

AGENDA

SPECIAL SCHOOL BOARD MEETING

GADSDEN COUNTY SCHOOL BOARD
MAX D. WALKER ADMINISTRATION BUILDING
35 MARTIN LUTHER KING, JR. BLVD.
QUINCY, FLORIDA

May 16, 2019

Immediately Following Executive Session at 10:00 A.M.

THIS MEETING IS OPEN TO THE PUBLIC

1. CALL TO ORDER
2. AGREEMENTS / CONTRACTS
 - a. Beamon v. Gadsden County School Board
 - b. Morris v. Gadsden County School Board
 - c. St. John Elementary School Property Commercial Contract with American Advanced Senior Care, LLC – **SEE PAGE #2**

ACTION REQUESTED: The Superintendent recommends approval.
 - d. 2018 – 2019 School Safety Officer Agreement with the City of Quincy
SEE PAGE #11

ACTION REQUESTED: The Superintendent recommends approval.
 - e. 2018 – 2019 School Safety Officer Agreement with the City of Gretna
SEE PAGE #15

ACTION REQUESTED: The Superintendent recommends approval.
3. EDUCATIONAL ITEMS BY THE SUPERINTENDENT
4. SCHOOL BOARD REQUESTS AND CONCERNS
5. ADJOURNMENT

Commercial Contract

1 **1. PARTIES AND PROPERTY:** American Advanced Senior Care, LLC ("Buyer")
 2 agrees to buy and Gadsden County School Board ("Seller")

3 agrees to sell the property at:
 4 Street Address: 4463 Bainbridge Highway, Quincy FL

5 _____
 6 Legal Description: 2-14-3N-4W-0000-00242-0100

7 _____
 8 and the following Personal Property: _____
 9 _____

10 (all collectively referred to as the "Property") on the terms and conditions set forth below.

11 **2. PURCHASE PRICE:** \$ 125,000.00

12 (a) Deposit held in escrow by: AUSLEY McMULLEN P.A. \$ 5,000.00
 13 ("Escrow Agent") (checks are subject to actual and final collection)

14 Escrow Agent's address: 123 Calhoun Street Phone: 850-425-5476

15 (b) Additional deposit to be made to Escrow Agent
 16 within 3 days (3 days, if left blank) after completion of Due Diligence Period or
 17 within _____ days after Effective Date \$ 5,000.00

18 (c) Additional deposit to be made to Escrow Agent
 19 within _____ days (3 days, if left blank) after completion of Due Diligence Period or
 20 within _____ days after Effective Date \$ _____

21 (d) Total financing (see Paragraph 5) \$ _____

22 (e) Other \$ _____

23 (f) All deposits will be credited to the purchase price at closing.
 24 Balance to close, subject to adjustments and prorations, to be paid
 25 via wire transfer. \$ 115,000.00

26 For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of
 27 Buyer's written notice of acceptability.

28 **3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by Seller
 29 and Buyer and an executed copy delivered to all parties on or before January 18, 2019, this offer
 30 will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be
 31 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the**
 32 **last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or**
 33 **_____.** Calendar days will be used when computing time periods, except time periods of 5
 34 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
 35 holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next
 36 business day. **Time is of the essence in this Contract.**

37 **4. CLOSING DATE AND LOCATION:**
 38 (a) **Closing Date:** This transaction will be closed on March 14, 2019 (Closing Date), unless
 39 specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods
 40 including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended

Buyer () (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

41 on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after
42 the insurance underwriting suspension is lifted.

43 (b) **Location:** Closing will take place in LEON County, Florida. (If left blank, closing will take place in the
44 county where the property is located.) Closing may be conducted by mail or electronic means.

45 **5. THIRD PARTY FINANCING:**

46 **BUYER'S OBLIGATION:** On or before NA days (5 days if left blank) after Effective Date, **Buyer** will apply for third
47 party financing in an amount not to exceed NA% of the purchase price or \$ _____, with a fixed
48 interest rate not to exceed NA% per year with an initial variable interest rate not to exceed NA%, with points or
49 commitment or loan fees not to exceed NA% of the principal amount, for a term of NA years, and amortized
50 over NA years, with additional terms as follows:

51 _____
52 **Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any
53 lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within _____ days (45 days if left
54 blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close
55 the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage
56 broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon
57 obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable
58 diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within _____ days (3 days if left blank)
59 deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract.
60 If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter.
61 Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of
62 those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer**
63 has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and
64 thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or
65 before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both
66 parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving
67 the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use
68 good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction
69 does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms
70 and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-
71 approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

72 **6. TITLE:** **Seller** has the legal capacity to and will convey marketable title to the Property by statutory warranty
73 deed special warranty deed other _____, free of liens, easements and
74 encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants,
75 restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other
76 matters to which title will be subject) _____

77 _____;
78 provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the
79 Property as _____

80 (a) **Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent
81 and pay for the title search and closing services. **Seller** will, at (check one) **Seller's** **Buyer's** expense and
82 within 30 days after Effective Date or at least _____ days before Closing Date deliver to **Buyer** (check one)
83 (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by
84 **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase
85 price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and
86 **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. (ii.) an
87 abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm.
88 However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed
89 insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy
90 exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or

Buyer  (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

91 **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such
92 an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

93 **(b) Title Examination:** **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller**
94 of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2)
95 **Buyer** delivers proper written notice and **Seller** cures the defects within 0 days from receipt of the notice
96 ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the
97 Curative Period, closing will occur on the latter of 10 days after receipt by **Buyer** of notice of such curing or the
98 scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be
99 cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days
100 from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept
101 title subject to existing defects and close the transaction without reduction in purchase price.

102 **(c) Survey:** (check applicable provisions below)
103 **Seller** will, within _____ days from Effective Date, deliver to **Buyer** copies of prior surveys,
104 plans, specifications, and engineering documents, if any, and the following documents relevant to this
105 transaction:
106 _____
107 prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this
108 transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the
109 date this Contract is terminated.
110 **Buyer** will, at **Seller's** **Buyer's** expense and within the time period allowed to deliver and examine
111 title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals
112 encroachments on the Property or that the improvements encroach on the lands of another, **Buyer** will
113 accept the Property with existing encroachments such encroachments will constitute a title defect to be
114 cured within the Curative Period.

115 **(d) Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

116 **7. PROPERTY CONDITION:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition,
117 ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller**
118 makes no warranties other than marketability of title. In the event that the condition of the Property has materially
119 changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a
120 refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required
121 condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$ _____ (1.5% of
122 the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any
123 defects in the Property. (Check (a) or (b))

124 **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is"
125 condition.

126 **(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 30 days from Effective Date ("Due
127 Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the
128 term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which
129 **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural,
130 environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision
131 regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local,
132 state and regional growth management and comprehensive land use plans; availability of permits, government
133 approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground
134 water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to
135 **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property
136 is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in
137 its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the
138 Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable
139 notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter
140 the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from
141 losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from
142 liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer**
143 will not engage in any activity that could result in a mechanic's lien being filed against the Property without
144 **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the

Buyer  (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

145 Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the
146 Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a
147 result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that
148 **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

149 (c) **Walk-through Inspection:** **Buyer** may, on the day prior to closing or any other time mutually agreeable to the
150 parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and
151 to ensure that all Property is on the premises.

152 **8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** **Seller** will continue to operate the Property and any
153 business conducted on the Property in the manner operated prior to Contract and will take no action that would
154 adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting
155 vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted only with
156 **Buyer's** consent without **Buyer's** consent.

157 **9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with
158 the norms where the Property is located.

159 (a) **Possession and Occupancy:** **Seller** will deliver possession and occupancy of the Property to **Buyer** at
160 closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks,
161 mailboxes, and security systems.

162 (b) **Costs:** **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing
163 statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and
164 recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or
165 prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

166 (c) **Documents:** **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable
167 service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each
168 service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its
169 contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer,
170 contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium
171 documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if
172 applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or
173 **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the
174 change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the
175 **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will
176 deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the
177 appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the
178 requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement,
179 mortgages and notes, security agreements, and financing statements.

180 (d) **Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond
181 payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance
182 premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the
183 amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due
184 allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request
185 of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

186 (e) **Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date
187 will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will
188 pay all installments due and payable on or before the Closing Date, with any installment for any period extending
189 beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the
190 Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing
191 Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially
192 completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last
193 estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and
194 does not apply to condominium association special assessments.

195 (f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA,
196 **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will
197 complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply

Buyer  (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

198 with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or
199 Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the
200 withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the
201 requirement.

202 **10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive,
203 deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the
204 terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to
205 **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent
206 has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed
207 items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator
208 determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over
209 the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all
210 liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate
211 broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items
212 or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs
213 incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs
214 in favor of the prevailing party.

215 **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged
216 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-
217 complying party specifying the non-compliance. The non-complying party will have ____ days (5 days if left blank) after
218 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

219 **12. FORCE MAJEURE:** **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable
220 to each other for damages so long as performance or non-performance of the obligation, or the availability of services,
221 insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure.
222 "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual
223 transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the
224 non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will
225 be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this
226 Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than
227 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other
228 and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

229 **13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is
230 not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit
231 will be returned in accordance with applicable Florida Laws and regulations.

232 **14. DEFAULT:**

233 (a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make
234 the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby
235 waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek
236 specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the
237 brokerage fee.

238 (b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1)
239 retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the
240 execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek
241 specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1)
242 terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without
243 waiving any remedy for **Buyer's** default.

244 **15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the
245 prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable
246 attorneys' fees, costs, and expenses.

247 **16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or
248 electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,
249 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)
250 representing a party will be as effective as if given by or delivered to that party.

Buyer  (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

251 **17. DISCLOSURES:**

252 **(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales
253 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of
254 commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the
255 owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not
256 attach to any interest in real property. This lien right cannot be waived before the commission is earned.

257 **(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special
258 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such
259 liens, if any, shall be paid as set forth in Paragraph 9(e).

260 **(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in
261 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
262 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon
263 and radon testing may be obtained from your county public health unit.

264 **(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by
265 Section 553.996, Florida Statutes.

266 **18. RISK OF LOSS:**

267 **(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will
268 bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to
269 **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and
270 **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim
271 to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any
272 such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of
273 the **Buyer**.

274 **(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the
275 right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this
276 Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of
277 purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at
278 closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate
279 with and assist **Buyer** in collecting any such award.

280 **19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise is not
281 assignable is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement
282 to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "**Broker**" may be singular or plural. This
283 Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if
284 assignment is permitted).

285 **20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**.
286 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.
287 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated
288 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or
289 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract
290 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be
291 construed under Florida law and will not be recorded in any public records.

292 **21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a
293 licensed real estate Broker other than:

294 **(a) Seller's Broker:** Coldwell Banker Hartung and Noblin Gay Steffen
295 (Company Name) (Licensee) SL523778
3303 Thomasville Hwy Tallahassee FL 323
(Address, Telephone, Fax, E-mail)

296 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated by
297 **Seller** **Buyer** both parties pursuant to a listing agreement other (specify) _____
298 _____
299 _____

300 **(b) Buyer's Broker:** Coldwell Banker Hartung and Noblin Gay Steffen
301 (Company Name) (Licensee) SL523778
3303 Thomasville Hwy Tallahassee FL 323
(Address, Telephone, Fax, E-mail)

Buyer  (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

302 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated by
303 Seller's Broker Seller Buyer both parties pursuant to an MLS offer of compensation other (specify)
304 _____
305 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
306 inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to
307 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
308 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
309 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
310 Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of
311 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
312 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

313 **22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to
314 this Contract):

- | | | |
|---|--|---|
| 315 <input type="checkbox"/> (A) Arbitration | <input type="checkbox"/> (E) Seller Warranty | <input type="checkbox"/> (I) Existing Mortgage |
| 316 <input type="checkbox"/> (B) Section 1031 Exchange | <input type="checkbox"/> (F) Coastal Construction Control Li | <input type="checkbox"/> (J) Buyer's Attorney Approval |
| 317 <input type="checkbox"/> (C) Property Inspection and Repair | <input type="checkbox"/> (G) Flood Area Hazard Zone | <input type="checkbox"/> (K) Seller's Attorney Approval |
| 318 <input type="checkbox"/> (D) Seller Representations | <input type="checkbox"/> (H) Seller Financing | <input type="checkbox"/> Other _____ |

319 **23. ADDITIONAL TERMS:**

320 This is a cash offer. Close 1 week after 60 days Due Diligence.
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342 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE**
343 **ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL**
344 **FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE**
345 **PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE**
346 **EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR**
347 **REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER**

Buyer  (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

348 **ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL**
349 **REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER**
350 **REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF**
351 **THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND**
352 **GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND**
353 **FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

354 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
355 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
356 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
357 to do so.

358 *Eddie Sablugh* Date: 01-11-2019
(Signature of Buyer)

359 _____ Tax ID No.: _____
(Typed or Printed Name of Buyer)

360 Title: _____ Telephone: _____

361 _____ Date: _____
(Signature of Buyer)

362 _____ Tax ID No.: _____
(Typed or Printed Name of Buyer)

363 Title: _____ Telephone: _____

364 Buyer's Address for purpose of notice _____

365 Facsimile: _____ Email: _____

366 *Roger P. Milton* Date: 5/10/19
(Signature of Seller)

367 ROGER P. MILTON Tax ID No.: _____
(Typed or Printed Name of Seller)

368 Title: Superintendent Telephone: _____

369 _____ Date: _____
(Signature of Seller)

370 _____ Tax ID No.: _____
(Typed or Printed Name of Seller)

371 Title: _____ Telephone: _____

372 Seller's Address for purpose of notice: _____

373 Facsimile: _____ Email: _____

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Buyer *ES* () and Seller () () acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.



TALLAHASSEE BOARD OF REALTORS®, INC.



ADDENDUM TO CONTRACT FOR SALE AND PURCHASE

(REVISED NOVEMBER 2013)

1 SELLER: Gadsden County School Board

2 BUYER: American Advanced Senior Care, LLC

3 PROPERTY ADDRESS: 4463 Bainbridge Highway, Quincy, FL 32351

4 CONTRACT DATE: May 2, 2019

5 The undersigned SELLER and BUYER hereby agree to the following:

6 Buyer will pay an additional \$7500 in the form of Commission.

7 _____

8 _____

9 _____

10 _____

11 _____

12 _____

13 _____

14 _____

15 _____

16 _____

17 _____

18 _____

19 _____

20 _____

21 _____

22 Executed by Buyer on 5-3-19
Date

23 [Signature]
BUYER Date

24 BUYER Date

Executed by Seller on 5/10/19
Date

23 [Signature]
SELLER Date

24 SELLER Date

2018-2019 SCHOOL SAFETY OFFICER AGREEMENT

THIS AGREEMENT is made by and between the School Board of Gadsden County, Florida (hereinafter referred to as the **BOARD**) and **City of Quincy** (hereinafter referred to as the **OFFICER**).

WHEREAS, the **BOARD** is mandated by SB 7026 to have a law enforcement official assigned to schools within Gadsden County, Florida and each **OFFICER** shall be known as a Safe Schools Officer (hereinafter referred to as **OFFICER**);

NOW THEREFORE, in consideration of the mutual promise to the parties hereto, and of the mutual covenants and conditions hereinafter expressed, the parties hereto covenant each with the other as follows:

SECTION ONE: TERM

- 1.1 The term of this Agreement shall commence on the **29th day of April 2019** and end on the **31st day of May 2019**.

SECTION TWO: SCOPE OF SERVICE-BOARD

- 2.1 For the 2018 - 2019 school year, the School **BOARD** of Gadsden County will pay for:
Two (2) School Safety Officers @a rate of \$30.00 per hour each.
Actual payment will be based on monthly time and attendance sheets submitted by the 10th day of the month following the services. Invoices, after being approved, will require a minimum of seven days to be processed for payment.
- 2.2 The **BOARD** agrees to provide the Officer of each assigned school the following materials and facilities which are deemed necessary for the performance of the Officer's duties:
- 2.3 Access to an air-conditioned and properly lighted office. This office shall contain a telephone, computer, School District assigned email address and Internet access, which may be used in accordance with the Gadsden County School Board's Policy.
- 2.4 The school principal (or his/her designee) acting as the designee of the **BOARD** agrees to notify the Officer as soon as possible should any other law enforcement agency take action on a school campus.
- 2.5 The School Board will pay a Coordinator one (1) hour per week at the rate of \$30.00 per hour for scheduling. The Coordinator will be selected by the Police Chief.

SECTION THREE: SCOPE OF SERVICE-OFFICER

- 3.1 The **OFFICER** shall work no more than eight (8) hours per day at an hourly rate of \$30.00, to the following school
 - 3.1.10 Gadsden Elementary Magnet School Grades PreK - 8
 - 3.1.11 Gadsden Technical Institute (GTI)
- 3.2 The **OFFICER** agrees to produce a monthly Report of Services and Criminal Incidents concerning all school related functions.

SECTION FOUR: REGULAR DUTIES HOURS OF THE OFFICER

- 4.1 The **OFFICER** will report to their assigned school at a pre designated time or at least thirty (30) minutes before school starts.
- 4.2 The **OFFICER** shall record his/her time and submit the same to the school principal weekly. The **BOARD** shall be charged only for the time the **OFFICER** is on campus or performing school or **BOARD** related functions or activities.

SECTION FIVE: MISCELLANEOUS DUTIES OF THE OFFICER

- 5.1 The **OFFICER** shall coordinate his/her activities with the principal and staff members.
- 5.2 The **OFFICER** shall become familiar with all community agencies, which offer assistance to youth and their families.
- 5.3 The **OFFICER** shall make referrals to such agencies when necessary thereby acting as a resource to the student, parents, faculty, and staff of the school. However, the **OFFICER** will not replace the function of school Guidance Counselors.
- 5.4 If it becomes necessary to conduct formal interviews with the student, the **OFFICER** shall inform the principal or his/her designees and adhere to all legal requirements with regard to such interviews.
- 5.5 The **OFFICER** shall take law enforcement action as required. The **OFFICER** shall advise the principal or his/her designee of such action as soon as possible. The **OFFICER** shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the school and related school functions,
- 5.6 The **OFFICER** shall give assistance to other law enforcement officers in matters regarding his or her school assignment whenever necessary.
- 5.7 The **OFFICER** shall maintain detailed and accurate records of his or her activities. A weekly report will be provided to the District School Superintendent or his designee.
- 5.8 The **OFFICER** shall not act as a school disciplinarian. School personnel shall handle school discipline. If the incident is a criminal violation, the **OFFICER** will determine whether law enforcement action is appropriate. An **OFFICER** is not to be used for regularly assigned lunchroom and bus duties, hall monitors, or other monitoring duties. If there is a problem area, the **OFFICER** shall assist the school until school personnel resolve the problem.

SECTION SIX: EMPLOYMENT STATUS OF OFFICER

- 6.1 The parties agree that the **OFFICER** is an employee of **City of Quincy Police Department** and are not employees of the **BOARD**.
The parties also agree that the **OFFICER** who shall uphold the law under the direct supervision and control of the Police Chief.
- 6.2 The parties agree that nothing in this Agreement shall not be construed to create an agency relationship, an employer/employee relationship, a joint venture relationship or any other relationship allowing the **BOARD** to exercise control of direction over the manner or method by which the **City of Quincy**, its employees, agents, assignees perform hereunder.
- 6.3 The Police Chief shall be solely responsible for recruiting, interviewing, and evaluating the applicants for the position of **OFFICER**. An **OFFICER** shall serve at the pleasure of the Police Chief. The school Superintendent shall have meaningful input with respect to the assignment of an **OFFICER**.
- 6.4 Notwithstanding any other provisions contained within this Agreement, the **BOARD** acknowledges and agrees that should the Police Chief determine that an **OFFICER** is needed to resolve a law enforcement emergency somewhere other than the school where the **OFFICER** is assigned, the Police Chief retains the authority and the right to utilize the **OFFICER** for the law enforcement emergency on a temporary basis. Such temporary utilization shall not affect Section 2.1 of this Agreement.
- 6.5 The **BOARD** acknowledges that in the event of unforeseen circumstances or illness, the Police Chief will make every effort to cover the shift of a scheduled **OFFICER**.

SEVEN: REASSIGNMENT OF OFFICER

- 7.1 In the event the principal of the school to which the **OFFICER** is assigned feels that the particular **OFFICER** is not effectively performing his/her duties and responsibilities, the principal shall state the reasons in writing to the Superintendent or his designee. Within reasonable time after receiving the recommendation from the principal, the Superintendent or his designee shall advise the Police Chief or his designee of the principals concerns.

If the Principal so desires, the Superintendent and the Police Chief, or their designees, shall meet with the **OFFICER** and principal to mediate or resolve any problems of the school which the **OFFICER** is assigned.

If, within a reasonable amount of time the problem cannot be resolved, then the **OFFICER** shall be reassigned from the **OFFICER** program at the school and a replacement shall be obtained.

- 7.2 The Police Chief retains the express right to reassign or dismiss a n **OFFICER** based upon a violation of the Rules, Regulations and/or General Orders of the **City of Quincy Police Department**.
- 7.3 In the event of reassignment, resignation, or dismissal of an **OFFICER**, or in the case of absences by an **OFFICER**, the Police Chief agrees to provide a temporary replacement for the **OFFICER** as soon as possible and within thirty (30) school days of receiving notice of such reassignment, resignation, dismissal, or absence a replacement will be assigned.

SECTION EIGHT : INDEMNIFICATION AND HOLD HARMLESS

- 8.1 The School **BOARD** acknowledge the waiver of sovereign immunity for liability in tort contained in Florida Statutes Section 768.28, the State of Florida's partial waiver of sovereign immunity, and acknowledge that such statute permits actions at law to recover damages in tort for money damages up to the limits set forth in such statute for death, personal injury or damage to property caused by the negligent or wrongful acts or omissions of an employee acting within the scope of the employee's office or employment. The School **BOARD** agree to be responsible for all such claims and damages, to the extent and limits provided in Florida Statutes Section 768.28, arising from the actions of their respective employees. The parties acknowledge that the foregoing shall not constitute an agreement by either party to indemnify the other, nor a waiver of sovereign immunity, nor a waiver of any defense the parties may have under such statute, nor as consent to be sued by third parties
- 8.2 The **City of Quincy** shall have no obligation to provide legal counsel or a legal defense to the **BOARD** in the event that a suit, claim or action of any character or nature is brought by any person not a party to this Agreement against **BOARD** as a result of or relating to either parties duties, obligations and performance pursuant to this Agreement. The **City of Quincy** has no obligation for the payment of any judgment or the settlement of any claims made against the **BOARD** as a result of or relating to the parties obligations, duties and performance pursuant to this Agreement.
- 8.3 The **City of Quincy** shall list the **BOARD** as an additional insured on its insurance policy.

SECTION NINE : MISCELLANEOUS PROVISIONS

- 9.1 The parties their agents and employees agree to cooperate in good faith in fulfilling the terms of this Agreement. The parties agree that unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the Police Chief or their designees.
- 9.2 This document constitutes the full understanding of the parties, and no terms, conditions, understandings or agreements purporting to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by both parties.
- 9.3 A waiver by either party of a breach or violation of any provision of this Agreement shall not operate, or be construed to be, a waiver of any subsequent breach of the same or other provision hereof.
- 9.4 In the event any provision of this Agreement is held to be unenforceable or void, in whole or in part, the offending term or provision shall be construed as valid and enforceable to the maximum extent permitted by law and the unenforceability thereof, shall not affect the remainder of the Agreement which shall remain in full force and effect and enforceable in accordance with its terms.
- 9.5 The performance of either party of any of the obligations under this Agreement, shall be subject to and contingent upon, the availability of funds budgeted and allocated by that party's funding source, or otherwise lawfully expendable for the purpose of this Agreement for the current period.
- 9.6 This Agreement constitutes and contains the entire agreement and understanding between the Parties with respect to the subject matter herein and supersedes and replaces all prior negotiations and proposed agreements, written or oral. The Parties acknowledge that no representations, inducements, promises, or agreements have been made by

or on behalf of any Party, except those covenants and agreements embodied in this written Agreement. Any amendment or modification of this Agreement, or any waiver of its terms, in order to be binding, must be written and signed by the Parties hereto.

SECTION TEN: PARTIES TO THE AGREEMENT

- 10.1 All reference to the **BOARD** shall include all members of the School **BOARD** of Gadsden County, Florida, the School Superintendent, his employees, agents, and assigns.
- 10.2 All references to the **OFFICER** shall mean Police Officer.

SECTION ELEVEN: CONTRACT MANAGER

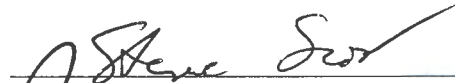
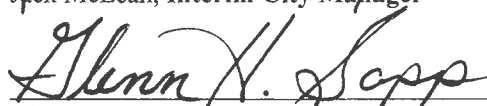
- 11.1 The Contract Manager's for this Agreement shall be as follows and any notices required by this Agreement shall be delivered to the Contract Manager:

For the CITY: **Angela Sapp, Mayor**
404 West Jefferson Street
Quincy, FL 32351
850-618-0020

For the BOARD: **Finance Director: Bonnie Wood**
School Board of Gadsden County, Florida
35 Martin Luther King, Jr. Blvd.
Quincy, Florida 32351
850-627-9651

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and have caused this Agreement to be executed by their duly authorized office at Quincy, Gadsden County, Florida

SCHOOL BOARD OF GADSDEN COUNTY, FLORIDA,

 _____ Steve Scott, School Board Chairman	<u>4/30/2019</u> Date
 _____ Roger P. Milton, Superintendent of Schools	<u>4/30/2019</u> Date
 _____ Angela Sapp, Mayor	<u>4/29/2019</u> Date
 _____ Jack McLean, Interim City Manager	<u>4/29/2019</u> Date
 _____ Glenn Sapp, Police Chief	<u>4-29-19</u> Date

2018-2019 SCHOOL SAFETY OFFICER AGREEMENT

THIS AGREEMENT is made by and between the School Board of Gadsden County, Florida (hereinafter referred to as the **BOARD**) and **City of Gretna** (hereinafter referred to as the **OFFICER**).

WHEREAS, the **BOARD** is mandated by SB 7026 to have a law enforcement official assigned to schools within Gadsden County, Florida and each **OFFICER** shall be known as a Safe Schools Officer (hereinafter referred to as **OFFICER**);

NOW THEREFORE, in consideration of the mutual promise to the parties hereto, and of the mutual covenants and conditions hereinafter expressed, the parties hereto covenant each with the other as follows:

SECTION ONE: TERM

- 1.1 The term of this Agreement shall commence on the **29th day of April 2019** and end on the **31st day of May 2019**.

SECTION TWO: SCOPE OF SERVICE-

BOARD

- 2.1 For the 2018 - 2019 school year, the School BOARD of Gadsden County will pay for: School Safety Officers @a rate of **\$20.00** per hour.
Actual payment will be based on monthly time and attendance sheets submitted by the 10th day of the month following the services. Invoices, after being approved, will require a minimum of seven days to be processed for payment.
- 2.2 The **BOARD** agrees to provide the Officer of each assigned school the following materials and facilities which are deemed necessary for the performance of the Officer's duties:
- 2.3 Access to an air-conditioned and properly lighted office. This office shall contain a telephone, computer, School District assigned email address and Internet access, which may be used in accordance with the Gadsden County School Board's Policy.
- 2.4 The school principal (or his/her designee) acting as the designee of the **BOARD** agrees to notify the Officer as soon as possible should any other law enforcement agency take action on a school campus.

SECTION THREE: SCOPE OF SERVICE-OFFICER

- 3.1 The **OFFICER** shall work no more than eight (8) hours per day at an hourly rate of \$20.00, to the following school
 - 3.1.10 Greensboro Elementary School Grades Pre K - 3
- 3.2 The **OFFICER** agrees to produce a monthly Report of Services and Criminal Incidents concerning school related functions.

all

SECTION FOUR: REGULAR DUTIES HOURS OF THE OFFICER

- 4.1 The **OFFICER** will report to their assigned school at a pre designated time or at least thirty (30) minutes before school starts.
- 4.2 The **OFFICER** shall record his/her time and submit the same to the school principal weekly. The **BOARD** shall be charged only for the time the **OFFICER** is on campus or performing school or

BOARD related functions or activities.

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- 5.1 The **OFFICER** shall coordinate his/her activities with the principal and staff members.
- 5.2 The **OFFICER** shall become familiar with all community agencies, which offer assistance to youth and their families.
- 5.3 The **OFFICER** shall make referrals to such agencies when necessary thereby acting as a resource to the student, parents, faculty, and staff of the school. However, the **OFFICER** will not replace the function of school Guidance Counselors.
- 5.4 If it becomes necessary to conduct formal interviews with the student, the **OFFICER** shall inform the principal or his/her designees and adhere to all legal requirements with regard to such interviews.
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- 6.1 The parties agree that the **OFFICER** is an employee of **City of Gretna Police Department** and are not employees of the **BOARD**.
The parties also agree that the **OFFICER** who shall uphold the law under the direct supervision and control of the Police Chief.
- 6.2 The parties agree that nothing in this Agreement shall not be construed to create an agency relationship, an employer/employee relationship, a joint venture relationship or any other relationship allowing the **BOARD** to exercise control of direction over the manner or method by which the **City of Gretna**, its employees, agents, assignees perform hereunder.
- 6.3 The Police Chief shall be solely responsible for recruiting, interviewing, and evaluating the applicants for the position of **OFFICER**. An **OFFICER** shall serve at the pleasure of the Police Chief. The school Superintendent shall have meaningful input with respect to the assignment of an **OFFICER**.
- 6.4 Notwithstanding any other provisions contained within this Agreement, the **BOARD** acknowledges and agrees that should the Police Chief determine that an **OFFICER** is needed to resolve a law enforcement emergency somewhere other than the school where the **OFFICER** is assigned, the Police Chief retains the authority and the right to utilize the **OFFICER** for the law enforcement emergency on a temporary basis. Such temporary utilization shall not affect Section 2.1 of this Agreement.
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make every effort to cover the shift of a scheduled **OFFICER**.

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7.1 In the event the principal of the school to which the **OFFICER** is assigned feels that the particular **OFFICER** is not effectively performing his/her duties and responsibilities, the principal shall state the reasons in writing to the Superintendent or his designee. Within reasonable time after receiving the recommendation from the principal, the Superintendent or his designee shall advise the Police Chief or his designee of the principals concerns.

If the Principal so desires, the Superintendent and the Police Chief, or their designees, shall meet with the **OFFICER** and principal to mediate or resolve any problems of the school which the **OFFICER** is assigned.

If, within a reasonable amount of time the problem cannot be resolved, then the **OFFICER** shall be reassigned from the **OFFICER** program at the school and a replacement shall be obtained.

7.2 The Police Chief retains the express right to reassign or dismiss a n **OFFICER** based upon a violation of the Rules, Regulations and/or General Orders of the **City of Gretna Police Department**.

7.3 In the event of reassignment, resignation, or dismissal of an **OFFICER**, or in the case of absences by an **OFFICER**, the Police Chief agrees to provide a temporary replacement for the **OFFICER** as soon as possible and within thirty (30) school days of receiving notice of such reassignment, resignation, dismissal, or absence a replacement will be assigned.

SECTION EIGHT : INDEMNIFICATION AND HOLD HARMLESS

8.1 The School **BOARD** acknowledge the waiver of sovereign immunity for liability in tort contained in Florida Statutes Section 768.28, the State of Florida's partial waiver of sovereign immunity, and acknowledge that such statute permits actions at law to recover damages in tort for money damages up to the limits set forth in such statute for death, personal injury or damage to property caused by the negligent or wrongful acts or omissions of an employee acting within the scope of the employee's office or employment. The School **BOARD** and the **City of Gretna** agree to be responsible for all such claims and damages, to the extent and limits provided in Florida Statutes Section 768.28, arising from the actions of their respective employees. The parties acknowledge that the foregoing shall not constitute an agreement by either party to indemnify the other, nor a waiver of sovereign immunity, nor a waiver of any defense the parties may have under such statute, nor as consent to be sued by third parties

8.2 The **City of Gretna** shall have no obligation to provide legal counsel or a legal defense to the **BOARD** in the event that a suit, claim or action of any character or nature is brought by any person not a party to this Agreement against **BOARD** as a result of or relating to either parties duties, obligations and performance pursuant to this Agreement. The **City of Gretna** has no obligation for the payment of any judgment or the settlement of any claims made against the **BOARD** as a result of or relating to the parties obligations, duties and performance pursuant to this Agreement.

8.3 The **BOARD** shall have no obligation to provide legal counsel or a legal defense to the **City of Gretna** in the event that a suit, claim or action of any character or nature is brought by any person not a party to this Agreement against **City of Gretna** as a result of or relating to either parties duties, obligations and performance pursuant to this Agreement. The **BOARD** has no obligation for the payment of any judgment or the settlement of any claims made against the **City of Gretna** as a result of or relating to the parties obligations, duties and performance pursuant to this Agreement.

8.4 The **City of Gretna** shall list the **BOARD** as an additional insured on its insurance policy.

SECTION NINE : MISCELLANEOUS PROVISIONS

9.1 The parties their agents and employees agree to cooperate in good faith in fulfilling the terms of this Agreement. The parties agree that unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the Police Chief or their designees.

9.2 This document constitutes the full understanding of the parties, and no terms, conditions,

Anthony Baker, **Mayor**

Date

Antonio Jefferson, **City Manager**

Date

Brian Alexander, **Police Chief**

Date