

## College Manor Utilities, LLC. Water Rates, Fees and Miscellaneous Charges

WATER RATES:	\$ 20.00 PER MONTH BASE RATE
	\$ 2.00 PER 1,000 GALLONS USAGE

Connection Fee:	\$ 0.00
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### Miscellaneous Fees and Charges:

Deposit	\$85.00
Reconnection Charge	\$15.00 ALSO CHARGED ON INTIAL CONNECTION.
Late Fees	\$ 5.00
Return Check Charge	Pursuant to FL Statute 832.08(5)
Credit Card Convenience fee	\$ 3.50
Other Charges	\$ 0.00

APPLICATION FOR WATER SERVICE

Name \_\_\_\_\_ Telephone Number \_\_\_\_\_

Billing Address \_\_\_\_\_  
City State Zip

Service Address \_\_\_\_\_  
City State Zip

Date service should begin \_\_\_\_/\_\_\_\_/\_\_\_\_ Email address \_\_\_\_\_

Would you like to have you bill e-mailed? \_\_\_\_ Yes \_\_\_\_ No.

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water/wastewater service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.
2. The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff.
4. Bills for water service will be rendered Monthly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.
5. When a Customer wishes to terminate service on any premises where water service is supplied by the Company, the Company WILL require (oral, written) notice within 5 days prior to the date the Customer desires to terminate service.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

MICHAEL SMALLRIDGE  
ISSUING OFFICER

MANAGING MEMBER  
TITLE



# 15

## COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 11/03/2016

Meeting Date: November 17, 2016

Name: David Kraus

Department: Risk Management

Division Manager's Signature:

### 1. Nature and purpose of agenda item:

To Approve and Authorize a Residential Lease for 202 SW Woodgate Terrace

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

### 2. Fiscal impact on current budget.

Is this a budgeted item?

☒

N/A

☐

Yes Account No. \_\_\_\_\_

☐

No Please list the proposed budget amendment to fund this request

Budget Amendment Number: \_\_\_\_\_

Fund: \_\_\_\_\_

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

### For Use of County Manger Only:

☒

Consent Item

☐

Discussion Item

***MEMORANDUM***

TO: Columbia County Board of County Commissioners  
FROM: David Kraus, Risk Manager  
Date: November 3, 2016  
  
RE: Lease on Property

On July 28, 2016, Columbia County became the owner of the property at 202 SW Woodgate Terrace through the tax escheatment process. In the past, the properties transferred into County ownership through the tax escheatment were vacant. This property, however, is not vacant. Because of this fact, it is in the best interest of Columbia County to approve and execute a month to month lease with the family living at 202 SW Woodgate Terrace. The attached lease has been reviewed by the County Attorney.

Staff is requesting the Columbia County Board of County Commissioners approve the Residential Lease with Charles and Laura Bradford for the property at 202 SW Woodgate Terrace and authorize the execution of the lease.

Inst: 201612012438 Date: 07/28/2016 Time: 2:01PM  
Page 1 of 1 B: 1319 P: 991, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk

Tax Deed File Number: 12-28 TD

Property Identification Number: 05-4S-16-02777-062

## Escheatment Tax Deed

STATE OF FLORIDA  
COUNTY OF COLUMBIA

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statutes, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which are deemed, canceled pursuant to said statute.

Now, on this 28<sup>th</sup> day of July, 2016, the undersigned Clerk conveys to Columbia County through its Board of County Commissioners, whose address is: 135 NE Hernando Ave., Lake City, 32055'

Together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situate in Columbia County, Florida:

SEC 05 TWN 4S RNG 16 PARCEL NUMBER: 02777-062

LOT 9 BLOCK B WOODGATE VILLAGE UNIT 1, ORB 527-697, 550-369, 818,  
1159, 844-812

Witness:

Blake Young  
Cheryl E. Beatty

Katrina M. Vercher  
Deputy Clerk of the Circuit Court

BEFORE ME, the undersigned notary public, personally appeared Katrina Vercher, Deputy Clerk of the Circuit Court in and for the State and this county, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be of his own free act and deed for the uses and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON July 28, 2016.



F. VONCILE DOW  
MY COMMISSION # FF 128936  
EXPIRES: October 3, 2018  
Bonded Thru Budget Notary Services

F. Voncile Dow  
Notary Public

Prepared by Joel F. Foreman  
Foreman, McInnis & Associates, PA  
PO BOX 550  
Lake City, Florida 32056-0550

### **RESIDENTIAL LEASE**

This is a Lease for a Month-to-Month Tenancy, beginning \_\_\_\_\_, between the Landlord, **COLUMBIA COUNTY, FLORIDA**, a Political Subdivision of the State of Florida, and Tenant, **CHARLES AND LAURA BRADFORD**.

1. **Property Rented**

The property which the Tenant is renting is a single family residence located at:  
**202 SW WOODGATE TERRACE, LAKE CITY, FLORIDA 32024**

2. **Term**

The term of this Lease shall be month-to-month, and shall be a tenancy at will.

3. **Rent Payments and Charges**

Tenant shall pay, in advance and on the first day of each month, the sum of \$550.00 monthly as rent.

4. **Use of Premises**

Tenant promises to use the premises only for residential purposes and not to allow any other persons except Tenant's occasional overnight guests to occupy the premises unless Landlord approves the additional occupant in writing. An occasional overnight guest is someone who does not stay more than seven (7) nights in any calendar month.

Tenant promises to use the premises in a way that obeys all laws and any private rules, regulations, and restrictions that apply to the premises and to require anyone on the premises to act in a manner that meets all such requirements. A Tenant must act and require other persons on the premises to act in a manner that does not unreasonably disturb any neighbors or constitute a breach of the peace.

5. **Notices**

Any notice to Tenant must be sent to the premises until or unless Tenant gives Landlord written notice of a change.

6. **Repairs**

Landlord shall not be responsible for repairs to the premises during the tenancy. Tenant will not undertake any repairs to the premises or fixtures to the premises without permission of Landlord.

7. **Assignment**

Tenant shall not assign this Lease or sublet the premises.

8. **Condition of the Premises**

Tenant resided in the premises immediately prior to the commencement of the tenancy set forth herein. Tenant therefore accepts the premises in their current condition and shall maintain that condition

for the duration of the tenancy, ordinary wear and tear accepted.

9. Required Maintenance Obligations of Tenant

At all times during the Lease term, Tenant shall:

- (1) Comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes.
- (2) Keep that part of the premises which Tenant occupies and uses clean and sanitary.
- (3) Regularly remove from the dwelling unit all garbage in a clean and sanitary manner.
- (4) Keep all plumbing fixtures in the dwelling unit or used by the Tenant clean and sanitary and in normal repair.
- (5) Use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances.
- (6) Not destroy, deface, damage, impair, or remove any part of the premises or property therein belonging to the Landlord nor permit any person to do so.

10. Utilities

Tenant must pay all charges for utility services as they come due. No interruption of utility services will relieve Tenant from any obligations under this Lease.

11. Waste

Tenant will not commit or permit any waste of the premises, and on termination of this Lease Tenant must immediately surrender the premises in good order and condition and return all keys to Landlord.

12. Time of Performance

Time is of the essence in the performance of this Lease.

13. Landlord's access to dwelling unit

Landlord or its agent can enter the premises in the following circumstances:

(a) Landlord may enter the dwelling unit in order to inspect the premises, make necessary or agreed repairs, decorations, alterations, or improvements, supply agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.

(b) Landlord may enter the premises upon reasonable notice to Tenant and at a reasonable time for the purpose of repair of the premises. Landlord may enter the premises when necessary for other purposes set forth in this Section under any of the following circumstances:

- (i) With Tenant's consent;
- (ii) In case of emergency;