

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
December 3, 2024 - 5:30 PM**

NOTICE TO THE PUBLIC

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

Accommodation for the disabled (hearing or visually impaired, etc.) may be arranged with advance notice of seven (7) days before the scheduled meeting, by dialing (352) 726-2611 weekdays from 8 AM to 4 PM.

ENCLOSURES*

- 1) OATH OF OFFICE**
- 2) INVOCATION, PLEDGE OF ALLEGIANCE & ROLL CALL**
- 3) PLEASE SILENCE ELECTRONIC DEVICES**
- 4) ACCEPTANCE OF AGENDA**
- 5) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
- 6) PUBLIC HEARINGS / WORKSHOPS**
- 7) OPEN TO THE PUBLIC**
*The public is invited to speak. (Speaking time limit: Individual - 3 minutes;
Group/Organization - 5 minutes)*
- 8) CITY ATTORNEY REPORT**
- 9) CONSENT AGENDA**
 - a) Bill Listing*
 - b) Council Minutes* - 11.19.2024
- 10) CITY CLERK'S REPORT**
- 11) CITY MANAGER'S REPORT**

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
December 3, 2024 - 5:30 PM**

- a) Interlocal Agreement for Historic Courthouse Landscape Design and Installation with Citrus County*
- b) Request for Settlement and Release of Lien - 616 LaSalle Ave
- c) Project Updates

12) MAYOR & COUNCIL SUBJECTS / REPORTS

- a) Mayor Plaisted
- b) Councilwoman Bega
- c) Councilwoman Hepfer
- d) Councilwoman Lizanich
- e) Councilman Davis
- f) Councilman Craig

13) NON-SCHEDULED PUBLIC COMMENT

(Speaking time limit: Individual - 3 minutes; Group/Organization - 5 minutes)

14) ADJOURNMENT

a) **DATES TO REMEMBER**

Movie Night in the Park – How the Grinch Stole Christmas
Friday, December 6, 2024 @ 6:00pm
Liberty Park

Market at the Depot
Saturday, December 7, 2024 from 9:00am – 2:00pm
Depot Pavilion

Light Up Liberty
Saturday, December 7, 2024 from 4:00pm – 8:00pm
Depot Pavilion & Liberty Park

School of Dance Arts Performance – The Snow Queen
Saturday, December 7, 2024 @ 2:00pm
Sunday, December 8, 2024 @ 2:00pm
Valerie Theatre

School of Dance Arts Performance – The Snow Queen

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
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December 3, 2024 - 5:30 PM**

Friday, December 13, 2024 @ 7:00pm
Saturday, December 14, 2024 @ 3:30pm
Valerie Theatre

Inverness Christmas Parade
Saturday, December 14, 2024 @ 12:00 Noon
Downtown Inverness

Inverness City Council Regular Meeting
Tuesday, December 17, 2024 @ 5:30pm
Inverness Government Center

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/25
		TOTALS FOR EPIC ENGINEERING & CONSULTING GROUP, LLC				10,993.10
		TOTALS FOR GAI CONSULTANTS, INC				5,594.45
		TOTALS FOR MATAVA, CHRISTINE				42.01
		TOTALS FOR SOFTWARE HOUSE INTERNATIONAL				-144.24
		TOTALS FOR VANASSE HANGEN BRUSTLIN, INC				207.12
		TOTALS FOR WGI, INC.				3,460.09
				REPORT TOTALS		20,152.53

** END OF REPORT - Generated by Stacey Iddings **

November 19, 2024
5:30 PM

The City Council of the City of Inverness met on the above date in Regular Session at 212 W. Main Street, with the following members present:

President Hepfer
Vice President Davis
Councilwoman Bega
Councilwoman Lizanich
Councilman McBride
Mayor Plaisted

Also present were City Manager Williams, City Attorney Hartley, Staff Members, and City Clerk Jackson.

The Invocation was given by Councilman McBride and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

Councilman McBride motioned to accept the Agenda as presented. Seconded by Councilman Davis. The motion carried.

PRE-SCHEDULED APPEARANCES

4)a) Key to the City – with Mayor Plaisted presenting the Key to the City to retiring Councilman Cabot McBride and reminiscing the years he has served the City. Spoke of how he helped Inverness become Small Town Done Right.

PUBLIC HEARINGS / WORKSHOP

5)a) FY 23/24 Budget Amendment (Year-End) – Resolution 2024-16* with City Manager Williams stating this is an annual agenda item to amend the FY2023-24 Budget to correct and adjust various departmental contracts, expenditures and capital projects. The total amount of all funds being adjusted represents \$ 2,233,239.34, including the General, ICRA, CIP, and Utility funds. Finance Director Koter noted this is an annual action to tie up loose ends in the previous budget. **Councilwoman Bega motioned to have the Clerk read Resolution 2024-16 by Title only. Seconded by Councilman Davis. The motion carried.**

RESOLUTION 2024 – 16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AMENDING THE ADOPTED BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, AMENDING THE GENERAL FUND, ICRA FUND, CIP, AND UTILITY FUND, REVENUES AND EXPENDITURES AND PROVIDING FOR AN EFFECTIVE DATE.

The Public Hearing was opened.

No one spoke for or against the Resolution.

The Public Hearing was closed.

Councilman Davis motioned to adopt Resolution 2024-16 by roll-call vote. Seconded by Councilwoman Bega. Roll call vote was as follows: Councilwoman Bega, yes; Councilman Davis, yes; Councilwoman Lizanich, yes; Councilman McBride, yes; President Hepfer, yes. The motion carried.

5)b) FY 24/25 Budget Amendment (Carry Forward) – Resolution 2024-17* with City Manager Williams stating City Manager Williams stating this is an annual activity to amend the FY2024-25 Budget and move existing unspent funds from prior FY 2024 to the new FY 2025. All carry forward funds have been earmarked in the prior fiscal year for specific purposes. The total funds to carry forward are \$6,703,149.68, within the ICRA fund, CIP, and Utility funds. This includes major CIP projects, two septic to sewer and Whispering Pines Park Entrance. This will amend the FY 2024-25 Budget to correct and adjust various capital projects. The total amount of all funds being amended represents \$11,883.00, including Capital Projects and Water/Sewer Projects. Funds impacted with this amendment: **Inverness Community Redevelopment Agency** – expenditure accounts to be amended included public art initiative, downtown landscape and lighting, wayfinding signs, shoreline development, etc. Revenue accounts include State FDOT Grant – (\$1,000,000) and revised Cash Balance Forward – (\$2,406,251,12). **Capital Projects Fund** – expenditure accounts to be amended included telephone system, training grounds, Pine Ave storm water, annual road resurfacing, theatre audio/video, etc. Revenue account revised Cash Balance Forward – (\$7,311,988.46). **Utility Fund** – expenditure accounts to be amended included County interconnect, lift station rehab, water lines, Hwy 41N line relocation, 41N septic to sewer, etc. Revenue accounts revised Cash Balance Forward – (\$13,087,008,92). **Finance Director Koter** noted this too is an annual action to recognize the funds from the previous budget into the current budget. **Councilman Davis motioned to have the Clerk read Resolution 2024-17 by Title only. Seconded by Councilwoman Bega. The motion carried.**

RESOLUTION 2024-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AMENDING THE ADOPTED BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, AMENDING THE ICRA FUND, CIP FUND, AND UTILITY FUND, REVENUES AND EXPENDITURES AND PROVIDING FOR AN EFFECTIVE DATE.

The Public Hearing was opened.

No one spoke for or against the Resolution.

The Public Hearing was closed.

Councilwoman Bega motioned to adopt Resolution 2024-17 by roll-call vote. Seconded by Councilwoman Lizanich. Roll call vote was as follows: Councilwoman Bega, yes; Councilman Davis, yes; Councilwoman Lizanich, yes; Councilman McBride, yes; President Hepfer, yes. The motion carried.

OPEN PUBLIC MEETING

Tom Craig – Forest Drive thanked Councilman McBride for his service to the City. Thanked several City staff members who were involved in the elections.

The following people spoke in favor of a nativity scene on the IGC grounds: Laura Quintin, Jeff Burke, LaLa Sanders, Scarlett Hayes, Cynthia King, Tracy Snipes, Kat McClintock, and John Labriola.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 11/06/2024*
 - Recommendation – Approval

Councilwoman Bega motioned to accept the Consent Agenda. Seconded by Councilman McBride. The motion carried.

CITY CLERK’S REPORT

None

CITY MANAGER’S REPORT

10)a) 106 E. Dampier Lease – Rep. Grow* with City Manager Williams stating the City enjoys a mutually beneficial lease relationships with a number of local, state, and federal entities for the use of City owned properties. The City’s office building at 106 East Dampier was recently vacated by Rep. Massullo upon leaving office. There have been discussions with newly elected Rep. Grow Office for the use of the space, with a lease for a two-year term commencing November 20, 2024. The total lease - \$20,400. **Councilwoman Bega motioned to approve the lease agreement with Rep. Grow as presented for the use of the 106 East Dampier Street Office Building and authorize the City Manager to execute the document. Seconded by Councilman Davis. The motion carried.**

10)b) Interlocal Agreement for Historic Courthouse Landscape Design and Installation with Citrus County* with City Manager Williams stating the existing landscaping in the historic downtown is in need of updating, as the current plantings and features are more than 15 years old with instances of overgrowth causing damage to infrastructure within beds. The areas in need are within both the City and the County’s ownership and maintenance. The City and Citrus County desire to cooperate on the landscaping improvements in order to provide aesthetic continuity between the historic downtown and the Historic Courthouse grounds. This Interlocal Agreement allows the City to complete the design and installation of landscaping improvements in Downtown Inverness and at the Historic Courthouse with cooperative funding from the County. The proposed landscaping design has been reviewed and approved by the County as it pertains to the County's property where they will contribute up to \$100,000.00 towards the cost of the project occurring on County property. Assistant City Manager Calascione provided details of discussions with the County, comments, etc. and noted the bids were due December 3, 2024. City Manager

Williams referenced a letter that was received from Kathy Turner Thompson. Councilman McBride questioned the County's ARPA funds with City Manager Williams explaining and noted the City is driving the project. Councilwoman Lizanich stated it would be nice to work with the County and they can see what a great partner the City would be. Councilwoman Bega added the area does need help.

10)c) Florida Division of Emergency Management – Memorandum of Understanding* with City Manager Williams stating there are two Memorandums of Understanding (MOU) with the Florida Division of Emergency Management to support the City with personnel, training, and other support services, should they be needed for the two named Hurricanes Helene and Milton. These forms of support relate to Section 1206 of the Disaster Recovery Reform Act of 2018, a Federal Law that provides the Federal Emergency Management Administration (FEMA) with certain powers. Those powers being assigned to the Florida Department of Emergency Management (FDEM) by FEMA can then be accessed by municipalities through an MOU with FDEM. Each MOU corresponds to one of the recent hurricanes, and while assistance may be provided, the City retains all of its normal jurisdiction. These MOU's are designed to be short term in nature and are both set to expire in the spring of 2025. Assistant City Manager Calascione provided details of the memorandums of understanding being short term and to be used only if necessary. **Councilman Davis motioned to approve the two MOU's between the Florida Department of Emergency Management and the City of Inverness for Hurricanes Helene and Milton. Seconded by Councilwoman Bega. Motion carried.**

10)d) Project/Program Updates (*Verbal*)

- Light Up Liberty with Parks & Rec Director Worley noting the event will be December 7 with a plethora of activities on that day. There will be 2 Markets at the Depot, radio Santa, live music, etc. The tree and the poles will be lit.
- City Garden update stating it is too much for the Key Center to manage on their own and the current lease has expired. Looking at possible solution.
- Other with City Manager Williams highlighted the Cruise In flyer on December 20 with classic cars and Jeeps. Noted circumstances involving vehicles leaving early and the danger. Feed the Vest food drive by the Crest school has placed bins in the lobby for donations until December 18. Storm debris removal is near 100% complete at a cost of \$67,000 for Hurricane Milton. Spoke of FEMA rules. Announced he will miss the December 3 Council meeting and Asst. City Manager Calascione will attend to lead the meeting. Stated it has been a pleasure and learning experience to Councilman McBride, being a great servant to the City and will truly miss him.

COUNCIL/MAYOR SUBJECTS

Councilman McBride spoke of his pleasure and honor to serve the City with his united Councilmembers. Spoke of his family. The City has done great things and has a tremendous staff. Appreciated Mayor's comments as well as all the others. He referenced the Bible about what it is to be a civil servant. To be great, first be a servant.

Councilwoman Bega stated Councilman McBride will be greatly missed. He is kind, smart and eloquent, as well as a mentor to her.

Mayor Plaisted stated Councilman McBride epitomized servanthood and always had the City at heart. He is leaving Inverness better than when he got here. Spoke of the nativity in the past and those involved with it.

Councilwoman Lizanich noted it has been a short time for her but is grateful for Councilman McBride's wisdom and compassion. Wished him all the best. Stated she will be taking the position of Vice President on the CCCCCF.

Councilman Davis thanked Councilman McBride so much and he looks up to him. Thanked him for all of his service and will miss him. Spoke of the nativity.

Council President Hepfer became emotional as she stated she has known Councilman McBride for many years through the City, the courthouse and the Key Center.

CITIZENS NOT ON AGENDA

Dave Ryan – Southerly Drive reiterated all that had been said about Councilman McBride. He has been a mentor to all and will be missed. Spoke of memories of the Christmas parades and how popular Cabot was. Thanked him for all of the service to the City.

Debbie Wheatley – Silverwood has always appreciated Councilman McBride's dry sense of humor and spoke of meetings from the past. Thanked him for his service.

Kathy Turner Thompson spoke of the landscape project involving the Historic Courthouse. She had worked at the courthouse for 25 years and knows so much history about Inverness. Excited for the project and of the courthouse restoration years ago and how it is a monument to the square. Offered her knowledge if needed.

John Labriola – Inverness thanked the Council for listening to those that spoke regarding the nativity.

Meeting adjourned at 6:51 p.m.

City Clerk

Council President

Agenda Memorandum - *City of Inverness*

December 3, 2024

TO: Elected Officials

FROM: Frank Calascione, Assistant City Manager

SUBJECT: Interlocal Agreement for Historic Courthouse Landscape Design and Installation with Citrus County*

CC: Susan Jackson, City Clerk, Christopher Shoemaker, Director of Community Development, Alexis Koter, Finance Director

Enclosures: 1. Interlocal Agreement City and County Landscaping
2. Exhibit A Landscaping Downtown Inverness

As presented to Council previously, the existing landscaping in the historic downtown is in need of updating. The current plantings and features are more than 15 years old with instances of overgrowth causing damage to infrastructure within beds. Landscaping maintenance, and replacement therein, is a constant. The areas in need are within both the City and the County's respective domains of ownership and maintenance therein.

Given, the City and Citrus County desire to cooperate on the aforementioned landscaping improvements in order to provide aesthetic continuity between the historic downtown the Historic Courthouse grounds. Before Council this evening is an Interlocal Agreement that allows the City to complete the design and installation of landscaping improvements in Downtown Inverness and at the Historic Courthouse with cooperative funding from the County.

The proposed landscaping design has been reviewed and approved by the County as it pertains to the County's property. The agreement effectuates that the County will contribute up to \$100,000.00 towards the cost of the project occurring upon County property. The City will not authorize expenditures over \$100,000.00 towards the County's portion of the landscaping absent subsequent written mutual agreement by City Manager and County Administrator.

This is a great opportunity to work with the County for an increased aesthetic and vibrancy in the historic downtown. It is recommended that Council proceed to approve the interlocal agreement as presented.

Recommended Action:

1. Allow Staff to Present
2. Motion and second to approve the Interlocal Agreement with the Citrus County BOCC and authorize the City Manager to manage cost adjustments with the County Administrator as presented

3. Deliberate the Matter
4. Vote the Matter

If you wish to discuss this further, please contact me at your convenience.

Frank Calascione

**INTERLOCAL AGREEMENT BETWEEN
CITRUS COUNTY, FLORIDA and THE CITY
OF INVERNESS FOR LANDSCAPING
IMPROVEMENTS IN DOWNTOWN
INVERNESS AND THE HISTORIC
COURTHOUSE AREA**

THIS LANDSCAPING AGREEMENT is made this _____ day of _____, 2024, by and between the CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter "COUNTY"), and the CITY OF INVERNESS, a Florida Municipal Corporation (hereinafter "CITY").

WHEREAS, based solely on the representations and certifications of CITY, COUNTY has determined that the best interests of Citrus County residents will be served by entering into this Agreement with CITY whereby CITY will undertake the Project; and

WHEREAS, based solely on the representations and certifications of CITY, COUNTY believes it is necessary and in the public interest for CITY to undertake the Project and is willing to reimburse CITY up to \$100,000.00 in ARPA Funding in accordance with the requirements and terms of this Agreement; and

WHEREAS, COUNTY and CITY wish to cooperate in the LANDSCAPING PROJECT to provide aesthetic continuity between Downtown Inverness and the Historic Courthouse Area; and

WHEREAS, the LANDSCAPING PROJECT will benefit both the CITY and COUNTY; and

WHEREAS, the general public has been impacted by the public health emergency; and

WHEREAS, in particular, members of the general public which use the COUNTY'S and CITY'S many public services, will benefit by the proposed project; and

WHEREAS, this Agreement shall inure to the mutual benefit of the Parties.

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, the parties hereto do hereby agree as follows:

1. CITY will complete the construction of the LANDSCAPING PROJECT and COUNTY will provide to CITY up to \$100,000.00 towards the design and construction costs of the LANDSCAPING PROJECT that pertains to COUNTY property. Should design and construction costs for the COUNTY's portion of the LANDSCAPING PROJECT be less than \$100,000.00 then COUNTY shall pay the lesser amount to CITY. COUNTY will provide the funds to CITY upon completion of the project by CITY or at such time as the CITY has expended \$100,000.00 on design and construction costs for the COUNTY's portion of the

LANDSCAPING PROJECT, once invoices are submitted to and approved by COUNTY. CITY shall not expend more than \$100,000.00 for design and construction costs of the COUNTY's portion of the project.

2. This Agreement shall be effective upon its execution by the Parties and shall remain in effect until all the conditions and obligations provided for herein are satisfied but shall not extend past December 31, 2025.
3. CITY shall retain ownership and maintenance of landscaping improvements on CITY'S property and rights of way and COUNTY shall retain ownership and maintenance of landscaping improvements on COUNTY property. See Landscaping Area Map attached hereto as Exhibit "A"
4. If either CITY or COUNTY is prevented from or delayed in performing any act required of it hereunder, and such prevention or delay is caused by strikes, labor disputes, inability to obtain labor materials, or equipment, inclement weather, acts of God, governmental restrictions, regulations, or controls, judicial orders, enemy or hostile government actions, civil commotion, fire, or other casualty, or other causes beyond the CITY'S or COUNTY'S reasonable control (collectively, "Force Majeure"), the performance of such act shall be excused for a period equal to the period of prevention or delay.
5. To the extent allowed by Florida Law, each party (indemnifying party) agrees to indemnify, hold harmless and defend the other party (indemnified party), its officials, and employees from all claims, losses, damages, costs, charges, expenses, suits, or actions brought against the indemnified party as a result of any action or failure to act on the part of the indemnifying party. This includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of section 762.28, Florida Statutes, or any similar provision of law.
6. The failure by either party to demand compliance with a provision of this Agreement will not constitute a waiver of that party's right to demand compliance with the provisions thereafter.
7. This Agreement is binding upon and inures to the benefit of the parties and their respective successors, heirs, and assigns.
8. This Agreement shall be governed, construed, and controlled in accordance with the laws of the State of Florida.
9. This is the entire agreement between the parties, covering everything agreed upon or understood in the transaction, and supersedes all previous correspondence, drafts, or documents on the same subject. There are no oral promises, conditions, representations, understandings, interpretations, or terms of any kind as conditions or inducements to the execution hereof in effect between the parties. No change or additions is to be made to this Agreement except by written agreement executed by the parties.

IN WITNESS WHEREOF, the parties hereto has caused these presents to be duly executed by its proper officers, thereunto authorized and its seal to be hereunto affixed, this

_____ day of _____ 2024.

ATTEST:

CITY OF INVERNESS, FLORIDA
A Municipal Corporation

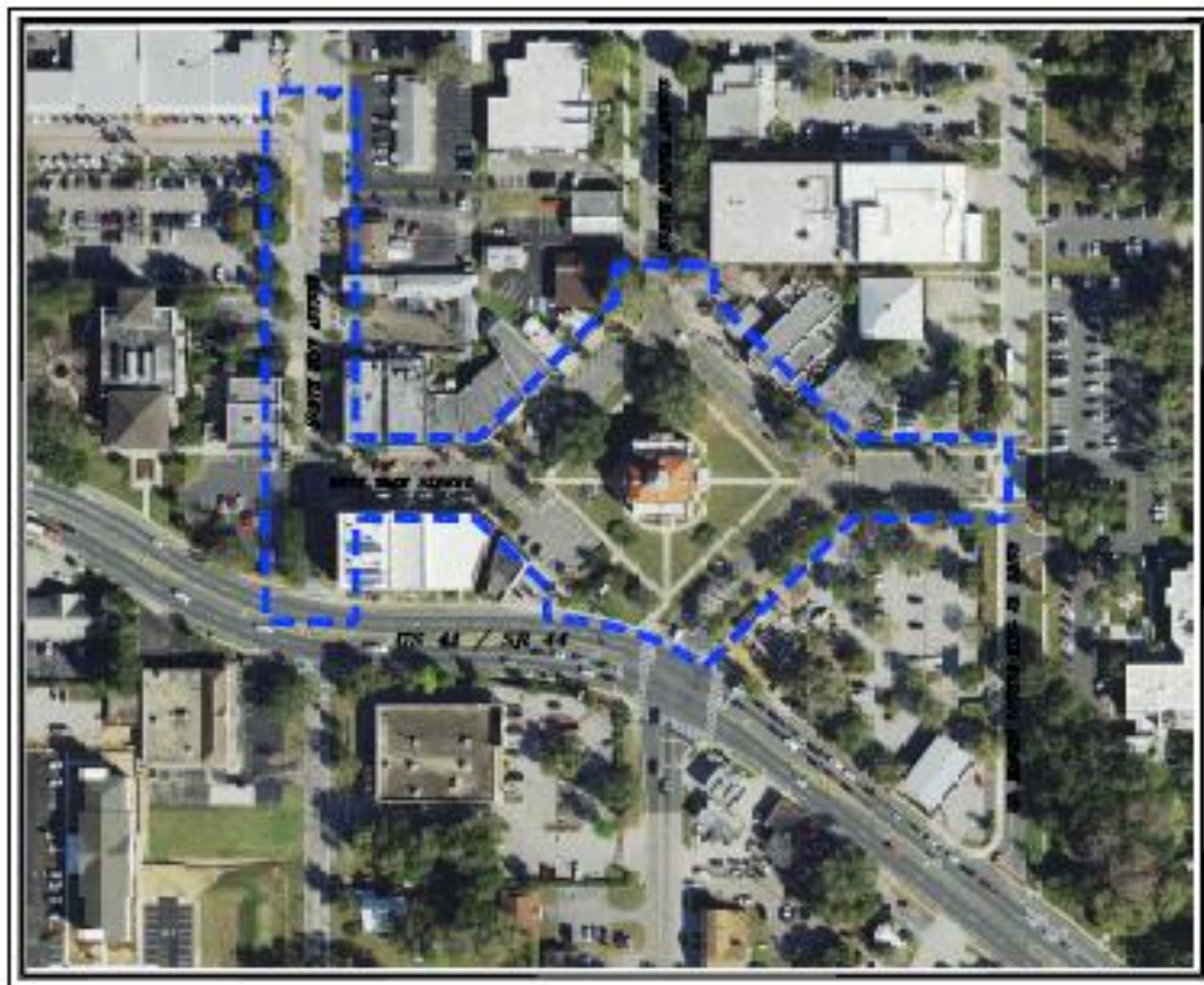
BY: _____
Susan Jackson, City Clerk

BY: _____
Jacqueline Hepfer, President

ATTEST:

CITRUS COUNTY, FLORIDA
a political subdivision of the State of Florida
BY: _____
NAME: _____
TITLE: CHAIRMAN

BY: _____
CLERK



LOCATION MAP

Agenda Memorandum - *City of Inverness*

December 3, 2024

TO: Elected Officials

FROM: Frank Calascione, Assistant City Manager

SUBJECT: Request for Settlement and Release of Lien - 616 LaSalle Ave

CC: Susan Jackson, City Clerk, Alexis Koter, Finance Director, Christopher Shoemaker, Director of Community Development

Enclosures: 1. 1 Request for Settlement Lien Amount
2. 2 Code Cost Allocation
3. 3 Inspeccion Photographs

The priority of code enforcement is to maintain property values, enforce city codes, correct violations and secure reimbursement for enforcement costs. The release of lien is not processed until all fees have been paid and violations corrected.

A single-family residential home at 616 LaSalle Ave has been subject to code enforcement actions since September 2021 resulting in liens of \$141,750 from Case #110 and \$27,600 from Case #245. The property was sold at tax sale in October 2024.

Mr. George Angeliadis, Esquire is representing the current owner and offered to settle the \$169,350 lien for \$5,000. The City offered to settle for costs to date in the amount of \$9,019.84. This will result in a lien reduction of \$160,330.16 from the original lien amount.

Staff is recommending acceptance of \$9,019.84 to satisfy the lien amount of \$169,350 and approval of the lien reduction of \$160,330.16. The property will then become an asset to the neighborhood and the City will be reimbursed for code enforcement expenses.

Recommended Action

1. Motion and second to discuss the settlement offer in the amount of \$9,019.84 of the \$169,350 lien amount and reduce lien by \$160,330.16 to release the lien
2. Deliberate the matter.
3. Vote the matter

If you wish to discuss this further, please contact me at your convenience.

Frank Calascione

Chris Shoemaker

Subject: FW: 616 LaSalle Inverness - Settlement Information

From: George Angeliadis <george@lmdlawfirm.com>
Sent: Monday, November 18, 2024 11:05 AM
To: Chris Shoemaker <cshoemaker@Inverness.Gov>
Cc: Michele Pruden <michele@lmdlawfirm.com>
Subject: Re: 616 LaSalle Inverness - Settlement Information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Chris.

Thank you for providing the cost allocation breakdown. Paying the \$9,010.84 will not be a problem. I think the bigger issue will be how we can verify that the violations have been abated to the City's standards, or what remains to be abated. It's my understanding that many of the issues have been corrected, but I don't know if that has been verified by the City. Is there a time I can meet you or a code officer to walk the property to get an idea of where we stand so we can all be on the same page?

Also, what time is the meeting on the 17th?

Please let me know.

Thanks, George



George Angeliadis, Esq.

Attorney

Lucas, Macyszyn & Dyer Law Firm

Mailing Address:
9020 Rancho Del Rio Drive
Suite 101
New Port Richey, Florida 34655
727.849.5353

<http://www.lmdlawfirm.com/>



From: George Angeliadis <george@lmdlawfirm.com>
Sent: Tuesday, November 12, 2024 2:48 PM
To: Chris Shoemaker <cshoemaker@Inverness.Gov>
Cc: Michele Pruden <michele@lmdlawfirm.com>
Subject: Re: 616 LaSalle Inverness

616 LASALLE AVENUE, INVERNESS

Administrative Task	Hourly Rate	Hours	Cost
Code Compliance Inspector	\$ 30.00	18.00	\$ 540.00
Community Dev. Staff	\$ 40.00	47.00	\$ 1,880.00
Special Magistrate	\$ 250.00	4.00	\$ 1,000.00
Recording Secretary	\$ 40.00	8.00	\$ 320.00
Administrative	\$ 200.00	21.00	\$ 4,200.00
Building Official	\$ 100.00	2.00	\$ 200.00
Legal	\$ 235.00	2.00	\$ 470.00
City mowed 6/23/2023	\$ 250.00	1.00	\$ 250.00
Document Fees	Fee	Qty	Cost
Postage	\$ 1.00	1.00	\$ 1.00
Certified Mail	\$ 9.64	6.00	\$ 57.84
Lien Recording Fee	\$ 101.00	-	\$ 101.00
Total			\$9,019.84

\$ 27.00 recording 3/16/2022
 \$ 27.00 recording 3/13/2023
 \$ 27.00 recording 3/15/2023

\$ 10.00 lien release
 \$ 10.00 lien release

\$ 101.00 total recording fees

9.64 each letter/certified

Case starting 9/9/2021	overgrown
Case #39	
Code - 1 inspection	
1 letter mailed - via certified	

Case started 12/21/2021	\$ 141,750.00
Case #110	Lawn/weeds
Building Official - inspection	Rear Lanai torn Maintenance issues
Debra - 2 inspections	Vehicle in driveway no plates
Code - 3 inspections	Sanitation
Chris - 1 inspection	Swimming pool
2 letters mailed via certified + order	

Case starting 8/15/2022	\$ 27,600.00
Case #245	Overgrown
Debra - 2 inspections	vehicle in driveway w/o plates
Code - 1 inspection	
Chris - 1 inspection	
2 letters mailed via certified + order	

Case starting 10/8/2024	overgrown
Case #751	
Code - 1 inspection	
1 letter mailed - courtesy	

Code Compliance - 18 hours - 4 Cases
 inspections, photographs, cases for magistrate
 speaking w/neighbors, complaints coming in on property

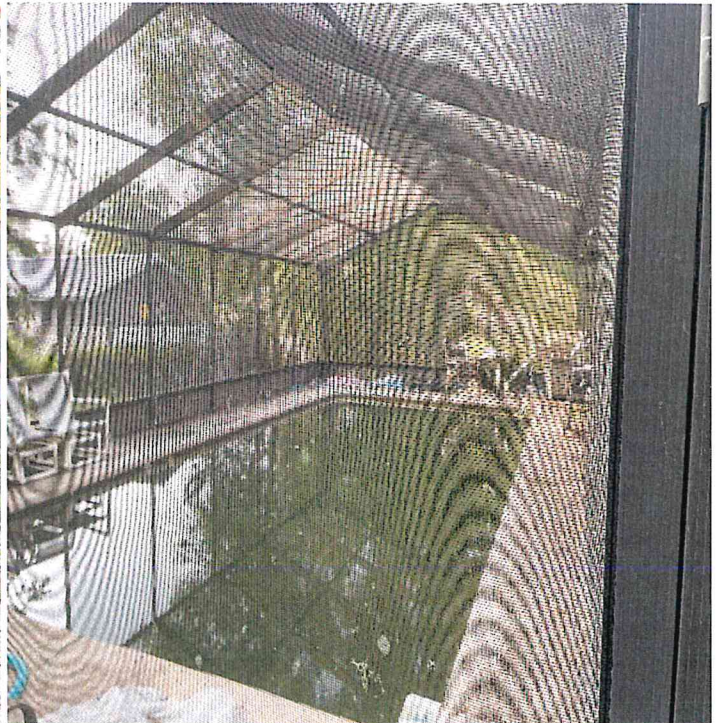
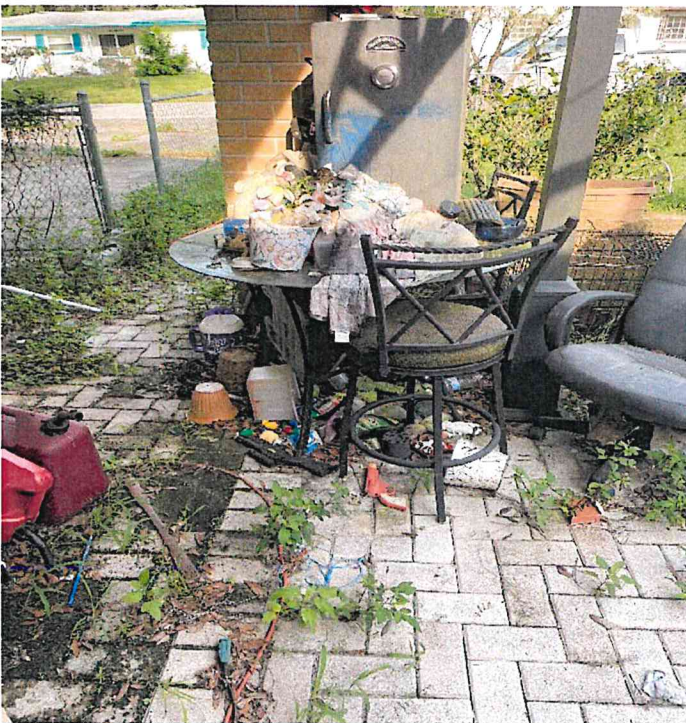
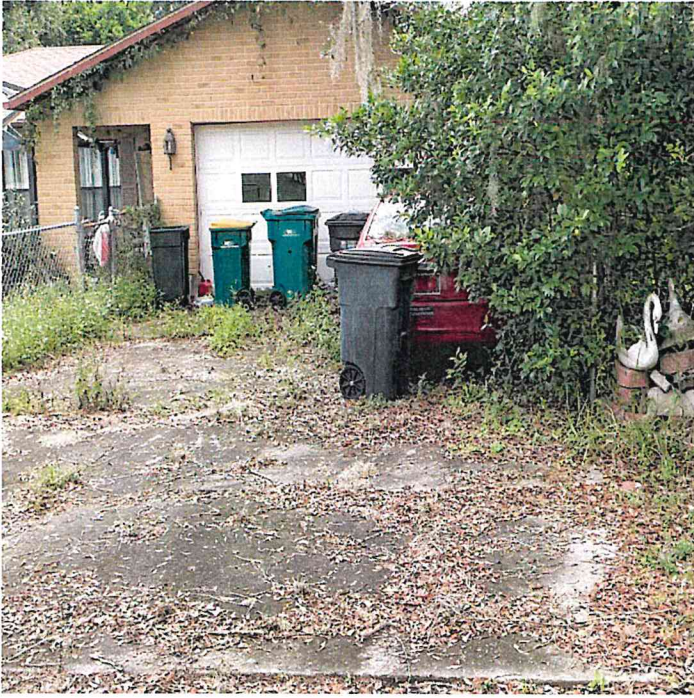
Community Dev. Staff - Debra - 4 inspections. Uploading photographs.
 Speaking w/neighbors, complaints in on property.
 monitor liens each month (39 months)

Special Magistrate + 2 hearings + signing two orders

Administrative - Chris - 2 inspections + meeting sheriff/mosquito control & health dept.
 Discussing property w/city attorney for foreclosure.
 Discussion w/admin for letters addressed to Admin on property
 Plus Greg Rice' time w/inspections & speaking w/city attorney
 Bi-quarterly code meetings for updates.

Building Official Inspections on property

Legal City Attorney discussion for foreclosure



Code Enforcement Inspection Photographs 616 LaSalle Ave

Agenda Memorandum - *City of Inverness*

December 3, 2024

TO: Elected Officials
FROM: Frank Calascione, Assistant City Manager
SUBJECT: Project Updates
CC: Susan Jackson, City Clerk
Enclosures:

N. Pine Ave. Stormwater and Parking Project
Downtown Lighting
Downtown Landscaping Bids
Light Up Liberty
Christmas Parade
Nativity Scene Donation