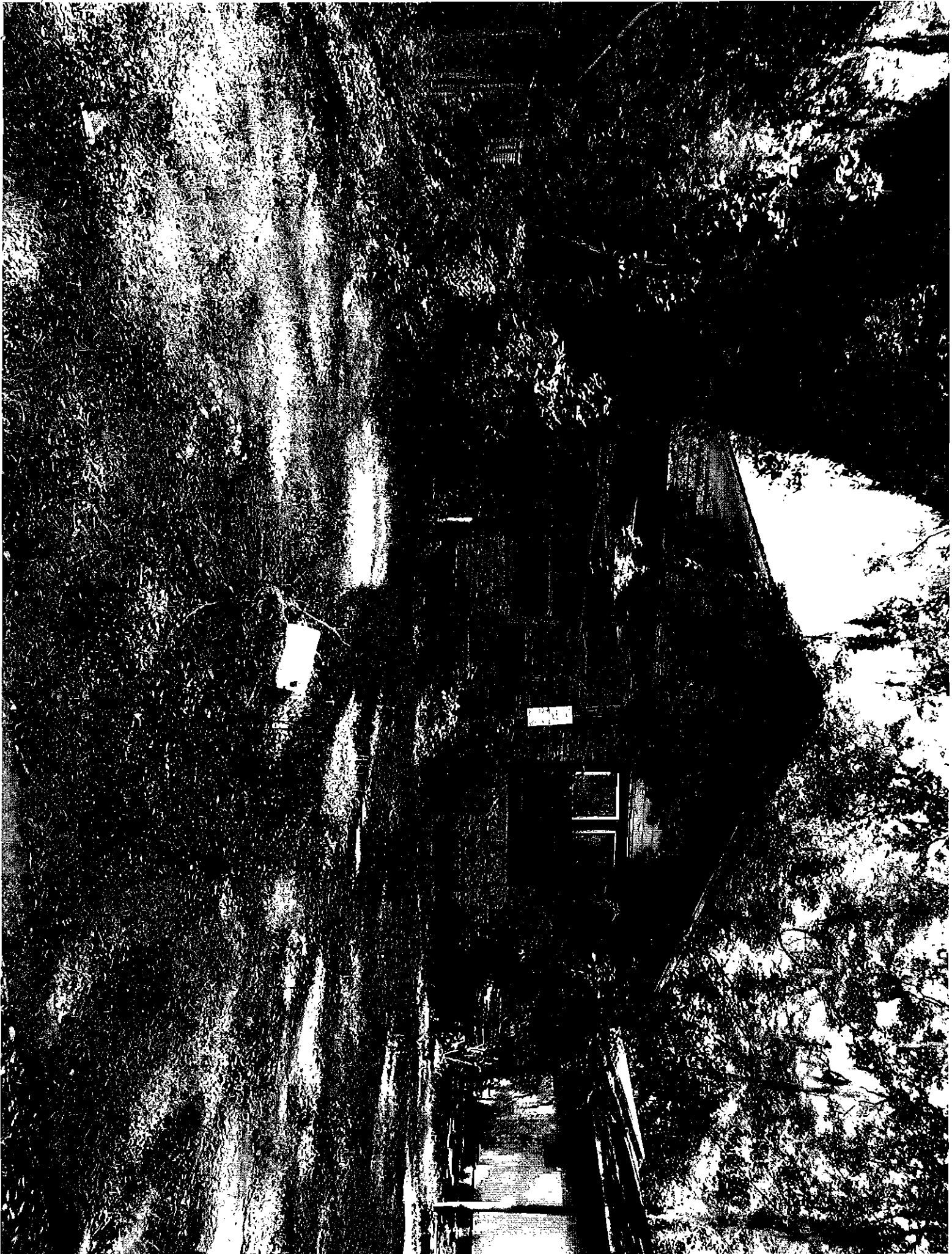
- 1) *Property will be posted to serve Notice*
- 2) *This Notice will be posted at City Hall*

It is solely your responsibility that you contact Code Enforcement at 850-618-0030 or 850-509-5752 upon correcting this violation of the City of Quincy Code of Ordinances so an inspection can be promptly made. If this violation has already been corrected prior to receiving this letter, you still need to contact the Code Enforcement office at the number above. **NOTE: PLEASE MAINTAIN THIS PROPERTY AT ALL TIMES. IT IS NOT THE CITY OF QUINCY'S RESPONSIBILITY TO CONTINUOUSLY REMIND YOU OF THIS VIOLATION.**

Thanking you in advance for your cooperation.

Code Enforcement Inspector

819 W. Clark Street
Quincy, FL. 32351



404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

City of Quincy, State of Florida,

Petitioner,

v.

Case No. 13-014

John W. Dixon

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came for hearing before the Special Magistrate on July 28, 2014, and having received testimony under oath and received evidence, and being advised in premises, the Special Magistrate issues the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. John W. Dixon is the owner of the property at 819 W. Clark Street, Quincy, Florida, Gadsden County Parcel # 3-12-2N-4W-0000-00134-1900.
2. The violation cited is City of Quincy Code of Ordinances Article II, Chapter 30 and Section 14-279.
3. A notice of violation and a notice of hearing before the Special Magistrate was provided to the respondent on July 15, 2014, and that notice was received into evidence.
4. The structure on the property is dilapidated and is not maintained in a clean, safe secure and sanitary condition.

CONCLUSIONS OF LAW

5. On the date of the hearing the property was in violation of the Code of Ordinances for the City of Quincy, Florida, Article II, Sections 30-26 and 30-28 and Section 14-279, because the structure on the property being a nuisance, a public hazard and a dangerous building.
6. The violation is a repeat violation under Article II, Section 2-506, based on the findings of fact of the Special Magistrate on June 10, 2013.

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

ORDER

Based upon the Findings of Fact and Conclusions of Law, and pursuant to Section 2-507 – 2-509, City of Quincy Code of Ordinances, it is hereby ordered:

7. The respondent shall correct the violation by August 15, 2014 by Renovation or Demolition of the Structure.
8. If the respondent does not comply with the time specified, he shall be fined \$100.00 on August 15, 2014, and then \$100.00 per day for each day the violation continues to exist.
9. If the respondent does not comply within the time specified, a certified copy of this order together with an Affidavit of Non-Compliance executed by the Code Inspector shall be recorded in the public records of the Gadsden County Clerk of Court, and once recorded shall constitute a lien against the property and upon any other real or personal property owned by the respondent.

Done and ordered this ____ day of August, 2014.

Jonathan Kent Robbins
Special Magistrate



...In the heart of Florida's future

8

**NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE CODE
ENFORCEMENT MAGISTRATE**

Date: July 15, 2014

Case Number: 13-020

To: Dan Glynn, Heirs of
718 S. Adams Street
Quincy, FL. 32351

Location: 36 Dezell Street

PARCEL NUMBER 3-06-2N-3W-0000-00324-0500

You are hereby advised that you are in violation of the City of Quincy Code of Ordinances, specifically, Article II, Section 14-279.

NOTICE IS HEREBY GIVEN:

Pursuant to Chapter 14, Article XI. Dangerous Buildings, of the City of Quincy Code of Ordinances, that a certain building or structure located on property of which you are the owner, occupant, lessee, mortgagee, or agent or which you otherwise have any interest, has been found and determined by the City of Quincy to be a "Dangerous Building" within the terms of Chapter 14, Article XI of said ordinance. Such building or structure constitutes and is a public nuisance which must be repaired, vacated or demolished as required by said ordinance in order to protect the public interest, health, welfare and the safety of the citizens of the City.

The nature of the violation (s) are as follows:

- 1) Structure not properly secured to keep out trespassers.
- 2) Structure is uninhabitable in its current condition.
- 3) Structures: Electrical, Mechanical, Plumbing, & Sanitary Systems need to be proper working order.
- 4) Property is severely overgrown and unmaintained
- 5) Structure poses Health & Safety issues for the adjacent property owners.

You are further informed that this violation(s) was not corrected or otherwise made to comply within 30 days of the first notice, which constitutes a REPEAT VIOLATION under Section 2-506(3), of the City of Quincy Code of Ordinances, and you must appear before the City of Quincy Code Enforcement Magistrate on July 28, 2014 at 6:30p.m. located at The City Hall, 404 W. Jefferson St. Quincy, Florida.

The Code Enforcement Magistrate may issue a finding of fact and law that includes a mandatory compliance date and has the power to levy fines of up to \$500.00 per day per violation for each and every day that the violation(s) remains beyond the date of this Notice. The assessment of fines or charges will constitute a lien against your property in favor of the City of Quincy.



...In the heart of Florida's future

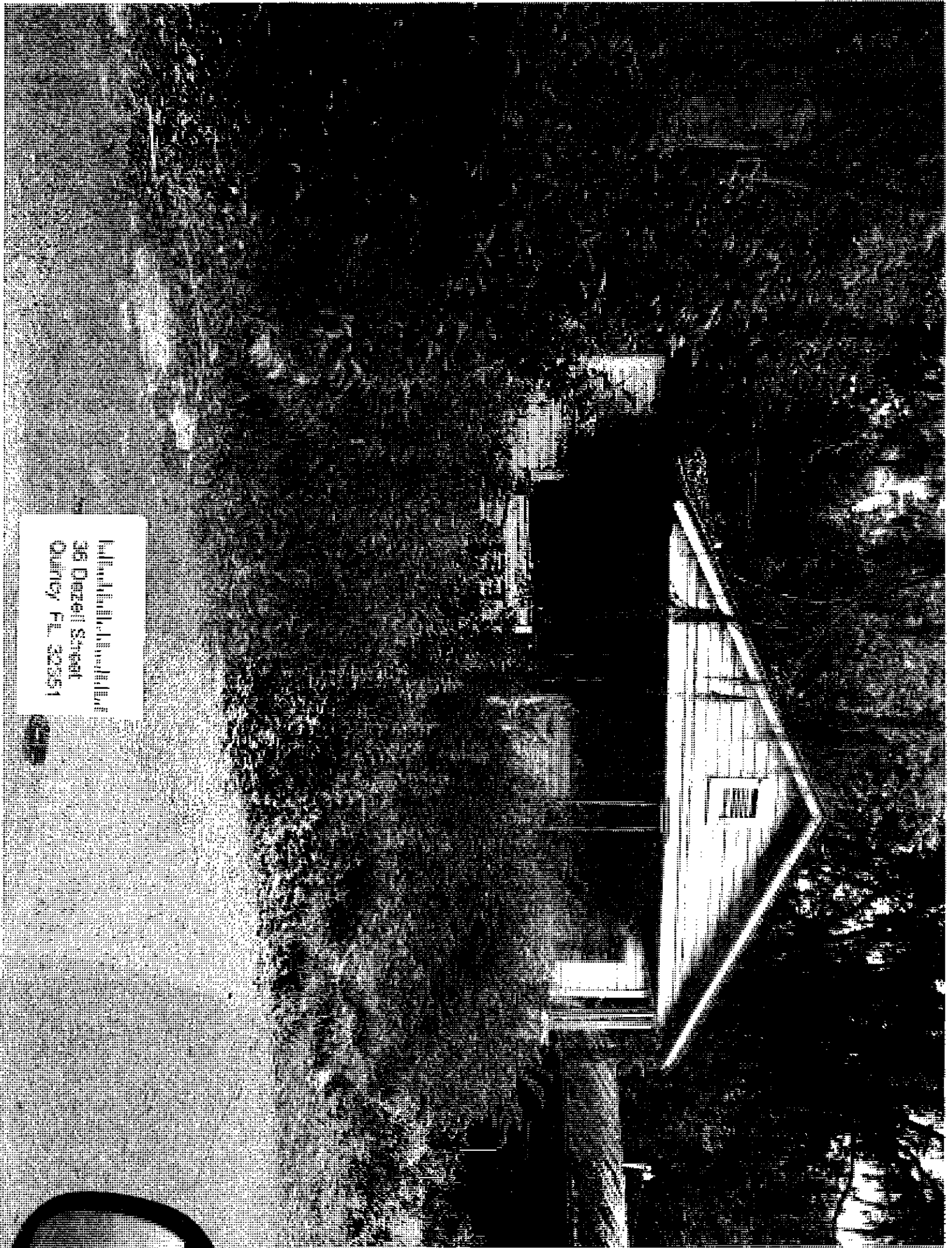
- 1) *Property will be posted to serve Notice*
- 2) *This Notice will be posted at City Hall*

It is solely your responsibility that you contact Code Enforcement at 850-618-0030 or 850-509-5752 upon correcting this violation of the City of Quincy Code of Ordinances so an inspection can be promptly made. If this violation has already been corrected prior to receiving this letter, you still need to contact the Code Enforcement office at the number above. **NOTE: PLEASE MAINTAIN THIS PROPERTY AT ALL TIMES. IT IS NOT THE CITY OF QUINCY'S RESPONSIBILITY TO CONTINUOUSLY REMIND YOU OF THIS VIOLATION.**

Thanking you in advance for your cooperation.

Code Enforcement Inspector

36 Diezen Street
Quincy FL 32351





City of Quincy, State of Florida,

Petitioner,

v.

Case No. 13-020

Dan Glynn, heirs of

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came for hearing before the Special Magistrate on July 28, 2014, and having received testimony under oath and received evidence, and being advised in premises, the Special Magistrate issues the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. Dan Glynn, heirs is the owner(s) of the property at 36 Dezell Street, Quincy, Florida, Gadsden County Parcel # 3-06-2N-3 W-0000-00324-0500.
2. The violation cited is City of Quincy Code of Ordinances Article II, Chapter 30 and Section 14-279.
3. A notice of violation and a notice of hearing before the Special Magistrate was provided to the respondent on July 15, 2014, and that notice was received into evidence.
4. The structure on the property is dilapidated and is not maintained in a clean, safe secure and sanitary condition.

CONCLUSIONS OF LAW

5. On the date of the hearing the property was in violation of the Code of Ordinances for the City of Quincy, Florida, Article II, Sections 30-26 and 30-28 and Section 14-279, because the structure on the property being a nuisance, a public hazard and a dangerous building.
6. The violation is a repeat violation under Article II, Section 2-506, based on the findings of fact of the Special Magistrate on June 10, 2013.

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

ORDER

Based upon the Findings of Fact and Conclusions of Law, and pursuant to Section 2-507 – 2-509, City of Quincy Code of Ordinances, at the Hearing on July 28, 2014, it was ordered:

7. The respondent shall correct the violation by August 15, 2014 by Renovation or Demolition of the Structure.
8. If the respondent does not comply with the time specified, he shall be fined \$100.00 on August 15, 2014, and then \$100.00 per day for each day the violation continues to exist.
9. If the respondent does not comply within the time specified, a certified copy of this order together with an Affidavit of Non-Compliance executed by the Code Inspector shall be recorded in the public records of the Gadsden County Clerk of Court, and once recorded shall constitute a lien against the property and upon any other real or personal property owned by the respondent.

Done and ordered this ____ day of August, 2014.

Jonathan Kent Robbins
Special Magistrate



9

...In the heart of Florida's future

NOTICE OF VIOLATION AND NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT MAGISTRATE

Date: July 15, 2014

Case Number: 13-025

To: Hattie Diggs, Estate
1726 M.L. King Blvd
Quincy, FL. 32351

Location: 1726 M.L. King Blvd **PARCEL NUMBER 3-11-2N-4W-0000-00444-0900**

You are hereby advised that you are in violation of the City of Quincy Code of Ordinances, specifically, Article II, Section 14-279.

NOTICE IS HEREBY GIVEN:

Pursuant to Chapter 14, Article XI. Dangerous Buildings, of the City of Quincy Code of Ordinances, that a certain building or structure located on property of which you are the owner, occupant, lessee, mortgagee, or agent or which you otherwise have any interest, has been found and determined by the City of Quincy to be a "Dangerous Building" within the terms of Chapter 14, Article XI of said ordinance. Such building or structure constitutes and is a public nuisance which must be repaired, vacated or demolished as required by said ordinance in order to protect the public interest, health, welfare and the safety of the citizens of the City.

The nature of the violation (s) are as follows:

- 1) Structure not properly secured to keep out trespassers.
- 2) Structure is uninhabitable in its current condition.
- 3) Structures: Electrical, Mechanical, Plumbing, & Sanitary Systems need to be proper working order.
- 4) Property is severely overgrown and unmaintained
- 5) Structure poses Health & Safety issues for the adjacent property owners.

You are further informed that this violation(s) was not corrected or otherwise made to comply within 30 days of the first notice, which constitutes a REPEAT VIOLATION under Section 2-506(3), of the City of Quincy Code of Ordinances, and you must appear before the City of Quincy Code Enforcement Magistrate on July 28, 2014 at 6:30p.m. located at The City Hall, 404 W. Jefferson St. Quincy, Florida.

The Code Enforcement Magistrate may issue a finding of fact and law that includes a mandatory compliance date and has the power to levy fines of up to \$500.00 per day per violation for each and every day that the violation(s) remains beyond the date of this Notice. The assessment of fines or charges will constitute a lien against your property in favor of the City of Quincy.



...In the heart of Florida's future

- 1) *Property will be posted to serve Notice*
- 2) *This Notice will be posted at City Hall*

It is solely your responsibility that you contact Code Enforcement at 850-618-0030 or 850-509-5752 upon correcting this violation of the City of Quincy Code of Ordinances so an inspection can be promptly made. If this violation has already been corrected prior to receiving this letter, you still need to contact the Code Enforcement office at the number above. **NOTE: PLEASE MAINTAIN THIS PROPERTY AT ALL TIMES. IT IS NOT THE CITY OF QUINCY'S RESPONSIBILITY TO CONTINUOUSLY REMIND YOU OF THIS VIOLATION.**

Thanking you in advance for your cooperation.

Code Enforcement Inspector

1726 M. L. King Blvd
Quincy, FL 32351

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

City of Quincy, State of Florida,

Petitioner,

v.

Case No. 13-025

Hattie Diggs, Estate

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came for hearing before the Special Magistrate on July 28, 2014, and having received testimony under oath and received evidence, and being advised in premises, the Special Magistrate issues the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. Hattie Diggs, Estate is the owner(s) of the property at 1726 M.L. King Blvd, Quincy, Florida, Gadsden County Parcel # 3-11-2N-4W-0000-00444-0900.
2. The violation cited is City of Quincy Code of Ordinances Article II, Chapter 30 and Section 14-279.
3. A notice of violation and a notice of hearing before the Special Magistrate was provided to the respondent on July 15, 2014, and that notice was received into evidence.
4. The structure on the property is dilapidated and is not maintained in a clean, safe secure and sanitary condition.

CONCLUSIONS OF LAW

5. On the date of the hearing the property was in violation of the Code of Ordinances for the City of Quincy, Florida, Article II, Sections 30-26 and 30-28 and Section 14-279, because the structure on the property being a nuisance, a public hazard and a dangerous building.
6. The violation is a repeat violation under Article II, Section 2-506, based on the findings of fact of the Special Magistrate on July 8, 2013.

404 West Jefferson Street
www.myquincy.net



Quincy, FL 32351
850-618-0030, ext. 8294
Fax:850-875-7313

ORDER

Based upon the Findings of Fact and Conclusions of Law, and pursuant to Section 2-507 – 2-509, City of Quincy Code of Ordinances, it is hereby ordered:

7. The respondent shall correct the violation by August 15, 2014 by Repairing the Electrical, Roof and other Structural members, Mechanical, Plumbing, & Sanitary System to meet Minimum Housing Code or Demolition of the Structure.
8. If the respondent does not comply with the time specified, he shall be fined \$100.00 on August 15, 2014, and then \$100.00 per day for each day the violation continues to exist.
9. If the respondent does not comply within the time specified, a certified copy of this order together with an Affidavit of Non-Compliance executed by the Code Inspector shall be recorded in the public records of the Gadsden County Clerk of Court, and once recorded shall constitute a lien against the property and upon any other real or personal property owned by the respondent.

Done and ordered this ____ day of August, 2014.

Jonathan Kent Robbins
Special Magistrate

**AGREEMENT BETWEEN
THE STATE OF FLORIDA, DEPARTMENT OF STATE
AND
CITY OF QUINCY POLICE DEPARTMENT**

This Agreement is by and between the State of Florida, Department of State, Division of Historical Resources hereinafter referred to as the "Division," and the City of Quincy Police Department hereinafter referred to as the "Grantee."

The Grantee has been awarded a Special Category Grant (CSFA 45.032) by the Division, grant number SC506 for the project "R D Edwards Building Restoration," in the amount of \$350,000, Funds for this grant have been appropriated in the FY 2014-2015 General Appropriations Act on line 3113A. The Division has the authority to administer this grant in accordance with Section 267.0617, *Florida Statutes*.

In consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Grant Purpose. This grant shall be used exclusively for the R D Edwards Building Restoration the public purpose for which these funds were appropriated.

a) The Grantee shall perform the following **Scope of Work**:

Selective demolition, reroofing, stabilization of foundation, restoration of existing windows, doors, and trim, asbestos abatement, termite treatment and mold remediation; installation of electrical, HVAC, and plumbing systems, architectural and engineering services through construction administration. All tasks associated with the restoration, as outlined in the Project Description (See Attachment A), will be performed by June 1, 2016. All project work will be completed under the supervision of a licensed architect or licensed contractor.

b) The Grantee agrees to provide the following **Deliverables** and **Performance Measures** related to the Scope of Work for payments to be awarded.

Payment 1:

- The first payment will be a fixed price advance in the amount of 25% of the grant award.

Payment 2, Deliverable/ Task 1:

- Payment 2 will be cost reimbursement. The Grantee will have completed at least 30 percent of the project prior to this payment. The performance measure documenting satisfactory completion of Deliverables will be a completed Application and Certificate for Payment (AIA Document G702) and Schedule of Contract Values (AIA Document G703), or its equivalent (See Appendix 1), showing at least 30 percent of the project completed.

Payment 3, Deliverable/ Task 2:

- Payment 3 will be cost reimbursement. The Grantee will have completed at least 60 percent of the project prior to this payment. The performance measure documenting satisfactory completion of Deliverables will be a completed Application and Certificate for Payment (AIA

Document G702) and Schedule of Contract Values (AIA Document G703), or its equivalent (See Appendix 1), showing at least 60 percent of the project completed.

Payment 4, Deliverable/ Task 3:

- Payment 4 will be cost reimbursement. The Grantee will have completed 100 percent of the project prior to this payment. The performance measure documenting satisfactory completion of Deliverables will be a completed Application and Certificate for Payment (AIA Document G702), Schedule of Contract Values (AIA Document G703), and a Certificate of Substantial Completion (AIA Document G704), or its equivalent (See Appendix 1), showing 100 percent of the project completed, including all retainage amounts paid. The performance measure documenting satisfactory completion of Deliverables will also be submission and acceptance of a Final Project Progress Report form (See Section 14) that certifies that all project funds have been expended and the project has been closed out.

c) The Grantee has provided an Estimated Project Budget (which is incorporated as part of this Agreement and entitled Attachment B). All expenditures for this agreement shall be in accordance with this budget (Attachment B).

d) **Change Orders.** Should grant expenditures exceed the budgeted grant amount for any work item by more than 20%, the Grantee shall be required to submit a proposal for revision of the Project Budget with a written explanation for the reason(s) for deviation(s) from the original Project Budget to the Division for review and written approval.

2. **Length of Agreement.** This Agreement shall begin on **July 1, 2014**, and shall end **June 1, 2016**, unless terminated in accordance with the provisions of Section 35 of this Agreement. Contract extensions will not be granted unless Grantee is able to provide substantial written justification and the Division approves such extension. The Grantee's written request for such extension must be submitted to the Division no later than thirty (30) days prior to the termination date of this Agreement.

3. **Contract Administration.** The parties are legally bound by the requirements of this agreement. Each party's contract manager, named below, will be responsible for monitoring its performance under this Agreement, and will be the official contact for each party. Any notice(s) or other communications in regard to this agreement shall be directed to or delivered to the other party's contract manager by utilizing the information below. Any change in the contact information below should be submitted in writing to the contract manager within 10 days of the change.

For the Division of Historical Resources:

Kechia R. Herring
Florida Department of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399
Phone: 850.245.6333
Email: Kechia.Herring@Dos.MyFlorida.com