August 19, 2025
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 Davis
Vice President Lizanich
Councilwoman Bega
Councilwoman Hepfer
Councilman Craig
Mayor Plaisted

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

The Invocation was given by Mayor Plaisted, and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA
Councilwoman Hepfer motioned to accept the Agenda as presented. Seconded by Councilwoman Lizanich. The motion carried.

PRE-SCHEDULED APPEARANCES
None

PUBLIC HEARINGS / WORKSHOP
6)a) Resolution 2025-06 ICRA – * with City Manager Williams stating the Inverness Community Redevelopment Agency (ICRA) was first established in 1990 and was expanded in 2015. The City has utilized tax increment financing through ICRA to accomplish a multitude of projects and continues to utilize this valuable tool to achieve redevelopment and enhance our community. It is paramount that the ICRA term be commensurate with the scope of projects the City has envisioned and that the utility of the redevelopment tools contained in ICRA be available for the continued enhancement of the City. Therefore, it is necessary to extend ICRA's termination date. Before Council tonight is Resolution 2025-06 extending the termination date of the Inverness Community Redevelopment Agency. President Davis opened the public hearing. **Councilwoman Hepfer motioned to have the Clerk read Resolution 2025-06 by Title only. Seconded by Councilwoman Lizanich. The motion carried.**

RESOLUTION 2025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY INVERNESS, FLORIDA APPROVING THE CONTINUED EXISTENCE OF THE INVERNESS COMMUNITY REDEVELOPMENT AGENCY AND EXTENDING ITS TERMINATION DATE IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES; AMENDING THE REDEVELOPMENT PLAN TO EXTEND THE TIME CERTAIN FOR COMPLETING ALL REDEVELOPMENT FINANCED BY INCREMENT REVENUES IN ACCORDANCE WITH SECTION 163.361, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

No one spoke for or against the Resolution. **Councilwoman Hepfer motioned to adopt Resolution 2025-06 by roll call vote. Seconded by Councilwoman Bega. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and President Davis, yes. The motion carried.** The Public Hearing was closed.

OPEN PUBLIC MEETING
None

CITY ATTORNEY REPORT
None

CONSENT AGENDA

a) Bill Listing*
   - Recommendation – Approval
b) Council Minutes* – 08/05/2025
   - Recommendation - Approval

Councilwoman Lizanich motioned to accept the Consent Agenda. Seconded by Councilwoman Hepfer. The motion carried.

CITY CLERK'S REPORT
None

CITY MANAGER'S REPORT
11)a) Cootertober 2025* with Parks & Rec Director Worley provided a presentation and details of the many planned events. He noted that two years ago, the City introduced a month-long set of events known as Cootertober. The approach relied on a multitude of public private partnerships, that maintained the Cooter brand and recognized the popularity of premium musical acts and cultural arts. With over 30 events across the City, Cootertober gave everyone in the family something to enjoy. This year's Cootertober will have over 30 events that will be sure to engage the entire community. Parks & Recreation staff presented this year's Cootertober events and opportunities. New this year will be decorating of the lampposts with a fall theme. **Verbal Update – No Action Required**

11)b) Resolution 2025-05 County LMS* with City Manager Williams stating all communities face some level of vulnerability to the human and economic costs of natural, technological, and societal disasters, and it is important to recognize the importance of reducing or eliminating those vulnerabilities for the overall safety, health, and welfare of the community. Community Development Director Shoemaker provided a presentation noting the Federal Disaster Mitigation Act of 2000 requires that each local jurisdiction have an approved local mitigation plan in accordance with Chapter 44 CFR Sections 201.6 prior to receiving Hazard Mitigation Grant Program funding, and Rule 9G-22 of the Florida Administrative Code, titles a local mitigation plan as the jurisdiction's Local Mitigation Strategy ("LMS") and sets forth the method for monitoring and evaluating changes to hazard assessments, project priority list, critical facilities list, repetitive flood-loss list, and map revisions. Citrus County, including the cities of Crystal River and Inverness, last updated its LMS in 2020 and Chapter 44 CFR Parts 201 & 206 provide that a local jurisdiction(s) must review and revise their LMS to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and update the LMS a minimum of every five (5) years in order to continue to be eligible for Federal hazard mitigation funds under the Federal Emergency Management Agency. The Citrus County Local Mitigation Strategy Working Group, which includes representatives of the cities of Crystal River and Inverness, has developed the Citrus County Multijurisdictional Local Mitigation Strategy 2025, which is a total revision of the 2020 LMS and complies with the updated State and Federal mitigation plan guidelines. **Councilwoman Bega motioned to have the Clerk read Resolution 2025-05 by Title only. Seconded by Councilwoman Hepfer. The motion carried.**

RESOLUTION 2025-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA ADOPTING THE CITRUS COUNTY, MULTIJURISDICTIONAL LOCAL MITIGATION STRATEGY 2025; PROVIDING FOR REPEAL AND CONFLICT; PROVIDING AN EFFECTIVE DATE.

Councilwoman Lizanich motioned to adopt Resolution 2025-05 by roll call vote. Seconded by Councilwoman Bega. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and President Davis, yes. The motion carried.

11)c) Ordinance 2024-846/847/848 4030 E. Dawson Annexation– First Reading* with City Manager Williams stating 4030 E. Dawson Drive is a 0.19 acre or 8,415 square foot lot with a single-family home located at the northern end of the City limits. <u>Community Development Director Shoemaker</u> provided a presentation and noted a request for voluntary annexation was submitted by the property owner as they own a vacant lot to the south on Eisenhower Street West, which is within City limits. The owner plans to fence both properties and would like to work with one permitting authority for both tracts. The Planning and Zoning Commission voted 5 - 0 to recommend approval to the City Council at their meeting of August 6, 2025. The annexation process is followed by an amendment to the City's Future Land Use Map and the Official Zoning Map by designating a land use category and zoning district. **Councilwoman Lizanich motioned to have the Clerk read Ordinance 2025-846 by Title only. Seconded by Councilwoman Hepfer. The motion carried.**

ORDINANCE 2025- 846

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 4030 EAST DAWSON DRIVE, SECTION 02, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilwoman Lizanich motioned to approve Ordinance 2025-846 by rollcall vote on a first reading. Seconded by Councilwoman Hepfer. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and President Davis, yes. The motion carried.

Councilwoman Lizanich motioned to have the Clerk read Ordinance 2025-847 by Title only. Seconded by Councilwoman Hepfer. The motion carried.

ORDINANCE 2025- 847

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.19 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL ("MDR") TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL ("LD/R1"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilwoman Lizanich motioned to approve Ordinance 2025-847 by rollcall vote on a first reading. Seconded by Councilwoman Hepfer. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and President Davis, yes. The motion carried.

Councilwoman Lizanich motioned to have the Clerk read Ordinance 2025-848 by Title only. Seconded by Councilwoman Hepfer. The motion carried.

ORDINANCE 2025- 848

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.19 ACRES FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL (LD/R1); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Councilwoman Lizanich motioned to approve Ordinance 2025-848 by rollcall vote on a first reading. Seconded by Councilwoman Hepfer. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and President Davis, yes. The motion carried.

11)d) Request for Settlement and Release of Lien – 815 Emery Street* with <u>Community Development Director Shoemaker</u> stating 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. 815 Emery Street has been subject to code enforcement actions since February 2025 resulting in liens of $8,800 from Case #857 and previously received a violation for having a carport on the property without a permit. Special Magistrate decided on April 2, 2025, to give the owner 30 days to remedy the problem or to start a lien of $100 per day. The lien went into effect on May 21, 2025. Current owner, Mr. Steven Smith, was made aware of the problem on July 25, 2025, and has offered to settle the $8,800 lien for $500. Councilwoman Bega noted a comparison between the total of the lien and the amount offered and maybe should consider a change in City policy. President Davis spoke to the requested reduction and does not want to set a precedence of anyone thinking this should be a normal practice. Spoke of personal experience when purchasing properties with liens. Councilwoman Lizanich questioned if there are habitual offenders as well as occasional offenders. **Councilwoman Hepfer motioned to discuss the settlement offer in the amount of $500 of the $8,800 lien amount and write-off the $3,800 to release the lien. Seconded by Councilwoman Lizanich. The motion carried.**

11)e) Resolution 2025-03 FDOT Gateway Signage – * with City Manager Williams stating GAI-Community Services Group (CSG) was engaged by the City to assist with creation of a new street signage system to match the City's brand. Two products were designed for the program including large scale Gateway signage to enhance the welcome experience entering the City and smaller Wayfinding signage to guide residents and visitors in and around the downtown. Installation of the Gateway signs is underway. There is a final step to the installation/permitting for those within certain FDOT rights of way. The FDOT requires submission of a City Resolution, a Community Aesthetic Feature Agreement (CAF) and permit to install signage within their right of way. Before Council this evening is resolution 2025-03 that assigns full financial responsibility to the City for the feature's design, construction, and ongoing maintenance and provides the City Manager with signatory authority for the CAF Agreement and permit for installation of the three signs within the FDOT rights of way. **Councilwoman Bega motioned to have the Clerk read Resolution 2025-03 by Title only. Seconded by Councilwoman Hepfer. The motion carried.**

RESOLUTION 2025-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY INVERNESS, FLORIDA APPROVING A COMMUNITY AESTHEIC FEATURE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERMISSIVE USE OF FDOT RIGHT OF WAY FOR THE CITY'S INSTALLATION OF LOCAL GATEWAY ENTRY SIGNAGE FOR THE CITY OF INVERNESS GATEWAY SIGNAGE PROGRAM.

Councilwoman Lizanich motioned to adopt Resolution 2025-03 by roll call vote. Seconded by Councilwoman Hepfer. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and President Davis, yes. The motion carried.

11)f) Project/Program Updates (*Verbal)*

- Teen's Night Out with P & R Director Worley stating that changes are coming and thank everyone for their continued support. Noted this event started in 2021 and wants to continue to keep it fun for those that attend. Discussed a possible change in venue from time to time and spoke of community partners involved.
- IGC Improvements/County Lease with City Manager Williams provided a brief history of the concept of the County leasing space in the Inverness Government Center and the recent vote of the BOCC to not lease in the IGC. Days later he

received a telephone call that the BOCC wanted to reconsider the decision they made at their last meeting.

- Other with City Manager referencing the improvement of the traffic at the Middle School and the added guardrail. There has been a pool restructure to return water fitness. Spoke of lake and no wake zone activity with CCSO issuing warnings and citations. The DEP lease for the submerged land has been received. Spoke of the active road resurfacing and if there were any budget questions.

COUNCIL/MAYOR SUBJECTS

Councilwoman Hepfer stated she enjoyed the FLC conference and how other cities were amazed by what Inverness accomplishes with budget, etc.

Councilwoman Bega spoke of the FLC conference and how the budget was bragged on. Appreciated all the staff for all they do.

Mayor Plaisted enjoyed the conference and spoke of the positivity from our City, Council, etc. Excited about Cootertober. Noted a card he received thanking the City of the shade structures at the Liberty Park playground.

Councilman Craig spoke of the various sessions during the conference and spoke of the CRA extension.

Council President Davis spoke of discussions with others at the conference about all the events in our City.

CITIZENS NOT ON AGENDA

Sandy Levin represented the Downtown Inverness Business Partnership. Stated the excitement of the activities and events what are coming. Noted there are over 30 businesses involved in the partnership and have met with 25 additional businesses. Spoke of starting the Downtown Trick or Treating 4 years ago, the hay bale decorating contest, etc. Excited about the upcoming bike ride, caboose, etc. with something for all to participate. Loves Inverness.

Meeting adjourned at 6:53 p.m.

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City Clerk Council President