

October 7, 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 Lizanich motioned to accept the Agenda as presented. Seconded by Councilwoman Bega. The motion carried.

PRE-SCHEDULED APPEARANCES

5)a) Cootertober – Lamp Post Decoration Award Winners with Parks & Rec Director Worley announcing the winners for the lamp post contest. Winners were:

Best Fall Theme

1st Place – Purpose & Promise Learning Academy

2nd Place – The Village: Early Years Seven Rivers

Halloween Theme

1st Place – Lucid Designs

2nd Place – Citrus Lanes

People's Choice

Inverness Elks Lodge #2522

5)b) Proclamation Presentation – Kiwanis Club of Inverness with Mayor Plaisted presenting a proclamation to Rocky Hensley and several club members in recognition of the 100th Anniversary of the Kiwanis Club of Inverness. Mr. Hensley spoke of the history of the club, those who have been members the longest, City events, fundraising, etc. Council President Davis commented on the number of years he has been a member and highlighted many aspects of the club.

PUBLIC HEARINGS / WORKSHOP

6)a) Ordinance 2025-850 Utility Deposit Refunds – Final Adoption* with City Manager Williams stating this was the second reading of the ordinance for final adoption. This 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. Finance Director Koter presented a brief overview for the final reading. President Davis opened the public hearing. **Councilwoman Lizanich motioned to have the Clerk read Ordinance 2025-850 by Title only. Seconded by Councilwoman Hepfer. 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.

No one spoke for or against the Ordinance. **Councilwoman Hepfer motioned to adopt Ordinance 2025-850 by rollcall vote on final 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.** The Public Hearing was closed.

OPEN PUBLIC MEETING

Debbie Wheatley addressed her concerns with bicycles on the trails in Whispering Pines Park. She noted there is a trail designated for mountain bikes and spoke of the various trails in the park. Suggested signage.

Karen Esty provided an update on the Independence Highway sidewalk and has written a letter to FDOT trying to expedite the issue.

Stephen Young on Heron Point stated he is new to the area and spoke of his concerns regarding fines he has received due to work on his property. City Manager Williams explained the process and the duties of the Special Magistrate.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes* – 09/16/2025
 - 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) Resolution 2025-11 Florida Housing Finance Corporation – Local Government Area of Opportunity Funding Request (Green Mills Group) with City Manager Williams stating The Florida Housing Finance Corporation (FHFC) was created to assist in providing a range of affordable housing opportunities for residents that help make Florida communities great places to live, work, and do business. The FHFC has released a Request for Applications (RFA) for qualified developers to compete for 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 affordable and workforce housing communities that serve families and seniors. Green Mills has completed the development of 906 apartment homes utilizing financing from the FHFC. In Citrus County, Green Mills has completed the development of the Forest Ridge Senior Residences and the Colonnade Park apartment communities. The City has received a Local Government Area of Opportunity Funding Request from Green Mills in support of an application to the FHFC for a workforce/affordable 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. The request is for a loan from the City in the amount \$340,000 which is a critical component to submitting a competitive Low Income Housing Tax Credits application to the FHFC. Resolution 2025-11 and Exhibit “A” FHFC Local Government Verification of Contribution Loan Form along with three other FHFC forms for approval that outline the availability of roads, sewer services, and consistent land use and zoning for the project. Representatives from Green Mills, Gene Strickland and Manny Diaz were present. Mr. Diaz provided details of the permit and application process. Councilwoman Hepfer spoke of the City working with Green Mills in the past and they are a class act. Councilwoman Lizanich appreciated the opportunity for the 55+ community and commended the Colonnade development by Green Mills. She questioned elevators, ADA, etc. with Mr. Diaz noting the State has mandates that must be strictly followed. Mayor Plaisted questioned the number of floors, surrounding area, location, etc. Councilwoman Bega questioned the request for a Resolution with City Manager explaining. **Councilwoman Hepfer motioned to have the Clerk read Resolution 2025-11 by Title only. Seconded by Councilwoman Lizanich. The motion carried.**

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.

Councilwoman Lizanich motioned to adopt Resolution 2025-11 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)b) Citrus County Chronicle Advertising Agreement with City Manager Williams stating 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. The agreement will cost \$5,714 for major events, \$1,800 for minor events, and \$2,600 for reoccurring monthly events. This will allow the City flexibility to conduct event promotion throughout the year. **Councilwoman Bega motioned to approve the Chronicle-Paxton Media Group's advertising agreement as presented and allow the City Manager to execute the document. Seconded by Councilwoman Hepfer. The motion carried.**

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

- Gateway Sign Project with Public Work Director Pell providing an update of the project that should be complete by October 31. President Davis questioned the 3 remaining locations on hold due to FDOT.
- CDBG-DR Community Meeting was held to provide general information regarding the Medical Arts District. The City has a great partnership with HCA.
- Cootertoher with Parks & Rec Director Worley provided a quick overview and recapped the events during the first week. Councilwoman Hepfer questioned the current cost compared to previous years with City Manager Williams noting it is greatly due to partnerships. Mayor Plaisted spoke of the events during this outstanding week and kudos to Parks staff. Councilman Craig spoke to the Withlacoochee Trail bike ride with 700+ riders. Staff was supportive and helpful.
- Other included the CCSO National Night Out this evening in Liberty Park. Haybale winners will be announced at the next Council meeting on October 21. Several attended the BOCC meeting today regarding the City's Legislative Priorities. He provided answers to misinformation provided to the BOCC.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted noted he was a judge for the haybale contest and congratulated Councilwoman Hepfer and Councilwoman Lizanich on a great job on the IGC haybales.

Councilwoman Bega stated Cootertoher events are a blast and spoke of walking downtown on Saturday evening and the excitement in the air.

Councilwoman Hepfer noted that people are talking about Cootertoher and the many events and the City staff runs like a well-oiled machine.

Councilwoman Lizanich referenced the partnerships and community engagement. Questioned the Whispering Pines Park trail signage and a skate park. City Manager Williams explained that details need worked out. The skate park will involve consultants, a process, etc. She reported on the CCCC and they are looking for fundraising suggestions.

Councilman Craig stated there were 817 bicycle riders that had pre-registered for the ride last Saturday morning and they contributed \$8,000 for the caboose. He has nothing but positive comments on the ride and Cootertoher.

Council President Davis stated his appreciation for the staff and the hard work. He is very proud to be a Councilmember. Thanked everyone involved with the City, partnerships, businesses, and community members. Spoke of the recent relocation of the docks from Wallace Brooks Park to Liberty Park, and how great they look and people like the new location.

CITIZENS NOT ON AGENDA

Debbie Wheatley praised the decorations on the light poles in Liberty Park and such creativity. Kudos to the staff. She has heard great comments regarding the many Cootertoher events planned for the month.

Meeting adjourned at 6:50 p.m.

City Clerk

Council President