

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
October 7, 2025 - 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) PLEASE SILENCE ELECTRONIC DEVICES**
- 2) INVOCATION, PLEDGE OF ALLEGIANCE**
- 3) ROLL CALL**
- 4) ACCEPTANCE OF AGENDA**
- 5) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
 - a) Cootertober Lamp Post Decorating Contest Awards
 - b) Proclamation - Kiwanis Club of Inverness 100 Year Celebration
- 6) PUBLIC HEARINGS / WORKSHOPS**
 - a) Public Hearing - Refunding of Account Deposits Ordinance 2025-850 Final Adoption
- 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*

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October 7, 2025 - 5:30 PM**

- b) Council Minutes* - 09.16.2025

10) CITY CLERK'S REPORT

11) CITY MANAGER'S REPORT

- a) Longwood Gardens Senior Attainable Housing (Green Mills Group) - Local Government Area of Opportunity Funding Request
- b) Citrus County Chronicle Annual Advertising Agreement
- c) Project and Program Updates
- Gateway Sign Project
 - CDBG-DR Community Meeting and Application
 - Cootertober
 - Other

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**

CCSO National Night Out
Tuesday, October 7, 2025 from 6:00pm – 9:00pm
Liberty Park

Movie Night at the Valerie – Hocus Pocus
Thursday, October 9, 2025 at 7:00pm
Valerie Theatre

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Movie Night at the Park – Beetlejuice
Friday, October 10, 2025 at 6:00pm
Liberty Park

Magic Show
Saturday, October 11, 2025 from 4:00pm – 7:00pm
Valerie Theatre

Cooter Carnival
Sunday, October 12, 2025 from 1:00pm – 5:00pm
Liberty Park

Teen's Night Out
Thursday, October 16, 2025 from 5:30pm – 7:00pm
Depot Pavilion

Market at the Depot
Saturday, October 18, 2025 from 9:00am – 2:00pm
Depot Pavilion

Inverness City Council Regular Meeting
Tuesday, October 21, 2025 @ 5:30pm
IGC – Council Chambers

Agenda Memorandum - *City of Inverness*

October 7, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Public Hearing - Refunding of Account Deposits Ordinance 2025-850 Final Adoption

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Alexis Koter, Finance Director

Enclosures: 1. AD Ordinance 2025-850 UtilityDeposits
2. ORDINANCE 2025-850
3. EXHIBIT A
4. EXHIBIT B
5. BUSINESS IMPACT STATEMENT Ord. 2025-850

This evening, Council is being presented with the second reading for final adoption of Ordinance 2025-850. A first reading of this ordinance was brought to Council on September 16th. This ordinance is a modification to City Ordinance Chapter 22, Section 92 and 94. Portions of the sections to be updated relate specifically to customers with multiple accounts and the refunding of deposits upon cancellation of services. The modification will allow the City to apply final balances due on an account for a customer to outstanding bills on other accounts for the customer prior to issuing a refund check.

It is recommended that Council approve the ordinance as presented on second reading. If approved this evening, the matter will be finalized and updates will be implemented into the City ordinances.

Recommended Action –

1. Open the Public Hearing
2. Allow staff to speak/present
3. Motion, Second, and Vote to read Ordinance 2025-850 by title only
4. Allow Public Comment - Those For
5. Allow Public Comment - Those Against
6. Council to deliberate the matter
7. Motion, Second, and vote to adopt Ordinance 2025-850 on second reading by roll call
8. Close the Public Hearing

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

Eric C. Williams

PUBLIC NOTICE OF PROPOSED ENACTMENT

NOTICE is hereby given by the City Council of the City of Inverness, Florida that pursuant to Chapter 166.041, Florida Statutes, Public Notice is hereby given by the City Council of the City of Inverness that an ordinance entitled:

ORDINANCE NO. 2025 – 850

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 22-92 OF THE CITY’S CODE OF ORDINANCES ENTITLED DEPOSITS AND FEES FOR ESTABLISHING SERVICES; AMENDING SECTION 22-94 OF THE CITY’S CODE OF ORDINANCES ENTITLED COLLECTION OF CHARGES; PROVIDING FOR SEVERABILITY AND INTERPRETING THIS ORDINANCE; PROVIDING FOR INCLUSION INTO THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

will be considered for adoption by the City Council in Council Chambers at 212 West Main Street at 5:30 PM or as soon thereafter the matter can be heard on the following date.

Adoption Public Hearing – Tuesday, October 7, 2025

All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance.

Copy of the proposed ordinance will be on file with and available for inspection by the public in the office of the City Clerk in City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons may wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

Attest: /s/ Susan Jackson
City Clerk

/s/ Gene Davis
President of City Council

ORDINANCE NO. 2025-850

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 22-92 OF THE CITY'S CODE OF ORDINANCES ENTITLED DEPOSITS AND FEES FOR ESTABLISHING SERVICES; AMENDING SECTION 22-94 OF THE CITY'S CODE OF ORDINANCES ENTITLED COLLECTION OF CHARGES; PROVIDING FOR SEVERABILITY AND INTERPRETING THIS ORDINANCE; PROVIDING FOR INCLUSION INTO THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, THIS

_____ DAY OF _____ 2025 AS FOLLOWS:

Section 1. Section 22-92 of the Code of Ordinances entitled "Utility deposits and fees for establishing services" is hereby amended as set forth in Exhibit "A" attached hereto and made a part hereof.

Section 2. Section 22-94 of the Code of Ordinances entitled "Collection of charges." is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 4. Inclusion in the Code of Ordinances. The provisions of this Ordinance shall be included and incorporated in the Code of Ordinances of the City of Inverness as an addition, or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code of Ordinances.

Section 5. Effective Date. This ordinance shall become effective immediately upon its adoption.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the 16th day of September, 2025.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____, 2025.

CITY OF INVERNESS, FLORIDA

Gene Davis, Council President

Robert Plaisted, Mayor

ATTEST:

Susan Jackson, City Clerk

Approved as to form and correctness:

James Hartley, City Attorney

Sec. 22-92. Deposits and fees for establishing services.

- (a) Prior to beginning services, a deposit, which shall secure payment of all indebtedness for utility services provided by the City to the customer, whether such services are provided at the premises for which the deposit was made or at any other premises served by the City under the same customer's account, shall be required from all customers as outlined below. In addition, a twenty-dollar (\$20.00) fee will be charged to establish (turning on) services in customers name (CID).
- (b) The deposit for each residential units shall be based on the applicant's credit information received during a credit screening. Each applicant must have a credit screening completed, unless they are able to meet an exemption as listed in subsection (f) below.
 - (1) Owner applicants, either owning a home or who are in the process of purchasing a home, shall include all persons as stated on the deed as an applicant and each person must be screened. The city's deposit decision will be based the credit worthiness of the applicant who poses the greater credit risk.
 - (2) Tenant applicants will include all persons responsible for the lease of the unit as an applicant and each person shall be screened. The city's deposit decision will be based the credit worthiness of the applicant who poses the greater credit risk.
 - (3) Applicants are to provide a state-issued photo identification card for credit screening purposes. The city cannot demand that an applicant provide their social security number as a requirement for service; however, if credit information cannot be secured by the state identification number, the customer must either provide a valid social security number to obtain the credit screen or pay the maximum deposit for their account classification.
 - (4) A service applicant who provides a social security number that is returned as deceased, non-issued, belonging to a person under the age of eighteen (18), or belonging to a person other than the applicant, or is fraudulent shall be denied service until that person supplies a valid social security number and a federal or state government issued photo identification card.
 - (5) The city will not accept letters of credit in lieu of credit screening an applicant.
 - (6) An applicant who has declared bankruptcy will be considered a substantial credit risk and shall be required to pay a maximum deposit.
 - (7) Any applicant who has an unpaid utility bill from another jurisdiction and is returned as part of their credit record will be considered a significant credit risk and shall be required to pay a maximum deposit.
 - (8) An adverse action letter will be printed and given to each applicant who is denied service or charged a deposit. The Federal Trade Commission and the Fair Credit Reporting Act mandate that a consumer who is charged a deposit based upon their credit information be given notification as to where that information was obtained and detailed procedures as to how they might dispute the information.
 - (9) City staff shall not have access to an applicant's detailed credit report and will only be provided with the deposit decision and listing of unpaid utilities in other governmental and utility jurisdictions.
 - (10) A five-dollar (\$5.00) charge will be applied for each applicant requiring credit screening in order to cover the investigation costs of the application.
- (c) Deposit schedule for establishing services:
 - (1) Residential (per unit):
 - a. *Owner/Tenant-occupied:*

	Owner Occupied			Tenant Occupied		
Return on Credit Screening	Water	Sewer	Water & Sewer	Water	Sewer	Water & Sewer
Substantial Credit Risk	\$90.00	\$135.00	\$225.00	\$120.00	\$180.00	\$300.00
Minimal Credit Risk	\$60.00	\$90.00	\$150.00	\$60.00	\$90.00	\$150.00
No Credit Risk	\$0.00			\$0.00		
Maximum Deposit is \$300.00						

- b. Developers and building contractors are to pay a one hundred dollar (\$100.00) deposit per unit. Developers/building contractors are not qualified for waiver of deposits.
- c. Property management companies must establish an escrow containing a two hundred dollar (\$200.00) for all properties under management. Property management companies are not qualified for waiver of deposits.
- (2) Commercial establishments including multiple units under a master meter; service station; drug stores; cafeterias and restaurants; industrial users and any commercial users may be required to pay a deposit which will be the greater of one hundred fifty dollars (\$150.00) or an estimate of the equivalent of two (2) months' water and sewer charge with such estimate to be determined by the finance department.
- (3) Outside-city deposits, and maximum deposit amounts, shall be one hundred twenty-five percent (125%) of those listed in subsections (1) and (2).
- (d) If a customer should be scheduled for shut-off due to non-payment on two or more occasions in any fiscal year (October-September) said customer shall be required to pay an additional twenty-five dollars (\$25.00) deposit for each two occurrences to a maximum deposit of three hundred dollars (\$300.00) for in-city customers and three hundred seventy-five dollars (\$375.00) for outside city customers per service location.
- (e) All utility deposits collected by the city pursuant to this chapter will be maintained in a non-interest-bearing account. The city will not pay interest on customer deposits.
- (f) The following customers shall be exempt from certain items stated above relating to deposits and credit checks:
 - (1) A current residential customer who is transferring services from one location within the city to another, using the same Customer ID (CID), is exempt from a credit check. A deposit may be transferred from one service location to another providing the services remain in the name of the person or entity that made the initial deposit. Any unpaid balances from the former account can be transferred to the new account, pursuant to section 22-94(4).
 - (2) A current residential customer who is establishing services at an additional location is exempt from a credit check if they meet all requirements for a deposit refund outlined in section 22-92(f)(1). If the customer meets the requirement, they will be considered "No Risk" and no deposit is needed.
 - (3) An applicant that is a former customer, whether using the same or different CID, that has unpaid balances, or balances written off by the city as uncollectable, for prior services shall be considered a substantial credit risk. A credit screening is not needed. In addition, The city shall not allow another utility account to be opened by the customer at another location until all amounts owed have been paid in full.

- (4) Agencies of the United States of America, the State of Florida, County, other municipalities, or other public bodies, corporate and politic, etc. pursuant to law, shall be exempt from the payment of security deposits, provided that such agencies shall be subject to all other fees and charges.
 - (5) Customers that obtain a payment guarantee/voucher from a city recognized organization are exempt from collection of deposit prior to starting services. The deposit can be charged to the customer to be issued on their first bill.
 - (6) Nothing contained herein shall be construed to prevent the city from requiring a deposit from any customer who shall become delinquent in payments while on a waived or refunded deposit status. Such deposit should be in accordance with the schedule outlined above.
- (g) Refund of deposits:
- (1) Residential customers may be entitled to a deposit refund prior to the termination or transfer of services. The refund will be applied to the customer's current account balance and any deposit in excess will be a credit on the customer's account. To qualify, all of the below statements must be true.
 - a. Customer's payments have not been delinquent in the past twenty-four (24) months,
 - b. Customer has not had a returned payment in the last twenty-four (24) months,
 - c. Customer has not been disconnected (shut-off), within the last twenty-four (24) months,
 - d. Customer has not tampered with the meter in the last thirty-six (36) months,
 - e. Customer has not used service in a fraudulent or unauthorized manner within the past thirty-six (36) months,
 - f. Customer is the owner of the residential unit,
 - g. Customer has submitted a written request of refund.
 1. Customer may request the refund as paper check instead of account credit. However, the check amount will only be the deposit amount in excess of the current balance due.
 - (2) When terminating service, if not already refunded or transferred to new service location, the deposit shall be applied to the customer's account after the issuance of the final bill. If the deposit is greater than the balance due, a refund may be issued to the customer in the form of a check for the amount for the deposit not applied to the final balance due. If the customer has outstanding balances due on other accounts, the remainder of the deposit must first be applied to the outstanding balances owed by customer prior to being refunded a check.
- (h) If a customer should be disconnected for non-payment on two or more occasions in any fiscal year (October-September) said customer shall be required to pay an additional twenty-five dollars (\$25.00) deposit for each two occurrences to a maximum deposit of three hundred dollars (\$300.00) for in-city customers and three hundred seventy-five dollars (\$375.00) for outside city customers per service location notwithstanding the foregoing, if subsequent to the refund of the deposit to the residential customer, the customer shall become delinquent for a period in excess of thirty (30) days; the city may require the customer to pay a new deposit within fifteen (15) days of written notice. If the deposit remains unpaid after fifteen (15) days of notice, the city reserves the right to discontinue service until such deposit is paid in full. Said deposit shall also be subject to refund in accordance with the provisions of this section.

(Ord. No. 2011-683, § 1, 10-18-11; Ord. No. 2012-688, § 2, 3-6-12, eff. 5-1-12; Ord. No. 2024-832, § 2(Exh. B), 9-3-24)

Sec. 22-94. Collection of charges.

- (1) In all cases in which water is furnished by the utility system of the city, the sewer service charge shall be included in the bills for water rendered by the city; however, each such bill shall show separately the amount of the sewer service charges and the amount of the charges for water.
 - (a) Water bills shall be sent to customers or, when the use of a multiple or master meter is employed, to the owner, regularly each month, and the fact that a customer or owner does not receive a bill shall not constitute grounds for discount or adjustment.
 - (b) A water bill shall not be considered paid until remittance for the same has been received at the Inverness Government Center and the city shall not be responsible for delays or losses in transportation in the mails or otherwise.
- (2) If charges for water and sewer shall not have been paid by the customer pursuant to the schedule set forth in section 22-93, then, in addition to disconnection and discontinuance of said service, the city shall be entitled to proceed forthwith to recover the amount of such water and sewer service charges in such lawful manner as may be required.
- (3) The utility system shall have the right to refuse service to any premises or unit in cases in which the contracting party of such premises or unit has an unpaid water bill under this contract, until such time as the bill is paid. The utility system shall also have the right to refuse service in cases in which the owner of such premises has an unpaid bill for services or for material or labor rendered or expended by the utility system in connection with rendering water service to the premises.
- (4) The utility system shall have the right to transfer a bill(s) from one account to another where one or more of the account holders are the same person(s). The utility system shall have the right to discontinue, or withhold, services for payment of the transferred bill(s), regardless of the fact that current bills are being paid.
- (5) Where sewage disposal charges are not paid in accordance with provisions outlined herein, in those instances in which the owner has his own private water supply, the city shall have a right to cut off such water supply to the sewer system and the owner shall have no right to reconnect his own private water supply until the sewage charges shall have been paid in full. Any violation of this provision by an owner's reconnecting his private water supply, until such sewage charges are paid in full, shall be considered unlawful and subject to the penalties provided by section 1-8 of this Code.

(Ord. No. 2011-683, § 1, 10-18-11)

Business Impact Estimate

This form is to be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Inverness website by the time notice of the proposed ordinance is published.

Ordinance 2025-850 Refunding Account Deposits

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Inverness is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Inverness is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Inverness hereby publishes the following information:

1. Summary of the proposed ordinances

¹ See Section 166.041(4)(c), Florida Statutes.

The proposed ordinance re-words sections within the City Ordinance for clarity. This rewording would also allow the City to apply deposits/credits due to customer upon cancellation and final bill issuance to balances owed on other accounts held by that customer.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Inverness, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

The ordinance update does not generate any new costs to customers.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses /will be financially responsible:

N/A. This update to ordinance does not change or add fees.

(c) An estimate of the City of Inverness regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

The ordinance update does not generate any new revenue or increase any costs to the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

An estimate is unable to be provided as this impacts only customers that have multiple accounts, cancel services for one or more accounts, and have a credit due to them upon final billing of cancelled account(s) and balances owed on other accounts.

4. Additional information the governing body deems useful (if any):

N/A

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/26
		TOTALS FOR ACE HARDWARE CO OF INV INC				628.99
		TOTALS FOR APEX OFFICE PRODUCTS INC				343.16
		TOTALS FOR AT & T MOBILITY NATIONAL ACCOUNTS LLC				3,266.44
		TOTALS FOR AUTOZONE				65.97
		TOTALS FOR TIME WARNER CABLE				75.00
		TOTALS FOR CENTRAL AUTO AND TRUCK PARTS, INC.				73.71
		TOTALS FOR EMBARQ FLORIDA, INC				1,890.06
		TOTALS FOR CHESAPEAKE UTILITIES CORPORATION AND SUB				80.76
		TOTALS FOR CITRUS COUNTY CHRONICLE				137.72
		TOTALS FOR DAVID M. CRABTREE, INC.				750.00
		TOTALS FOR DUKE ENERGY				7,536.32
		TOTALS FOR FRANK A. FRAUNFELTER				416.00
		TOTALS FOR GAS SOUTH, LLC.				5.00
		TOTALS FOR GFL SOLID WASTE SOUTHEAST LLC				14,838.56
		TOTALS FOR GROUND SERVICES, INC.				4,083.00
		TOTALS FOR ROBERT HEMINGWAY				210.78
		TOTALS FOR KYOCERA DOCUMENT SOLUTIONS SOUTHEAST, LL				155.47
		TOTALS FOR NICK NICHOLAS FORD INC				195.92
		TOTALS FOR OFFICE DEPOT INC				313.53
		TOTALS FOR ON SCENE REPAIR & MAINTENANCE, LLC.				5,527.11
		TOTALS FOR ROBERT PLAISTED				128.25
		TOTALS FOR SHERWIN WILLIAMS CO				42.95
		TOTALS FOR SUMTER ELECTRIC COOPERATIVE INC				3,657.07
		TOTALS FOR U.S. WATER SERVICES CORPORATION				110,675.74
		TOTALS FOR UNIFIRST CORPORATION				60.51
		TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL				10,976.10
		REPORT TOTALS				166,134.12

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/26
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** END OF REPORT - Generated by Stacey Iddings **

September 16, 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 - *Absent*

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

FINAL BUDGET AND MILLAGE LEVY

Resolution 2025-09 and 2025-10 Final Millage and Budget Adoption Public Hearing* with the following Notice was served to all Council, Mayor, Media, publicly posted, and TRIM Notices were mailed to each City of Inverness property owner by the Property Appraiser's Office.

**FY 2025-26
INVERNESS BUDGET WORKSHOPS
PUBLIC NOTICE - REVISED**

PLEASE BE ADVISED **BUDGET RELATED WORKSHOPS FOR FY 2025/26** ARE CALLED FOR THE CITY COUNCIL OF THE CITY OF INVERNESS, AT 212 W. MAIN STREET, INVERNESS, FLORIDA, AS FOLLOWS:

April	1, 2025	5:30pm	Overview Workshop of Projects & Goals
May	6, 2025	5:30pm	Five-Year Capital Improvement Plan (CIP) Workshop
August	5, 2025	5:30pm	City-Wide Budget Workshop
Sept.	2, 2025	5:30pm	Tentative Budget Adoption - 1 st Public Hearing RESCHEDULED
Sept.	3, 2025	5:01pm	Tentative Budget Adoption - 1st Public Hearing
Sept.	16, 2025	5:30pm	Final Budget Adoption - Final Public Hearing

/s/ Gene Davis
President of City Council

Council President Davis opened the public hearing. He commenced by stating the purpose of this hearing is for the final adoption of a property tax rate (or millage) and budget for the 2025-2026 fiscal year for the City of Inverness. A proposed property tax rate was advertised on the TRIM notices of 7.7600 mills. The City of Inverness budget has been finalized using the rate 7.5600 mills. The final millage rate is greater than the rolled back rate of 7.3443 mills by 2.94%.

Council President asked for Council input and there was none.

Council President asked if there was anyone present who wished to address the Council as to any item within the Budget or millage levy. No one spoke for or against.

Council President stated be advised that the proposed budget was developed using the rate of 7.5600 mills. The next motion must be to adopt the final millage rate. Any budget amendments

may be made after adoption of the final millage rate. Called for a motion to read the Final Mill Levy Resolution by title only. **Councilwoman Bega motioned to read the Resolution by title only. Seconded by Councilwoman Lizanich. The motion carried.**

RESOLUTION NO. 2025-09

A RESOLUTION OF THE CITY OF INVERNESS OF CITRUS COUNTY, FLORIDA, ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR THE CITY OF INVERNESS FOR FISCAL YEAR COMMENCING ON OCTOBER 1, 2025 AND ENDING ON SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilwoman Bega motioned to adopt the Final Mill Levy Resolution adopting a final millage rate of 7.5600 mills for the 2025-2026 fiscal year. Seconded by Councilwoman Lizanich. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; Council President Davis, yes. The motion carried.

President Davis asked if there was a motion to read the Final Budget Resolution by title only. **Councilwoman Hepfer motioned to read the Final Budget Resolution by title only. Seconded by Councilwoman Bega. The motion carried unanimously.**

RESOLUTION NO. 2025-10

A RESOLUTION OF THE CITY OF INVERNESS OF CITRUS COUNTY, FLORIDA ADOPTING A FINAL BUDGET COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR PROPOSED EXPENDITURES; PROVIDING TAXABLE VALUES; PROVIDING FOR OPERATIVE FISCAL YEAR; PROVIDING FOR EXPENDITURES DURING FISCAL YEAR AND SUBSEQUENT HOLD OVER FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilwoman Hepfer motioned to adopt the Final Budget Resolution adopting the final budget for the 2025-2026 Fiscal Year as proposed by roll call vote. Seconded by Councilwoman Lizanich. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; Council President Davis, yes. Motion carried unanimously.

The Public Hearing was closed.

The Invocation was given by Councilwoman Hepfer, and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

Councilwoman Lizanich motioned to accept the Agenda as presented. Seconded by Councilman Craig. The motion carried.

PRE-SCHEDULED APPEARANCES

None

PUBLIC HEARINGS / WORKSHOP

None

OPEN PUBLIC MEETING

Karen Esty thanked Council for reaching out to the BOCC to offer office space. Spoke of the 2-hour parking limit relating to possible future BOCC meeting at the Inverness Government Center. Concerned for business parking.

John Labriola thanked the City for the changes in Cootertober, making it more family friendly.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 09/02/2025 & 09/03/2025*
 - Recommendation – Approval

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

CITY CLERK'S REPORT

None

CITY MANAGER'S REPORT

15)a) Community Development Block Grant – Medical Arts District* with City Manager Williams stating the City, partnering with HCA Florida Citrus Hospital, embarked on a much-needed planning project several years ago that focused on the future of the Medical Arts District to support economic and infrastructure development, and the look to future development and growth of the hospital. The resulting study highlighted a number of opportunities for future needed investment to include multimodal connectivity, drainage, parking, and transportation/traffic. Community Development Block Grant Disaster Recovery (CDBG-DR) grant funds are appropriated by Congress and allocated by HUD to rebuild disaster-impacted areas and provide crucial seed money to start the long-term recovery process. These flexible grants help cities, counties, Indian tribes, and States recover from Presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations. Since CDBG-DR assistance may fund a broad range of recovery activities, HUD can help communities and neighborhoods that otherwise might not recover due to limited resources. There is an opportunity for the City and HCA Citrus Hospital to partner on a CDBG-DR grant application to bring about improvements in streetscaping and drainage within the Medical Arts District, as the applicant must be a local government. The total amount being asked in the application would be \$10million. Councilwoman Bega spoke of the importance of Public Private Partnerships and wants to be clear of the benefits to the City as she had received a question from a citizen. City Manager Williams spoke of the advantages of HCA Citrus Hospital being in the City limits as they are a huge contributor investing in the community. Reminded that HCA does not own the hospital, it is a lease. Councilman Craig questioned the DRA and pump, and new entrance. City Manager provided a history of basement flooding in the hospital and that the hospital will erect signage regarding a new entrance. Councilwoman Lizanich questioned if it would help alleviate school traffic as safety is a top priority. Thinks the partnership is wonderful. Council President Davis spoke of the history of the hospital. Need to look at the overall scheme

as HCA is a large employment base and tax contributor. We need a good hospital in Inverness. **Council consensus was for the City Manager to proceed as presented.**

15)b) Whispering Pines Park Sublease* with City Manager Williams stating Whispering Pines Park (WPP) has been a gem in the community, serving as a regional park facility well beyond the jurisdictional limits of the City. WPP is not owned by the City, rather sublet from the Florida Forest Service to be managed/operated in part as a public recreation facility along with the goals and objectives of the Withlacoochee State Forest. The current 50-year sublease is set to expire in less than 5 years. WPP is faced with a number of much-needed capital improvements that would require investment by the City that would not be tenable under the current sublease arrangement. Council direction was to work with the State on a new structure and arrangement for the future of Whispering Pines Park that provide pathways forward towards the relationship with the State and the future of the park. Spoke of the hopes for a 50-year lease from the State. City Manager Williams provided a brief history and points of the sublease. The State suggested removing the Forestry Division and creating a direct lease between the City and State. Councilwoman Hepfer spoke in favor of a direct lease for 50 years. Councilman Craig questioned if it would be a hurdle removing Forestry. Keep the park as an outdoor recreation area. Councilwoman Bega questioned if Forestry agreed with City Manager stating definitely and the park would remain for public open purpose. Councilwoman Lizanich was in favor of the direct lease for 50 years as it would make it better to invest in. President Davis did not want to consider giving the park back and was glad that everyone was in favor of a direct lease. **Council consensus was for the City Manager to proceed as presented for a direct lease for a future structure and arrangement with the State for the future of Whispering Pines Park.**

15)c) City of Inverness Legislative Priorities 2026* with Asst. City Manager Calascione stating annually there is opportunity to present the Local Legislative Delegation with the City's points of interest and concern for consideration by the State Legislature. A draft letter, to be signed by the Mayor, puts forth those points of interest and concern of the City. Though many of the points continue to be a focus year to year, cooperative funding and support including local match amounts as outlined of \$1,000,000 for an RV Campground at Whispering Pines Park, \$500,000 local match for the West Inverness Trail Connector, and replacement of the boundary fencing for Whispering Pines Park. The scheduled date for the Legislative Delegation is currently set for October 31 with the Council and the Mayor invited to attend. Councilwoman Bega confirmed that the order of priorities in the letter was not relevant. **Council consensus was for the City Manager to proceed as presented.**

15)d) Ordinance 2024-850 Refunding of Account Deposits– First Reading* with Finance Director Koter stating this ordinance is a modification to City Ordinance Chapter 22, Section 92 and 94, relating specifically to customers with multiple accounts and refunding deposits when services are canceled. This would allow the City to apply final balances due on an account for a customer to outstanding bills on other accounts for the customer prior to issuing a refund check. **Councilwoman Bega motioned to have the Clerk read Ordinance 2025-850 by Title only. Seconded by Councilwoman Lizanich. The motion carried.**

ORDINANCE 2025- 850

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 22-92 OF THE CITY'S CODE OF ORDINANCES ENTITLED DEPOSITS AND FEES FOR ESTABLISHING SERVICES; AMENDING

**SECTION 22-94 OF THE CITY'S CODE OF ORDINANCES ENTITLED
COLLECTION OF CHARGES; PROVIDING FOR SEVERABILITY AND
INTERPRETING THIS ORDINANCE; PROVIDING FOR INCLUSION
INTO THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.**

Councilwoman Hepfer motioned to approve Ordinance 2025-846 by rollcall vote on a first reading. Seconded by Councilwoman Lizanich. 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.

15)e) Fire Station Bay Door Replacement RFP Bid Award* with Fire Chief Bessler stating the Fire Department issued a Request for Proposal (RFP 2025-01- FD) for the replacement of bay doors and operating systems at the fire station. The existing doors are aging, prone to frequent malfunctions, parts becoming difficult to obtain, and the doors have no longer become cost-effective to repair. Their unreliability delays emergency response times and compromises station security. Four sealed responses were received from American Roll-Up Door Co. - \$48,756; Overhead Door Co. of Ocala - \$70,114; Nouveau Construction LLC - \$67,058; and C & D Industrial Maintenance - \$220,123. He also announced the fire department has been awarded funding for requested SCBA equipment. **Councilwoman Bega motioned to award the bid for replacement of the fire station bay doors to American Roll-Up Door Company and authorize the City Manager to execute the agreement. Seconded by Councilwoman Hepfer. The motion carried.**

15)f) Code Compliance Lien Reduction Approach* with City Manager Williams stating code compliance is an essential function of any well-run community. The goal is always compliance over penalty. However, there are cases where fines ordered by the Code Magistrate are in place to garner focus to compliance and can accrue significant daily fines with an accompanying lien that by time of compliance an approach to a lowering settlement is often met. Historically, the City has taken these cases to Council for consideration under the auspice of verifying that compliance has been achieved and that any reduction in fines to release a lien must garner the City's hard costs in administering the case. Often this results in a significant reduction in total amount. Several options were discussed. Option 1 remain as we do currently, Option 2 collect raw cost and abatement period fines, set by the Magistrate, if no action from the property owner satisfies the order within the set number of days, or Option 3 to handle each case by case. City Attorney Hartley addressed the question of homesteaded property. **Council consensus was for the City Manager to proceed with Option 2 as presented.**

15) g) Project/Program Updates (Verbal)

- Cootertober Promo Video with Parks & Rec Director Worley. The video highlighted the list of events by Bobby Malke, Hannah Spittlehouse, and Sunny Cooter. It was amazing and will go out on social media, City website, etc.
- Annual Road Improvement Program with Public Works Director Pell confirming it is ongoing and when finished will roll into next year.
- Stormwater Structures – Repair/Replace will be installed in the next several weeks.
- Other included the passing of Deputy LaHera, 9/11 ceremony and exhibit at the Valerie Theatre, and another successful Small Town Saturday Night.

COUNCIL/MAYOR SUBJECTS

Councilwoman Bega thought this evening was a great meeting and requested to sit on the committee that will be choosing new carpet for the Valerie Theatre. Everyone agreed.

Councilwoman Hepfer stated 9/11 ceremony was sobering and people are very appreciative of the exhibit in the Valerie Theatre.

Councilwoman Lizanich was emotional when giving the closing comments at the 9/11 ceremony. Spoke of Deputy LaHera. Small Town Saturday Night was wonderful.

Councilman Craig provided detailed information from the recent TDC meeting and congratulated Inverness with 32% of visitation to the County. Spoke of the Main Street program and it was agreed that the City is not interested in participating.

President Davis stated that he remembers where he was and what he was doing on the day John F. Kennedy was killed and the 9/11 event. Spoke of a recent documentary regarding greater details of 9/11. Thanked the staff for all they do and thanked the audience for coming to the meeting.

CITIZENS NOT ON AGENDA

David Belknap spoke of the upcoming showing of the Rocky Horror Picture Show and certain activities done by those that are followers of the show.

Meeting adjourned at 7:12 p.m.

City Clerk

Council President

Agenda Memorandum - *City of Inverness*

October 7, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Longwood Gardens Senior Attainable Housing (Green Mills Group) - Local Government Area of Opportunity Funding Request

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

Enclosures: 1. Green Mills Letter of Request
2. Resolution 2025-11
3. Ex A Verification of Contribution Loan

The Florida Housing Finance Corporation (FHFC) was created by the Florida Legislature 40 years ago to assist in providing a range of attainable housing opportunities for residents that help make Florida communities great places in which to live, work, and do business. The FHFC has released a Request for Applications (RFA) for qualified developers to compete in receipt of tax credits to develop affordable multifamily apartment type rentals in areas of economic opportunity.

Green Mills Group, LLC is an experienced Florida-based real estate company engaged in developing senior, attainable, and workforce housing communities serving families and seniors. Established in 2011, Green Mills has completed the development of 906 apartment homes utilizing financing from the FHFC. In Citrus County, Green Mills has completed the successful development of the Forest Ridge Senior Residences in the center of the County and the Colonnade Park apartment community here in Inverness through previous, successful partnership with the City of Inverness.

The City has received a Local Government Area of Opportunity Funding Request from Green Mills (see attached Letter of Request) in support of an application to the FHFC for Longwood Gardens, a 55+ senior attainable rental housing community consisting of 90 to 100 apartment homes with a mix of one- and two-bedroom apartments, a clubhouse with a clubroom, fitness center, swimming pool, game room, and media center, on 6.5 acres located at 500 Longwood Avenue and Forest Drive. This Planned Unit Development (PUD) was previously approved by the City Council and this project allows the City to continue its history of support for senior attainable housing.

This funding request is not new but reinforces the City's support for a loan from the City in the amount \$340,000. A loan from the City is a critical component to submitting a competitive Low Income Housing Tax Credits application to the FHFC. This evening, Council is being asked to discuss and consider supporting the aforementioned FHFC application by Green Mills with Resolution 2025-09 and Exhibit "A" Florida Housing Finance Corporation Local Government Verification of Contribution Loan Form. This action does not bind the City but expresses certain intent with all terms and conditions of a loan to be brought forward for Council consideration and approval should Green Mills be in receipt of an award from the FHFC. Representatives from

Green Mills are present this evening to answer any questions or concerns.

Recommended Action:

1. Allow staff to speak.
2. Motion, Second, and Vote to read Resolution 2025-04 by title only.
3. Deliberate the matter.
4. Motion, Second, and Vote to adopt Resolution 2025-04 by roll call.

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

Eric C. Williams



September 2, 2025

Eric Williams, City Manager
City of Inverness
212 W. Main Street

RE: Local Government Area of Opportunity Funding Request

Mr. Williams,

Please accept this letter as a Local Government Area of Opportunity Loan funding request ("LGAO"). The LGAO loan from the local government is a critical component to submitting a competitive 9% Low Income Housing Tax Credits ("LIHTC") application to the Florida Housing Finance Corporation ("FHFC") and we greatly appreciate your consideration.

Property Description 6.5+/- acres located at 1940 Forest Drive Avenue, Inverness, FL Parcel
Alt Key; 1671159, 1687918, 1687900, 1687896

Developer Green Mills Holdings, LLC and/or assigns
3323 W. Commercial Blvd., Suite E220
Fort Lauderdale, FL 33309
Contact: Oscar Sol, Manager
Phone: 305-898-2188
Email: osol@greenmillsgroup.com

Green Mills Holdings LLC (GM) is an experienced Florida-based real estate company engaged in developing affordable and workforce housing communities serving families and seniors. Established in 2011, Green Mills has completed the development of 1,168 apartment homes utilizing financing from the Florida Housing Finance Corporation. The principals have experience developing over 10,000 units of affordable housing in the State of Florida. In Citrus County, Green Mills has completed the development of the Forest Ridge Senior Residences and the Colonnade Park apartment communities.

Proposed Use: Affordable rental housing community for seniors 55+, consisting of NINETY TO HUNDRED (90 to 100) apartment homes with a mix of one- and two-bedroom apartment homes, a clubhouse with a clubroom, fitness center, swimming pool, game room and media center. Rental rates will be less than or equal to the maximum permitted under the LIHTC program for 80% or below of the Area Median Income (AMI) set-aside. The current applicable 80% AMI rent limit for Citrus County is \$1,090 for a one bedroom and \$1,308 for a two bedroom (including utilities).

Proposed Land: \$340,000 is the minimum loan amount to qualify for the LGAO funding preference. Typical loan terms are 1% interest only with a term of 30 years. The loan may be contingent on GM receiving an allocation of LIHTC and GM obtaining building permits.

Thank you for considering this request. Our team is committed to working in partnership with the City of Inverness to help meet your housing goals. Any additional information necessary to evaluate this request can be provided upon request.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Oscar Sol', with a stylized, cursive script.

Oscar Sol
Managing Member, Green Mills Holdings, LLC

Colonnade Park Apartments (Inverness, FL) completed in January 2021



RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, PROVIDING FOR A LOCAL GOVERNMENT AREA OF OPPORTUNITY FLORIDA HOUSING FINANCE CORPORATION LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION LOAN FORM, VERIFICATION OF SEWER CAPACITY, VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE OF ROADS, VERIFICATION OF AVAILABILITY OF SEWER CAPACITY, AND VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING AND LAND USE REGULATIONS; PROVIDING FOR GENERAL AUTHORITY; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Green Mills Holdings, LLC is the owner of real property located within the jurisdiction of the City of Inverness as follows

The SE 1/4 of the SE 1/4 except a strip of land 35 feet wide off the south side of the SE 1/4 of the SE 1/4 and except a strip of land 100 feet wide lying 50 feet on each side and parallel to the center line of the Seaboard Air Line Railroad, as the same has been surveyed and constructed across the said SE 1/4 of the SE 1/4 previously conveyed by warranty deed and recorded in Deed Book 59, at Page 63, in the office of the Clerk of Circuit Court of Citrus County, Florida, and also except 5.17 acres, more or less, of the SE 1/4 of the SE. 1/4 as described in deed dated October 13, 1926 and recorded in Deed Book 59, at Page 423, in the office of the Clerk of Circuit Court of Citrus County, Florida, Southern Investment Co., a Florida corporation, being the grantee in the land mentioned aforesaid, and also except the following described land: commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 19 East, thence run south along the west boundary line of the said SE 1/4 of the SE 1/4, 445 feet to the point of beginning of the land herein conveyed, thence run north along the west boundary line of the said SE 1/4 of the SE 1/4, 445 feet to the NW corner of the said SE 1/4 of the SF. 1/4, thence run east along the north boundary line of the said SE 1/4 of the SE 1/4 to the right-of-way of Seaboard Railroad Co., thence run southeasterly along the west boundary line of the said railroad right-of-way 607 feet; thence run west to the point of beginning of the lands herein conveyed, as recorded in deed book 89, at Page 102, in the office of the Clerk of Circuit Court of Citrus County, Florida. All of the above land lying, being and situate in Section 12, Township 19 South, Range 19 East, And Lots 40, 41 and 42, Block 38, of INVERNESS ACRES UNIT 2, A/K/A INVERNESS VILLAGE UNIT 2 according to the map or plat thereof as recorded in Plat Book 6, Page 52, of the Public Records of Citrus County, Florida.

WHEREAS, the City of INVERNESS has received a Local Government Area of Opportunity Funding Request from Green Mills Holdings, LLC in support of an application to the Florida Housing Finance Corporation for a senior attainable rental housing community consisting of ninety to one hundred apartment homes; and

WHEREAS, pursuant to the terms of the project approval by the Florida Housing Finance Corporation, the City of INVERNESS, Florida, (the "City") is required to provide a loan to Green Mills in the amount of \$340,000 (the "Loan"); and

WHEREAS, pursuant to the terms of the project approval by the Florida Housing Finance Corporation, the Green Mills Holdings, LLC has formed a special purpose entity (Longwood Gardens Forest Drive) related to the project. Longwood Gardens Forest Drive will be the obligor of the Local Government Area of Opportunity loan from the City of INVERNESS, Florida; and

WHEREAS, the City of INVERNESS Local Government Comprehensive Plan Housing Element includes Goal 2.1: Ensure a sufficient supply and variety of sound, safe, sanitary, and affordable dwellings in appropriate locations, and Policy 2.1.1.2: The City shall develop partnerships with the private sector to improve efficiency and streamline the housing delivery system; and

WHEREAS, the City Council of the City of INVERNESS, Florida has determined that it is in the best interest of the citizens of the City of INVERNESS, Florida, to formally approve the Florida Housing Finance Corporation Local Government Verification of Contribution Loan form, the Verification of Availability of Infrastructure Roads form, the Verification of Availability of Infrastructure Sewer Capacity form and the Verification that

Development is Consistent with Zoning and Land Use Regulations form;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA THAT:

Section 1. Incorporation of Recitals. The above Recitals are true and correct and incorporated herein by reference.

Section 2. Findings. It is ascertained, determined and declared that the City Council of the City of INVERNESS, Florida has determined that it is in the best interests of the citizens of the City of INVERNESS, Florida, to formally approve the Florida Housing Finance Corporation Local Government Verification of Contribution Loan Form attached as Exhibit “A”, and related forms forth Verification of Availability of Infrastructure Roads form, the Verification of Availability of Infrastructure Sewer Capacity form, and the Verification that Development is Consistent with Zoning and Land Use Regulations form.

Section 3. Approval of the Florida Housing Finance Corporation Local Government Verification of Contribution. The City Council hereby formally approves execution of Exhibit “A” Local Government Verification of Contribution - Loan Form in the amount of \$340,000.

Section 4. General Authority. The City Council hereby formally approves the City Manager to execute Exhibit “A” Local Government Verification of Contribution - Loan Form in the amount of \$340,000 and related forms listed in Section 2 above.

Section 5. General Authority. This Resolution will take effect immediately upon its adoption.

UPON MOTION DULY MADE AND CARRIED on the foregoing

Resolution was adopted on the _____ day of _____ 2025.

CITY OF INVERNESS, FLORIDA

Gene Davis, Council President

ATTEST:

Susan Jackson, City Clerk

Approved as to form and correctness:

James T. Hartley, Assistant City Attorney

Exhibit "A"

Florida Housing Finance Corporation Local Government Area Of Opportunity Funding Form

Name of Development: Longwood Gardens

On Longwood Avenue, on the northeast corner of the intersection of Forest Drive and

Development Location: Longwood Avenue, Inverness

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The city/county of Inverness commits \$ _____ as a cash grant and/or commits \$ 340,000 as a cash loan to the Applicant for its use solely for assisting the proposed Development referenced above.

Acknowledgements

The contribution is intended to be a Local Government Area of Opportunity Contribution for use in RFA 2025-201, making this Development potentially eligible for the Local Government Area of Opportunity Goal.

The city/county stated above acknowledges that the RFA allows each city and county to contribute funding in the form of a cash loan and/or cash grant to a maximum of one Development. The city/county stated above has contributed Local Government Area of Opportunity funding only for the above-named Development and has not contributed Local Government Area of Opportunity to any other Development competing in this same RFA.

I have read and understand the Local Government Area of Opportunity qualifications of the above referenced RFA, which includes understanding that the city/county stated above may receive lower preference for the Local Government Area of Opportunity Goal in a future corresponding RFA for up to two years.

No consideration or promise of consideration has been given with respect to the loan or grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan or grant must be effective as of the Application Deadline for the applicable RFA and is provided specifically with respect to the proposed Development.

Certification

The contribution stated above is for the Applicant's use and is solely for assisting the proposed Development referenced above. I certify that the foregoing information is true and correct, and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Print or Type Name

Print or Type Title

Date Signed - This form is valid for nine months from this date.

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, such as the Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons, as described above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. The amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

Agenda Memorandum - *City of Inverness*

October 7, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Citrus County Chronicle Annual Advertising Agreement

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Alexis Koter, Finance Director, Woody Worley, Parks & Recreation Director

Enclosures: 1. 2025 - 2026 Advertising Agreement City of Inverness A
2. FINAL City of Inverness Proposal 2025.2026 A

On May 3, 2022, Council was presented with a pilot program for utilizing the Citrus County Chronicle for the City's advertising needs. The program was successful and therefore, the City has continued the partnership on an annual basis since that time.

The partnership has had a positive impact on event promotion. It is recommended that the City continue in this partnership with the Chronicle and approve this year's advertising agreement as presented. The agreement is structured in an à la carte pricing of; \$5,714 for major events, \$1,800 for minor events, and \$2,600 for reoccurring monthly events. This provides the City flexibility to conduct event promotion throughout the year.

Recommended Action -

1. Allow Staff to Present
2. Motion and second to approve the Chronicle-Paxton Media Group's advertising agreement as presented and allow the City Manager to execute the document
3. Deliberate the matter
4. Vote on the matter.

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

Eric C. Williams



ADVERTISING AGREEMENT

1624 N. Meadowcrest Blvd., Crystal River, FL 34429 • (352) 563-6363

CITRUS COUNTY  CHRONICLE

Advertiser's Name City of Inverness Account # _____ Rep # _____

Address 212 W Main St

City Inverness State FL Zip 34450

Phone No. 352-726-3913 E-mail: _____ Website _____

Print Spending Level Discount _____	Daily PCI _____	Sunday PCI _____
Print Frequency Level Discount _____	13 weeks _____	26 weeks _____ 52 weeks _____
☒ Monthly Publication	Publication Name _____	6 Months _____ 12 Months _____
☐ Chronicle e-Newsletter	Newsletter Name _____	6 Months _____ 12 Months _____
☐ Chronicle ROS Digital	3 Months _____	6 Months _____ 12 Months _____
☐ Social Media Marketing	3 Months _____	6 Months _____ 12 Months _____
☐ Search Engine Marketing	3 Months _____	6 Months _____ 12 Months _____
☐ Search Engine Optimization	3 Months _____	6 Months _____ 12 Months _____
☐ Website Design and Hosting		12 Months _____

See Addendum A

Begin Date 10/1/2025 or Upon Full Execution End Date 9/30/2026

All spending with Paxton Media Group counts towards fulfillment (color, preprints, online, etc.). Rates are effective during the months in which agreement is signed. Prior months spending will count towards fulfillment, but rates are not retroactive.

TERMS

1. The term of this agreement shall be for one year unless either party hereto gives written notice terminating agreement at least 30 days before the end of such term. All rates are established according to the Publisher's rate card. Two quarterly Chronicle rates are available, all others are annual
2. Advertising is payable at time of purchase unless the advertiser or his agency has established credit with the publisher. Credit is available for qualified customers. Accounts outstanding over 30 days are subject to 1.5% monthly service charge. Credit will not be extended to past due accounts.
3. In the event Advertiser defaults in paying any amount due or in performing any of its obligations and such default is not cured within 10 days after written notice from Publisher to Advertiser, then Publisher shall have, in addition to all other rights and remedies provided by law, the right to immediately terminate this agreement by giving written notice of such termination to advertiser. In the event of such termination, advertiser shall pay publisher for all advertising published during the term of this contract in accordance with the basic rates set forth in the rate card, unless advertiser has previously complied with the requirements as outlined in this contract. Advertiser agrees to pay all costs of collection, including reasonable attorney's fees, incurred by Publisher in connection with the collection of any past due account or default of contract requirements.
4. In the event that Advertiser fails to meet the contract requirements or advertising is stopped for any reason before completion of this agreement, said Advertiser agrees to pay for space used at rate earned according to spending levels identified above.
5. Publisher reserves the right to change any of the rates, discounts production data or specification set out in the Rate Cards in effect at the

time of this agreement by giving written notice to Advertiser and posting revised Rate Card on our own websites. Any such change shall become effective on the date set forth on such rate card or 30 days after mailing, whichever is later. In the event of any such change, Advertiser shall have the right to terminate this agreement, by giving written notice to Publisher prior to the effective date of such change. Unless such notice is given to Publisher prior to the effective date of such change, Advertiser shall be deemed to have agreed to such change, and this Agreement shall continue in full force and effect with the revised Rate Cards substituted for the Rate Cards previously in effect. In the event Advertiser exercises its option to terminate the Agreement as aforesaid, then, provided Advertiser has performed all of its obligations hereunder prior to such termination, Advertiser shall, for all advertising published prior to receipt of the revised Rate Cards be entitled to the discounts which it would have received had it continued to perform its obligations hereunder.

6. None of Advertiser's rights or obligations here under may be assigned or transferred without the prior written consent of Publisher and any attempt by Advertiser to assign or transfer any such rights or obligations without such consent shall be void. This agreement shall be binding and shall insure to the benefit of both parties, their respective successors and assigns.

7. This agreement, any addenda hereto and the Rate Cards incorporated herein, constitute the entire agreement between Advertiser and Publisher with respect to Retail Display Advertising Contracts.

8. Publisher shall not be liable for interruptions, delays, postponements or other failures to perform by reason of acts of God, strikes, lockouts or other industrial disturbances or blockades, riots, arrests, explosions, fires, accidents to machinery, failures of equipment not within the control of Publisher.

Advertiser _____

Date _____

Accepted by *EDA*

Newspaper Citrus County Chronicle

Contract based on 3 Major events at \$5,714 each. 12 months of reoccurring events at \$2,600 each from Oct 1, 2025 through Sept 30, 2026. Minor events as needed at \$1,800.

Major Events - One

	Number of Runs	Size
Facebook Posts	2-3 per event	Digital
Chronicle Digital Calendar	Per Event	Digital
Digital Ads promoting event	100K Impressions	Various
Event Ads: Citrus County Chronicle	4	1/2 page
Event Ads: Weekly Newspapers	4	1/2 page
Event Ads: Greenbelt & Pinnacle	2	1/2 page

Minor Events

	Number of Runs	Size
Digital Ads promoting event	50K Impressions	Various
Chronicle Digital Calendar	Per Event	Digital
Facebook Post	1 per event	Digital
Event Ads: Citrus County Chronicle	4	1/4 page
Event Ads: Levy, Tri-County, Riverland, Marion	1 per newspaper	1/4 page
Event Ads: Greenbelt & Pinnacle	2	1/4 page

Reoccurring Events

	Number of Runs	Size
Event calendar in print, full color each Saturday	48	4 columns x 8 inches
Event Ads: Greenbelt & Pinnacle	24	4 columns x 8 inches
Event Ads: Levy, Tri-County, Riverland, Marion	12	4 columns x 8 inches (3)
What's Happening Inverness Spadea	4	Spadea
Targeted Email Newsletter Accompanying Spadea	4	32,500 emails

In addition to the Facebook posts during the months of the Spadea, the stories of the Spadea are found on the Citrus County Chronicle website With over 300,000 website users a month having access to the content.

City of Inverness : _____ Date: _____
Chronicle: _____ Date: _____

Agenda Memorandum - ***City of Inverness***

October 7, 2025

TO: Elected Officials

FROM:

SUBJECT: Project and Program Updates

- Gateway Sign Project
- CDBG-DR Community Meeting and Application
- Cootertoher
- Other

CC:

Enclosures:
