

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET  
February 17, 2026 - 5:30 PM**

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**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.

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**ENCLOSURES\***

- 1) INVOCATION, PLEDGE OF ALLEGIANCE & ROLL CALL**
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
- 3) ACCEPTANCE OF AGENDA**
- 4) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
- 5) PUBLIC HEARINGS / WORKSHOPS**
  - a) Medical Marijuana Treatment Centers Ordinance 2026-852 — First Reading
- 6) OPEN TO THE PUBLIC**

*The public is invited to speak. (Speaking time limit: Individual - 3 minutes; Group/Organization - 5 minutes)*
- 7) CITY ATTORNEY REPORT**
- 8) CONSENT AGENDA**
  - a) Bill Listing\*
  - b) Council Minutes\* - 02.03.2026
- 9) CITY CLERK'S REPORT**
  - a) Declaration of Surplus Equipment\* - Parks & Recreation

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**10) CITY MANAGER'S REPORT**

- a) Code Compliance Program Update
- b) Fire Station Bay Door Replacement Project Update
- c) March Events Update
- d) Project and Program Updates
  - IGC Lease
  - IGC Parking Lot Resurfacing
  - Whispering Pines Park Lease
  - Assistant City Manager Transition
  - Other

**11) MAYOR & COUNCIL SUBJECTS / REPORTS**

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

**12) NON-SCHEDULED PUBLIC COMMENT**

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

**13) ADJOURNMENT**

- a) **DATES TO REMEMBER**
  - Teen's Night Out  
Thursday, February 19, 2026 from 5:30pm - 7:00pm  
Depot Pavilion
  
  - Valerie Players Presents: Tootsie  
Friday, February 20, 2026 @ 7:00pm  
Saturday, February 21, 2026 @ 7:00pm  
Sunday, February 22, 2026 @ 2:00pm  
Valerie Theatre

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
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Small Town Slam - Wrestling

Friday, February 20, 2026 from 7:30pm - 9:30pm  
Depot Pavilion

Market at the Depot

Saturday, February 21, 2026 from 9:00am – 2:00pm  
Depot Pavilion

Small Town Saturday Night

Saturday, February 21, 2026 from 5:00pm - 9:00pm  
Downtown Inverness

Valerie Players Presents: Tootsie

Friday, February 27, 2026 @ 7:00pm  
Saturday, February 28, 2026 @ 7:00pm  
Sunday, March 1, 2026 @ 2:00pm  
Valerie Theatre

Little League Opening Day

Saturday, February 28, 2026 @ 10:00am  
Whispering Pines Park

Inverness City Council Regular Meeting

Tuesday, March 3, 2026 @ 5:30pm  
IGC – Council Chambers

# Agenda Memorandum - *City of Inverness*

February 17, 2026

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Medical Marijuana Treatment Centers Ordinance 2026-852 — First Reading

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

Enclosures: 1. Ordinance 2026-852  
2. Exhibit A - Sec. 2.6 Land Development Code  
3. Exhibit B - Business Impact Estimate  
4. Exhibit C - Law Enforcement Activity  
5. MMTC Proof of Pub 1

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At the December 6, 2025, City Council meeting, Council discussed reinstatement of a ban on new Medical Marijuana Treatment Centers (MMTC) within City limits. The consensus was that staff should return a draft ordinance for their consideration. A report on law enforcement activity at these centers was also requested and is included as Exhibit C on this item.

Ordinance 2026-852 amends Sec. 2.6 of the City of Inverness Land Development Code (LDC). City-initiated changes to permitted uses in the LDC are first referred to the Planning and Zoning Commission (PZC) for review and recommendation to City Council as they relate to the City's Comprehensive Plan.

The PZC held a public hearing on Wednesday, February 4 to receive comments and review the ordinance and amendment to the LDC. The PZC recommended approval of the amendment as consistent with the City's Comprehensive Plan.

This ordinance amends Section 2.6. with the addition of a new subsection as shown in Exhibit A. This addition states that no MMTC facilities shall be permitted to be located within the corporate boundaries of the City of Inverness.

Ordinance 2026-852 was reviewed by the City Attorney and the Notice of Public Hearing was duly published in the Citrus County Chronicle.

## ***Recommended Action***

1. Open the Public Hearing
2. Allow Staff to speak
3. Motion, Second and vote to read Ordinance 2026-852 by title only
4. Those for, Those against
5. Council to deliberate the matter
6. Motion, Second and vote to adopt Ordinance 2026-852 on first reading by roll call
7. Close the Public Hearing

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

Eric C. Williams

**ORDINANCE 2026 – 852**

**AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 2.6 OF THE CITY'S LAND DEVELOPMENT CODE BY ADDING SUBSECTION KK, REGULATING MEDICAL MARIJUANA TREATMENT CENTER FACILITIES WITHIN THE CITY LIMITS; PROVIDING FOR CODIFICATION, CONFLICTS, AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Inverness has the authority to adopt this Ordinance amending the City's Land Development Code pursuant to Article VIII, Section 2(b) of the Florida Constitution, Section 166.021, Florida Statutes, Section 381.986, Florida Statutes, and Chapter 4 of the City's Land Development Code, in order to regulate the cultivation, processing, and delivery of marijuana by medical marijuana treatment centers; and,

**WHEREAS**, on February 4, 2026, following a duly noticed public hearing, the City's Planning and Zoning Commission reviewed the proposed Land Development Code text amendment set forth herein and recommended approval of the amendment as consistent with the City's Comprehensive Plan;

**WHEREAS**, the City Council finds that this Ordinance is in the best interest and welfare of the citizens of the City of Inverness and its visitors.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY OF INVERNESS, FLORIDA, AS FOLLOWS:**

**SECTION 1: RECITALS.** The above referenced "Whereas" clauses are true and correct and constitute legislative findings of the City Council.

**SECTION 2: ADOPTION.** Section 2.6 of the City of Inverness Land Development Code is hereby amended to add Subsection kk – Medical Marijuana Treatment Centers, as provided in **Exhibit A**.

**SECTION 3: CODIFICATION.** Exhibit A of this Ordinance shall be codified and made part of the City of Inverness Code of Ordinances. This Ordinance may be renumbered or re-lettered to accomplish the intent of this Ordinance: that the word, "Ordinance" may be changed to "Section," "Article," or other appropriate word. The City Clerk is given liberal authority to correct scribes' errors, such as incorrect code cross references, grammatical, typographical and similar or like errors when codifying this Ordinance.

**SECTION 4: CONTROL.** In the event of a conflict or conflicts between this Ordinance and other ordinances, this Ordinance controls.

**SECTION 5: SEVERABILITY.** It is the intent of the City Council of the City of Inverness, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**SECTION 6: EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its adoption.

Upon motion duly made and carried, following publication of notice in accordance with Section 166.041(c)(2), Florida Statutes, the City Council conducted the first duly advertised public hearing on the foregoing Ordinance on the 17th day of February, 2026.

Upon motion duly made and carried, following publication of notice in accordance with Section 166.041(c)(2), Florida Statutes, the City Council conducted the second duly advertised public hearing on the foregoing Ordinance on the 3<sup>rd</sup> day of March, 2026.

\_\_\_\_\_  
GENE DAVIS, Council President

ATTEST:

\_\_\_\_\_  
SUSAN JACKSON, City Clerk

Approved as to form and correctness

\_\_\_\_\_  
JAMES T. HARTLEY, Assistant City Attorney

**EXHIBIT A**

**Sec. 2.6. - Application of Regulations and Requirements for Specific Uses.**

kk. Medical Marijuana Treatment Centers

1. Dispensing Facilities – No medical marijuana treatment center dispensing facilities shall be permitted to be located within the corporate boundaries of the City of Inverness.

**EXHIBIT B**

**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 2026-852**

**AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 2.6 OF THE CITY'S LAND DEVELOPMENT CODE BY ADDING SUBSECTION KK, REGULATING MEDICAL MARIJUANA TREATMENT CENTER FACILITIES WITHIN THE CITY LIMITS; PROVIDING FOR CODIFICATION, CONFLICTS, AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**Sec. 2.6 – Application of Regulations and Requirements for Specific Uses**

**kk. Medical Marijuana Treatment Centers**

**1. Dispensing Facilities – No medical marijuana treatment center dispensing facilities shall be permitted to be located within the corporate boundaries of the City of Inverness.**

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 law<sup>1</sup> 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 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:

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- 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 ordinance

**Ordinance 2026-852, amends the City of Inverness Land Development Code, Sec. 2.6 – Application of Regulations and Requirements for Specific Uses as follows:**

**kk. Medical Marijuana Treatment Centers**

**1. Dispensing Facilities – No medical marijuana treatment center dispensing facilities shall be permitted to be located within the corporate boundaries of the City of Inverness.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Inverness, if any: **Not quantifiable.**

- (a) An estimate of direct compliance costs that businesses may reasonably incur: **None.**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **None.**
- (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 does not establish regulatory costs or estimated revenues.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **None.**

4. Additional information the governing body deems useful (if any):  
*City of Inverness staff presented this item to the Planning and Zoning Commission during a public hearing on February 4, 2026. This hearing was open to comments from businesses and the general public as to impacts to the Local Government Comprehensive Plan from the Ordinance that amends Section 2.6, of the Land Development Code. Two state licensed MMTC currently operate within City limits.*

*The proposed ordinance is noticed in the local newspaper for a public hearing with the Planning and Zoning Commission on February 4, 2026, and by the City Council at Public Hearings scheduled for February 17, and March 3, 2026. The proposed Ordinance is posted on the City of Inverness website for City Council agenda items.*

*The proposed ordinance is generally applicable to businesses and citizens. Both businesses and citizens may request a change of land use and zoning.*

## Marijuana Dispensaries

A review of recent local law enforcement activity indicates that there has been no recent crime at these dispensary locations in Inverness. These facilities are characterized by high-security protocols mandated by Florida law, including:

- **24/7 Video Surveillance:** Continuous monitoring of all points of entry and sales floors.
- **Controlled Access:** Mandatory ID checks at a secure "lobby" before entering the retail area.
- **On-site Security:** Most locations employ professional security personnel during operating hours.

This proactive approach has resulted in these businesses being among the most secure retail environments in the city, with no significant incidents of theft, loitering, or violence reported in the 2025–2026 period.

### Dispensaries Within Inverness City Limits

There are currently 2 medical marijuana dispensaries operating within the city limits of Inverness. These are located along the main commercial corridors of US-41 and West Main St.

1. **Trulieve:** 950 W Main St, Inverness, FL 34450
2. **Green Dragon:** 1500 N US Hwy 41, Inverness, FL 34450

### Dispensaries Withing Citrus County as a Total

There are only 8 Licensed retail locations currently active:

City	Dispensary Name	Full Address
Inverness	Trulieve	950 W Main St, Inverness, FL 34450
Inverness	Green Dragon	1500 US-41, Inverness, FL 34450
*Inverness	The Flowery	3129 E Gulf to Lake Hwy, Inverness, FL 34453

City	Dispensary Name	Full Address
Crystal River	Trulieve	275 NE US Hwy 19, Crystal River, FL 34429
Crystal River	Green Dragon	91 NE US Hwy 19, Crystal River, FL 34429
Crystal River	MÜV	941 NE US Hwy 19, Crystal River, FL 34429
Crystal River	RISE	1208 NE 5th St, Crystal River, FL 34429
Homosassa	Trulieve	5679 S Suncoast Blvd, Homosassa, FL 34446

\*Unincorporated, not within the city limits.

### **CFS at Inverness Dispensary Locations\*\*:**

#### **Trulieve 950 W Main St:**

- **24-68062**-Trulieve Assistant Manager called in that a subject was trying to purchase cannabis illegally. Trulieve refused the sale. Subject left prior to Deputy arrival..
- **23-121450**- Property owner called and asked for a customer sitting in the parking lot to be trespassed. Subject left prior to Deputy arrival.

#### **The Green Dragon:**

- **24-85374**- Green Dragon employee called in that a male subject had made 2 hand to hand transactions in the parking lot. Subject was not identified or located upon Deputy arrival.

### **CFS at Citrus County Dispensary Locations:**

#### **The Flowery 3129 E Gulf to Lake Hwy:**

- **25-132699** – Property owner called when a customer wouldn't leave the store after threatening violence on employees. Subject was trespassed.
- **24-144352**- Complainant's wife got into a verbal confrontation with security and staff over products not being available. Complainant said that a customer shoved complainants wife with her hips to move her away. A report was taken to document the incident.

#### **Trulieve 275 NE US Hwy 19, Crystal River, FL 34429**

- **26-9730** – Alarm—a male on site with an active warrant and possible firearm. Subject was arrested.
- **23-130482** – A Trulieve employee called in that a patient came in to purchase medical products, had altercation, then the patient grabbed product and money and left shop. No report was taken per the victim's request, but subject was trespassed.

**Green Dragon 91 NE US Hwy 19, Crystal River, FL 34429**

- No incidents

**MÜV 941 NE US Hwy 19, Crystal River, FL 34429**

- No incidents

**Rise 1208 NE 5th St**

- 25-167972 – Property owner called in that a customer without a marijuana card was demanding services. The incident was verbal only. Subject left prior to Deputy arrival.

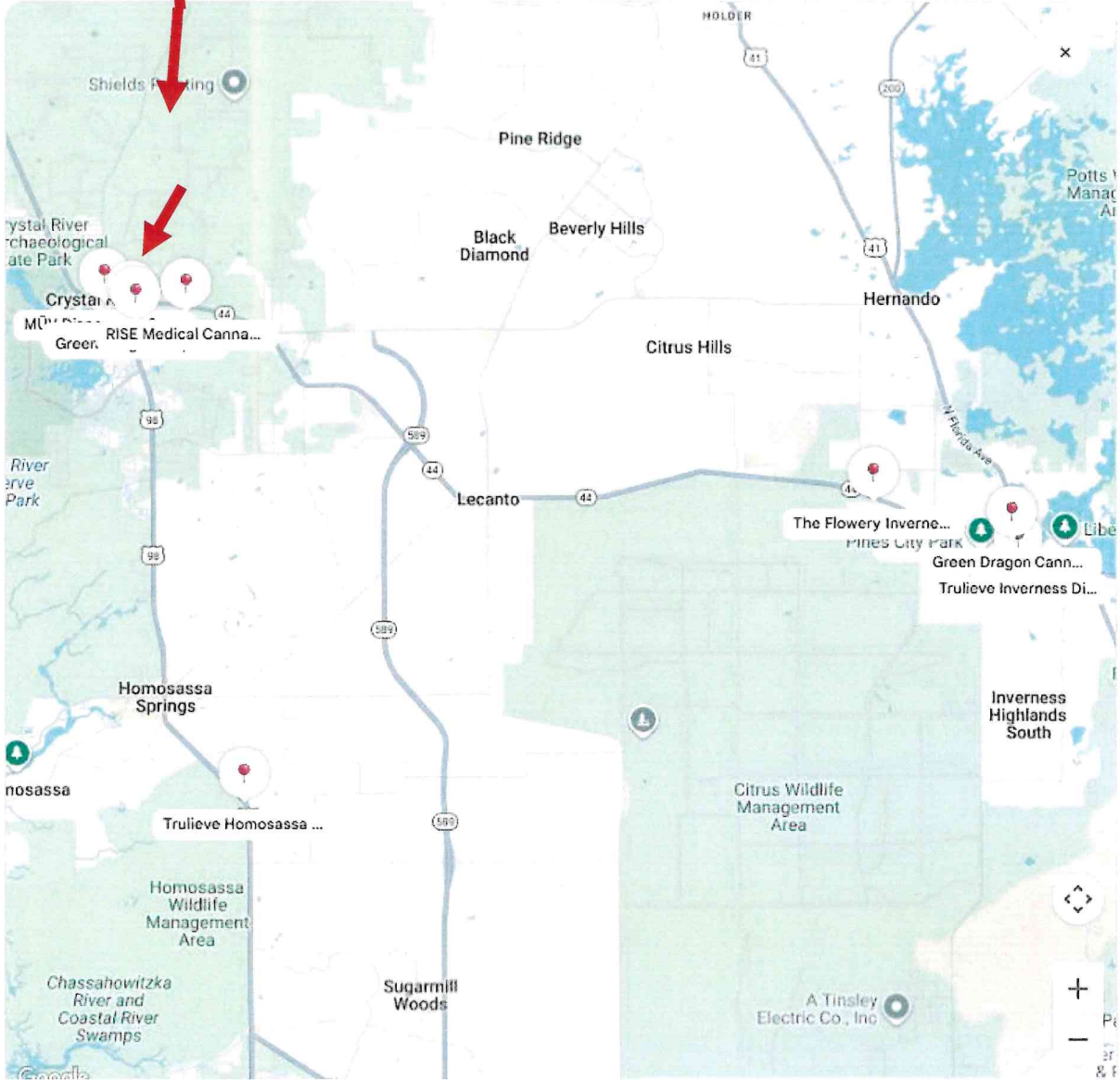
**Trulieve 5679 S Suncoast Blvd, Homosassa, FL 34446**

- No incidents

\*\* The noted CFS are directly associated with the businesses listed. Other CFS at these locations, such as nearby traffic stops, are unrelated to the businesses operations and are not included.



**There are 4 in this location:  
Trulieve is tucked behind Green  
dragon.**



# Affidavit of Publication

STATE OF FLORIDA }  
COUNTY OF CITRUS } SS

Before the undersigned authority personally appeared Evelyn Larsen, who on oath says that she is a Legal Advertising Representative of the Citrus County Chronicle, a daily newspaper published at 2519 Hwy 44 W, Inverness, FL in Citrus County, Florida; that the attached copy of advertisement, being a legal notice in the matter of 0117 SACRN INV 2025-852 HRNGS, was published in said newspaper by print in the issues of January 17, 2026 or by publication on the newspaper's website, if authorized, on January 17, 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Evelyn Larsen*

Affiant

Sworn to and subscribed before me this 19th day of January 2026, by Evelyn Larsen who is personally known to me.

*Maria A. Parks*

Maria A. Parks, Notary Public 4/20/2029



MARIA A. PARKS  
Commission # HH 656337  
Expires April 20, 2029

Publisher's Fee: \$ 31.00  
50002926 50124945

Susan Jackson  
City of Inverness- Legals  
212 W Main St  
Inverness, FL 34450

## PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold a Public Meetings and Hearings pursuant to Section 166.041 Florida Statutes, to consider Ordinance 2025-852, Medical Marijuana Treatment Dispensing Centers, Regulating the proper use of fertilizers as follows:

Ordinance 2026-852 - Medical Marijuana Dispensary

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, BANNING THE LOCATION OF MEDICAL MARIJUANA TREATMENT DISPENSING CENTERS A/K/A MEDICAL CANNABIS DISPENSING FACILITIES AS DEFINED BY SECTION 381.986 FLORIDA STATUTES (2017) WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF INVERNESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND AN EFFECTIVE DATE

Public Hearing  
Planning and Zoning Commission  
Wednesday, February 4, 2026 at 5:00 p.m.

1st Reading, City Council  
Tuesday, February 17, 2026 at 5:30 p.m.

2nd Reading, City Council Public Hearing/Adoption  
Tuesday, March 3, 2026 at 5:30 p.m.

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the 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.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this January 17, 2026.

/s/ Gene Davis  
President of City Council  
Attest: /s/ Susan Jackson  
City Clerk  
Published January 17, 2026.

## **PUBLIC NOTICE OF PROPOSED ENACTMENT**

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold a Public Meetings and Hearings pursuant to Section 166.041 Florida Statutes, to consider Ordinance 2025-852, Medical Marijuana Treatment Dispensing Centers, Regulating the proper use of fertilizers as follows:

### **Ordinance 2026-852 - Medical Marijuana Dispensary**

**AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, BANNING THE LOCATION OF MEDICAL MARIJUANA TREATMENT DISPENSING CENTERS A/K/A MEDICAL CANNABIS DISPENSING FACILITIES AS DEFINED BY SECTION 381.986 FLORIDA STATUTES (2017) WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF INVERNESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND AN EFFECTIVE DATE**

**Public Hearing  
Planning and Zoning Commission  
Wednesday, February 4, 2026 at 5:00 p.m.**

**1st Reading, City Council  
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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.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this January 17, 2026.

*/s/ Gene Davis*  
President of City Council

Attest: */s/ Susan Jackson*  
City Clerk

**Published January 17, 2026.**

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/26
		TOTALS FOR ACE HARDWARE CO OF INV INC				252.94
		TOTALS FOR AMERICAN TEST CENTER, INC.				430.00
		TOTALS FOR AT & T MOBILITY NATIONAL ACCOUNTS LLC				241.60
		TOTALS FOR AUTOZONE				58.18
		TOTALS FOR TIME WARNER CABLE				526.98
		TOTALS FOR CENTRAL AUTO AND TRUCK PARTS, INC.				207.45
		TOTALS FOR CENTRAL MATERIALS CO INC				283.35
		TOTALS FOR CHESAPEAKE UTILITIES CORPORATION AND SUB				83.12
		TOTALS FOR CITRUS COUNTY UTILITIES				2.35
		TOTALS FOR CITY TIRE OF INVERNESS				42.00
		TOTALS FOR CORE & MAIN LP				492.10
		TOTALS FOR CRYSTAL TRACTOR, LLC.				3,759.53
		TOTALS FOR FLORIDA COAST EQUIPMENT, LLC.				131.38
		TOTALS FOR GOLDEN X PLUMBING SUPPLY INC				449.17
		TOTALS FOR GOODING & BATSEL, PLLC				7,486.50
		TOTALS FOR MAILFINANCE INC				534.63
		TOTALS FOR HILIGHTS, INC.				1,450.00
		TOTALS FOR HILLMAN SUPPLY COMPANY				223.30
		TOTALS FOR LILY HIMES				315.00
		TOTALS FOR MIKE SCOTT PLUMBING				314.00
		TOTALS FOR OFFICE DEPOT INC				873.63
		TOTALS FOR ONLINE IMPLEMENTATION SERVICES, INC				139.52
		TOTALS FOR QUICK CARE MED, PL				805.00
		TOTALS FOR RING POWER CORPORATION				107.00
		TOTALS FOR DAYA RODRIGUEZ				26.00
		TOTALS FOR SHAWN FOSTER, LLC.				3,000.00
		TOTALS FOR SWANK MOTION PICTURES, INC				600.00

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/26
		TOTALS FOR TINSLEY ELECTRIC				2,050.00
		TOTALS FOR UNIFIRST CORPORATION				125.06
		TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL				46,511.59
		TOTALS FOR WXOF, INC				5,500.00
				REPORT TOTALS		77,021.38

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

February 3, 2026  
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.

The Invocation was given by Councilwoman Hepfer 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**

**5)a) Ordinance 2026-853 Fertilizer Application Practices – Final Adoption\*** with Council President Davis opening the public hearing. Community Development Department Director Shoemaker stated Council discussed fertilizer application practices within City limits at the December 6, 2025 Council meeting. A draft ordinance was reviewed by the City Attorney and presented to Council for a first reading on January 20, 2025. Council discussion included prohibited application periods, fertilizer free zone, and low maintenance zone. Council directed staff to align pertinent sections of the new City Ordinance with those recently enacted by the City of Crystal River and Citrus County. This uniform approach will help residents and landscape professionals abide by application practices and timeframes. **Councilwoman Hepfer motioned to have the Clerk read Ordinance 2026-853 by Title only. Seconded by Councilwoman Lizanich. The motion carried.**

#### **ORDINANCE 2026- 853**

**AN ORDINANCE OF THE CITY OF INVERNESS AMENDING CHAPTER 22 OF THE CODE OF ORDINANCES BY ADDING ARTICLE V, REGULATING THE USE OF FERTILIZER WITHIN THE CITY LIMITS; PROVIDING FOR CODIFICATION, CONFLICTS, AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

DeeVon Quirolo and Maxine Connor thanked Council for adopting the fertilizer related ordinance. Spoke of elements of the ordinances from the County and Crystal River, waterways, vegetation, slow-release nitrogen, etc, **No one spoke against the Ordinance. Councilwoman Bega**

**motioned to adopt Ordinance 2026-853 by rollcall vote on final 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.**

### **OPEN PUBLIC MEETING**

Karen Esty noted her concerns of managing parking with the BOCC offices in the IGC.

Sandy Levin spoke of the downtown businesses' importance. Stated the decision regarding the lease with the BOCC will affect local businesses and possible parking issues.

### **CITY ATTORNEY REPORT**

None

### **CONSENT AGENDA**

- a) Bill Listing\*
  - Recommendation – Approval
- b) Council Minutes – 01/20/2026\*
  - 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**

**10)a) 581 Water Plant Hay Lease\*** with City Manager Williams stating for many years, the Dean family has leased the 581 Water Plant Property for hay production. The current lease will expire at the end of this month and the tenant has expressed interest in a new 5-year lease in similar terms and agreement, noting a minor change regarding the fire training facility property. **Councilwoman Hepfer motioned to approve the five-year lease with Shannon Wright for the 581 Water Plant Hayfield Lease and authorize the Council President to execute the document. Seconded by Councilwoman Bega. The motion carried.**

**10)b) Equipment Purchase – Public Works – Vermeer Vacuum Excavator\*** with Public Works Director Pell stating the City Public Works Department has leveraged the Florida Sheriff's Association Cooperative Purchase Program (FSACPP) FSA23-EQU21.1, for favorable pricing of a Vermeer Vacuum Excavator CV573GT. The Vacuum Excavator is a front-line piece of equipment used regularly to repair and maintain utility and stormwater infrastructure and conduct excavation where larger equipment cannot be used. The cost of the Vermeer Southeast is \$46,099.42, which included a trade-in allowance of \$15,000 for our existing vacuum unit, an EV150GT. The current EV150GT was purchased in February 2020 for \$27,705 and has provided years of service. Councilwoman Hepfer questioned the equipment through the Sheriff's purchase program. **Councilwoman Bega motioned to approve the purchase of Vermeer CV573GT Vacuum Excavator in the amount of \$46,099.42 as presented, inclusive of trade in, and authorize the City Manager to execute the necessary documents. Seconded by Councilwoman Hepfer. The motion carried.**

**10)c) Inverness Government Center Lease – Citrus County BOCC\*** with City Manager Williams stating the Inverness Government Center (IGC) has been selected as a desirable and mutually beneficial location for the offices of the Citrus County Board of County Commissioners (BOCC) as an effort to address the County's space needs. The proposed lease to be considered for approval is a seven-year term commencing March 1, 2026, and ending on March 1, 2033. The structure of the lease is in keeping with previously discussed terms inclusive of annual rent in the amount of \$30,517.20 or \$2,543.10 on a monthly basis. This amount is comprised of a \$5 per month base rent plus the proportionate share of hard costs, including utilities, janitorial, maintenance, etc. associated with the leased space. It was noted that only the BOCC offices are moving as the Commission meetings will continue to be held at the Citrus County Courthouse. Parking was compared between former tenet DCF and with BOCC. Councilwoman Bega questioned reserved parking for the Commissioners with City Manager confirming there will not be reserved parking. Councilwoman Lizanich questioned when BOCC meetings would be held at the IGC with City Manager noting possibly 2 years. Handicap parking was questioned. **Councilwoman Bega motioned to approve the lease agreement with Citrus County BOCC as presented for the use of the space in IGC and authorize the Council President to execute the document. Seconded by Councilwoman Hepfer. The motion carried.**

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

- Annual Road Improvement Program with Public Works Director Pell providing an update.
- Movie in the Park with Parks Director Worley noting the next movie in the park will be Shrek 2 and it is a free event.
- Inverness Senior Games with Parks Director Worley stating this is the second year for the games. There were approx. 250 participants last year with 8 events. Opening ceremony will be Saturday at 10:00am at Liberty Park. Councilman Craig asked about new added events. President Davis spoke of the elderly lady that won the 5K last year going to State competition.
- Other included an update of Whispering Pines Park will be the next Council meeting, burn ban is still in effect, SWFWMD declared Phase II water shortage, Small Town Saturday Night was well attended, and noted there is a survey of the downtown businesses before and after events. Spoke of the cold weather, vegetation, and those struggling with housing.

**COUNCIL/MAYOR SUBJECTS**

Councilwoman Bega invited Parks & Rec to have a table at the Apopka Marine Open House on February 20 thru 22. No concerns regarding parking. The aerial photos of Small Town Saturday Night were amazing.

Councilwoman Hepfer stated Small Town Saturday Night was unbelievable, people love it and wants more. Encouraged everyone to stay warm.

Councilwoman Lizanich spoke of the recent CCCC meeting for emergency grant funding for CASA and Jessie's Place. Does not foresee parking issues. Questioned the next Small Town Slam as the kid's love it.

Councilman Craig thanked staff for considering downtown businesses and the moving of BOCC offices. Recently attended a TDC symposium and noted the #1 effective tool is wayfinding signage, etc. Noted Inverness is one of three covers for the Discover magazine.

President Davis stated local businesses are important. Spoke of how the downtown was revitalized some years ago. Daughter visited from New York and was very impressed with Small Town Saturday Night.

**CITIZENS NOT ON AGENDA**

Sandy Levin stated Small Town Saturday Night was amazing. Spoke of a recent call she received from someone in Brooksville wanting to tour Inverness. Thanked Council for considering the downtown parking as it is important to the downtown businesses. Everything the City does is positive.

Debbie Wheatley stated she has signed up for the Inverness Senior Games. The Valerie Theatre has great productions.

Meeting adjourned at 6:30 p.m.

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City Clerk

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Council President

# Agenda Memorandum - *City of Inverness*

February 17, 2026

TO: Elected Officials  
FROM: Susan Jackson, City Clerk  
SUBJECT: Declaration of Surplus Equipment\* - Parks & Recreation  
CC: Woody Worley, Parks & Recreation Director  
Enclosures: 1. PR - 2007 Chevy Pickup

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It has been determined that the equipment listed below is no longer useful for the operation of the City of Inverness. City Council is asked to declare the listed items as surplus and authorize that we proceed with disposal.

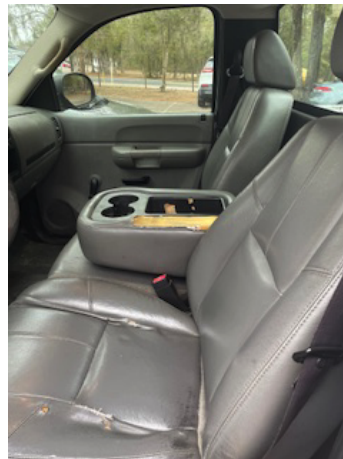
Year/Make/Model 2007/Chevy Silverado 1500 Truck
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The items will be directed through the disposal process, to be written off the books.

***Recommended Action -***

- 1. Allow staff to speak.***
- 2. Motion and second to declare the listed item as surplus property and authorize to proceed with disposal.***
- 3. Deliberate the matter.***
- 4. Vote the matter.***

Thank you for your support of this matter.



# Agenda Memorandum - *City of Inverness*

February 17, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: Code Compliance Program Update  
CC: Susan Jackson, City Clerk, Christopher Shoemaker, Director of Community Development

Enclosures:

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The Community Development Department has been focused on increasing efficiencies and leveraging technology in various functional areas. A main area of focus is the City's Code Compliance program. This evening Council will receive a presentation/update on the program. A properly structured Code Compliance Program is designed to preserve the health, safety, and welfare of the community by ensuring adherence to the City's adopted codes and ordinances. Compliance cases are initiated through citizen complaints and proactive, routine inspections conducted throughout the City. During routine inspections, properties are observed from public rights-of-way only. If a potential violation is identified, photographs are taken from the public street, and a formal code compliance case is opened.

Once a case is initiated, a Notice of Violation is mailed to the property owner at the address listed with the Citrus County Property Appraiser's Office. The notice outlines the specific violation(s) and provides a timeframe for corrective action, typically between 20 and 30 days. If the property owner remedies the violation within the specified period, the case is closed with no further action required.

If the violation remains after the compliance deadline, the case is presented before the Code Compliance Special Magistrate. The Special Magistrate determines whether a violation exists and, if so, establishes a new compliance deadline and sets potential fines for noncompliance. In most instances, properties are brought into compliance within this extended timeframe. However, if the violation continues beyond the date ordered by the Special Magistrate, fines begin to accrue and become a lien against the property until compliance is achieved. This structured process ensures that all property owners are treated fairly while maintaining the overall quality and integrity of the community.

***Recommended Action: No action required information only.***

1. Allow staff to present
2. Council discussion/questions

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

Eric C. Williams  
City Manager

# Agenda Memorandum - *City of Inverness*

February 17, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: Fire Station Bay Door Replacement Project Update  
CC: Bobby Bessler, Fire Chief, Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk  
Enclosures: 1. Fire Station Doors RFP Award

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On September 16, 2025, Council approved the award of a contract for the replacement of the fire station bay doors to American Roll-Up Door Company, the lowest and best bidder for RFP 2025-FD-01, for the amount of \$48,756.

Subsequently, both the contractor and the City were not able to proceed as anticipated, and it was mutually agreed that it was in both parties' best interest to terminate the contract. The termination agreement was executed and staff will initiate the posting of another RFP for this project. There has been no monies paid by the City for any efforts or work to date under the terminated contract.

Given the aforementioned, a new request for proposals will be issued and resulting responses will be brought to Council for review and award. This is an informational item only and no action of Council is required at this time.

**Recommended Action:** None - information only.

Please do not hesitate to reach out with any questions.

Eric C. Williams  
City Manager

# Agenda Memorandum - City of Inverness

September 16, 2025

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: Fire Station Bay Door Replacement RFP Bid Award  
CC: Bobby Bessler, Fire Chief, Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk  
Enclosures: 1. RFP 2025-01 FD Bay Door Replacements - FINAL  
2. American Roll Up Door Co  
3. ADDENDUM #1 - IFD (002)  
4. Chronicle Ad  
5. Attendance Bid Tabulation Sheet

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As part of the adopted CIP, the Fire Department issued a Request for Proposal (RFP 2025-01-FD) for the replacement of the apparatus bay doors and operating systems at the fire station. The existing doors are aging, prone to frequent malfunctions. Due to their age, parts are 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 and opened in keeping with the advertised deadline of September 2, 2025, at 2:05 PM. Below is a listing of the aforementioned responses:

American Roll-Up Door Co.	\$48,756
Overhead Door Co. of Ocala.	\$70,114
Nouveau Construction LLC	\$67,058
C&D Industrial Maint.	\$220,123

Staff reviewed the proposals for qualifications, completeness, and pricing. Based on the staff review, it is recommended that Council proceed with awarding American Roll-Up Door Company as the lowest and best in the amount of \$48,756 for the replacement of the bay doors.

***Recommended Action—***

1. Allow Staff to present
2. Motion and second 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.
3. Deliberate the matter
4. Vote the matter

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

**Eric C. Williams**  
City Manager



**To:** City of Inverness  
 212 W. Main Street  
 Inverness, FL 34450

**Issued:** Tuesday, September 2, 2025  
**Expiration:** Thursday, October 2, 2025  
**Sales Contact:** Dallas Powell  
 Office: 407-857-2427 Cell: 407-717-5361  
 Email: Dallas.Powell@americanrollupdoor.com  
**Reference:** City of Inverness- Fire Station Doors

**Attn:** Susan Jackson  
**Phone:** 1-352-726-2611 Cell:  
 ext 1007

**Fax:**  
**Email** sjackson@inverness.gov

Qty	Description	Price	Total
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**REPLACE (5) SECTIONAL DOORS WITH MOTORS**

- INCLUDES DISPOSAL OF EXISTING DOORS AND MOTORS

- 2 **AMARR MODEL 2402 21'-3"W X 10'-1"H**
  - MODEL 2402 COMMERCIAL STEEL SECTIONAL DOOR
  - 18.5-20.7 PSF, FL PRODUCT APPROVAL
  - COLOR POSITIVE RED #6871; SOLID PANELS NO WINDOWS
  - CLIP ON WEATHER SEAL BLACK
  - LOW HEADROOM WITH REAR MOUNT SPRINGS
- 1 **AMARR MODEL 2402 14'W X 14'-1"H**
  - MODEL 2402 COMMERCIAL STEEL SECTIONAL DOOR
  - 18.5-20.7 PSF, FL PRODUCT APPROVAL
  - COLOR POSITIVE RED #6871; SOLID PANELS NO WINDOWS
  - CLIP ON WEATHER SEAL BLACK
  - LOW HEADROOM WITH REAR MOUNT SPRINGS
- 2 **AMARR MODEL 2402 12'-2"W X 10'-1"H**
  - MODEL 2402 COMMERCIAL STEEL SECTIONAL DOOR
  - 18.5-20.7 PSF, FL PRODUCT APPROVAL
  - COLOR POSITIVE RED #6871; SOLID PANELS NO WINDOWS
  - CLIP ON WEATHER SEAL BLACK
  - LOW HEADROOM WITH REAR MOUNT SPRINGS
- 2 **LIFTMASTER T50**
  - 120V; 1/2HP
  - PHOTO EYES & 3-BUTTON STATION
  - BUILT IN RADIO RECEIVER
- 3 **LIFTMASTER T75**
  - 120V; 3/4HP
  - PHOTO EYES & 3-BUTTON STATION
  - BUILT IN RADIO RECEIVER
- 2 **LM DUAL TROLLEY MODIFICATION**



QUOTATION  
QUO-177870-M0H5V7

Qty	Description	Price	Total
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**Total Project : \$ 48,756.00**



**QUOTATION**  
 QUO-177870-M0H5V7

Qty	Description	Price	Total
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**Scope of Work**

- 1) UNLOADING & STORAGE: All unloading and storage of equipment purchased is the responsibility of the purchaser unless otherwise specified
- 2) INSTALLATION: All prices for installation are based on the following:
  - a) Unless specifically stated otherwise, all installation will be performed by factory-trained non-union personnel. If union labor is required, additional charges will apply.
  - b) All wire, wiring, conduit, electrical hookup, control wiring, mounting of control panels and outside lights (if applicable) by others.
  - c) Prices are based on installation of equipment during normal business hours and a normal business week. If specified work is to be done on weekend, additional charges will apply.
  - d) Pricing is also based on all equipment being installed on same trip with driveway to be poured prior to start of installation. Additional charges will be added if additional trips are involved due to site conditions.
  - e) If installation involves removal of existing equipment, pricing does not provide for handling and disposing of existing equipment unless otherwise specified.
  - f) Preparation of site, removal of obstructions to accept equipment, cutting, patching, and painting is by others.
- 3) DOCK LEVELERS: Specific to dock levelers and their proper installation:
  - a) Installation of levelers excludes excavating, forming of pits, and pit steel. Pit forming can be provided and quoted as an option.
  - b) Installation pricing includes necessary materials, off loading into pre-formed pit, positioning, shimming, and welding in place for pit leveler only.
  - c) Box Leveler - Shimming and securing a box leveler in place is the responsibility of others. Installation refers to final adjustment only for this type of leveler.
  - d) If pit formation has been included, Just Rite Equipment, Southern Dock Products, and affiliates are not responsible for any subsurface complications during pit excavation. Should unforeseen obstructions (conduit, water lines, wall thickness greater than 10", slab thickness greater than 6", etc.) be encountered, customer will be notified.
  - e) Unless otherwise noted, pit formation does not include a dust control enclosure around the dock during concrete cutting.
- 4) OVERHEAD DOORS: Specific to overhead doors and their proper installation:
  - a) Installation of overhead doors is based on an enclosed facility with a finished floor.
  - b) All interior mounting surfaces to flush and plumb.
  - c) Door frames, extensions and anchor plates for track, springs and / or electric operators are to be supplied and installed by others.
  - d) For operators, all electrical wiring, interconnections, and supply of primary power by others.
- 5) ELECTRICAL: Electrical install for power and controls by others. All wire, wiring, conduit, electrical hookup, control wiring, mounting of control panels and outside lights (if applicable) by others.

For Standard Terms & Conditions of Sale please visit:  
<http://duraservcorp.com/terms/terms-and-conditions.pdf>

All prices quoted herein are subject to steel price increases from our suppliers. Increases may be applied to orders before the time of shipment in certain situations. Most suppliers have informed us of their intent to increase prices, but we have little definitive information at this point. Some suppliers have had their term buying contracts shortened or rescinded by steel mills and/or wholesalers, thus causing price uncertainty. We will try to keep you informed of any pending announcements or increases, and also try to mitigate these as best we can. Thanks for your business and understanding.

  
 Accepted By: Eric C. Williams, City Manager Date 09/17/2025  
 PO #: \_\_\_\_\_



## **2" Ribbed Panel Steel Sectional Doors**

Amarr 2002 / 2012 / 2022

Amarr 2402 / 2412 / 2422

Amarr 2502 / 2512 / 2522



**Amarr 2" ribbed panel steel sectional doors are the industry workhorses and our most versatile door models.**

These open-back commercial steel doors are available in a variety of steel gauges and feature tongue and groove construction with a bottom weather seal to guard against the elements. These doors can be factory- or field-modified with CFC-free polystyrene insulation to fit the needed application.



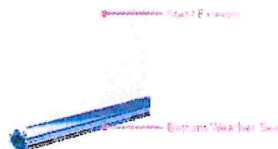
**CONSTRUCTION**

**Amarr 2002, 2012, 2022**  
Extra Heavy-duty, 20-gauge steel.

**Amarr 2402, 2412, 2422**  
Heavy-duty, 24-gauge steel

**Amarr 2502, 2512, 2522**  
Medium-duty, nominal 24-gauge steel

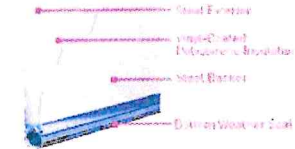
**Steel**  
Amarr 2002/2-02/2502



**R-Value 7.0**  
**Steel + Insulation**  
Amarr 2012/24-02/2512



**R-Value 7.0**  
**Steel + Insulation + Steel Backer**  
Amarr 2022/24-22/2522



Tracks: All Amarr doors are available with both 2" or 3" track in Standard Lift, High Lift, Vertical Lift, Low-Headroom, and Follow the Roof Pitch. Custom track configurations are also available. For drawings and more information, please visit [www.amarr.com](http://www.amarr.com).

**Springs:** Torsion springs are oil tempered, helical wound and custom computed for each door for a minimum 10,000 cycle life. Optional springs are available up to 100,000 cycle life.

**Standard Hardware:** Galvanized steel hinges and track brackets. All rollers have minimum 10-ball bearings.

**SPECIFICATIONS**

	Extra-Heavy-Duty			Heavy-Duty			Medium-Duty		
	Amarr 2002	Amarr 2012	Amarr 2022	Amarr 2402	Amarr 2412	Amarr 2422	Amarr 2502	Amarr 2512	Amarr 2522
<b>EXTERIOR STEEL THICKNESS</b>	20 ga	20 ga	20 ga	24 ga	24 ga	24 ga	Nominal 24 ga	Nominal 24 ga	Nominal 24 ga
<b>END STYLE</b>	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)
<b>PANEL DESIGN</b>	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed
<b>STEEL EMBOSSEMENT</b>	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth
<b>DOOR THICKNESS</b>	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
<b>CONSTRUCTION LAYERS</b>	Single	Double	Triple	Single	Double	Triple	Single	Double	Triple
<b>INSULATION<sup>1</sup></b>		Vinyl-Coated Polystyrene	Polystyrene		Vinyl-Coated Polystyrene	Polystyrene		Vinyl-Coated Polystyrene	Polystyrene
<b>R-VALUE<sup>2</sup></b>		7.0	7.0		7.0	7.0		7.0	7.0
<b>MINIMUM WIDTH</b>	6'	6'	6'	6'	6'	6'	6'	6'	6'
<b>MAXIMUM WIDTH</b>	26' 2"	26' 2"	26' 2"	30' 2"	30' 2"	30' 2"	20' 2"	20' 2"	20' 2"
<b>MINIMUM HEIGHT</b>	7'	7'	7'	7'	7'	7'	7'	7'	7'
<b>MAXIMUM HEIGHT</b>	26' 1"	26' 1"	26' 1"	26' 1"	26' 1"	26' 1"	14' 1"	14' 1"	14' 1"
<b>WIND LOAD<sup>3</sup> AVAILABLE</b>	*	*	*	*	*	*	*	*	*
<b>PAINT FINISH WARRANTY<sup>4</sup></b>	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years
<b>WORKMANSHIP/HARDWARE WARRANTY<sup>5</sup></b>	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year

**RAPID INSTALL** Rapid Install Vertical Lift Design requires no drilling for installation and the 6' design and height options are only 20 minutes to install in 40 seconds. This level of productivity meets and exceeds most other steel doors. Available for door sizes up to 30' x 10'. For more information, please visit [www.amarr.com](http://www.amarr.com).

<sup>1</sup> See Amarr's top panel configuration, design and end panel development for the best fit. <sup>2</sup> Calculated door section R-Value. <sup>3</sup> If it is your responsibility to make sure your garage door meets local building codes, we can help you with that. For more information, please visit [www.amarr.com](http://www.amarr.com).

**PANEL DESIGN**



RIBBED PANEL

**WINDOW OPTIONS** Available with the 14' x 10' or 14' x 12'



24" X 10" SINGLE PANELED 74" X 12" INSULATED PLEXTGLASS

**STEEL COLORS** Available in color, with many more colors shown.



**Amarr Color Zone<sup>SM</sup>** Over 100 approved Snap-On<sup>SM</sup> paint colors - approved color list at [amarr.com/amarr\\_color\\_zone](http://amarr.com/amarr_color_zone). Your local Sherwin-Williams store can provide Snap-On<sup>SM</sup> paint chips.

**More color options.** Amarr steel doors are pre-painted with a color that is available in a wide range of colors. Visit [amarr.com](http://amarr.com) for painting information. Making your steel doors work with you.

**ALUMINUM SECTION OPTIONS**



GLAZED ALUMINUM PERFORATED ALUMINUM 0.017" square perforations on 12" centers LOUVERED ALUMINUM 6" louvers on 18" x 24" with one 2" x 2" panel



CLEAR ANODIZE DARK BRONZE ANODIZE BLACK ANODIZE WHITE POWDER COAT

**ENTRE MATIC**

Entrematic  
165 Carriage Court  
Winston-Salem, NC 27105  
800.503.DOOR  
[www.amarr.com](http://www.amarr.com)

FOR TECHNICAL QUESTIONS:  
1.866.366.4814



**SUPERFLEX SECTION OPTION**

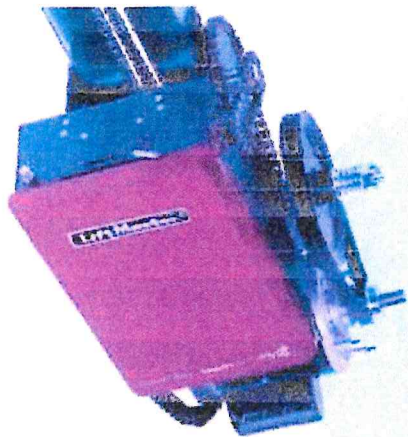
Impact resistant sections are the answer to lower door section damage common in retail and big box warehouses. Made with high-performance TPO skins on a flexible fiberglass tube frame. Available in widths up to 12' 2".



Entrematic products may be the subject of one or more U.S. patent filings, and/or pending design or utility patents. Entrematic and Amarr are service marks and registered trademarks owned by Entrematic Group, LLC or one of its subsidiaries. The Entrematic Group does not discriminate in advertising or in its products or services. ©Entrematic Group LLC 2018. All rights reserved. Printed in USA. Form #6200819/PDF

TROLLEY (T)

# LOGIC 5.0 COMMERCIAL DOOR OPERATOR



INDUSTRIAL-DUTY APPLICATIONS

Directly Attaches to Drive and Controls the Door

**MyQ® TECHNOLOGY** ENABLES MONITORING AND CONTROL OF THE FACILITY OPERATORS THROUGH A MOBILE APP.

**GRID VIEW** TO EFFICIENTLY MONITOR ALL THE DOORS IN THE FACILITY.

**REAL-TIME ALERTS** INDICATE THE STATUS OF DOORS VIA EMAIL OR PUSH NOTIFICATIONS.

CONNECTIVITY REQUIRES PURCHASE OF INTERNET GATEWAY (828LM) OR MyQ HOME BRIDGE (813LMR), SOLD SEPARATELY

**SECURITY+ 2.0®** SAFEGUARDS FACILITY ACCESS WITH ROLLING CODE TECHNOLOGY, OPENING FOR REGISTERED DEVICES ONLY.

**TIMER-TO-CLOSE** CAN BE PROGRAMMED TO CLOSE THE DOOR AFTER A SET AMOUNT OF TIME.

**THE COMMERCIAL PROTECTOR SYSTEM®** AUTO-REVERSES THE DOOR IF AN ENTRAPMENT PROTECTION DEVICE DETECTS AN OBSTRUCTION.

UL 325 REQUIRES ALL COMMERCIAL DOOR OPERATORS TO BE EITHER CONSTANT PRESSURE TO CLOSE OR BE EQUIPPED WITH A PRIMARY EXTERNAL MONITORED ENTRAPMENT DEVICE.

**CONTINUOUS-DUTY HIGH-STARTING TORQUE MOTOR** PERFORMS IN DEMANDING INDUSTRIAL OVERHEAD DOOR APPLICATIONS.

**WARRANTY 2 YEARS.**

**BEYOND INDUSTRY STANDARDS:** LIFTMASTER® IS COMMITTED TO QUALITY PRODUCTS, INNOVATIVE DESIGN AND COMPREHENSIVE SERVICES.

## MONITORED ENTRAPMENT PROTECTION:

### COMMERCIAL PHOTO EYES

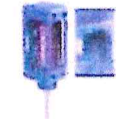
Indoor use; NEMA 1 rated; max. range: 30 ft.



CPS-U

### RETRO-REFLECTIVE PHOTO EYE

Photo eye and reflector with polarized beam; indoor/outdoor use; NEMA 4X rated; max. range: 50 ft.



CPS-APEN4

### DUAL-SIDED PHOTO EYES

Flexible rubber housings resist water spray and corrosion; indoor/outdoor use; NEMA 4X rated; max. range: 45 ft.



CPS-OPEN4

### COMMERCIAL PROTECTOR SYSTEM

Heavy-duty industrial housings; indoor/outdoor use; NEMA 4 rated; max. range: 45 ft.



CPS-UNA

### OPTICAL EDGE SYSTEM

Infrared optical sensors in a customizable rubber enclosure are protected against water; indoor/outdoor use; NEMA 6 rated; max. range: 33 ft.



OES

## NON-MONITORED ENTRAPMENT PROTECTION:

### LIGHT CURTAIN

Provides 36 inches of increased zone coverage for additional protection; indoor use; max. range: 33 ft.

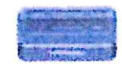


LC-36A

## TOTAL SOLUTION ACCESSORIES:

### ENCRYPTED DIP 3-BUTTON, 3-COLOR REMOTE CONTROL

Extreme-range remote programmable for open/close/stop operation.



813LM

### INTERNET GATEWAY

Enables smartphone monitoring and control of each operator.



828LM

### RED/GREEN TRAFFIC LIGHT

High-intensity LED lights indicate the door status for safe exit and entry in any light (TLS1CARD recommended).



RGL-CTL

LiftMaster offers accessory solutions for any commercial application. View the full product lineup at [LiftMaster.com](http://LiftMaster.com)

# LiftMaster

# MASTERFUL ENGINEERING.

## MOTOR

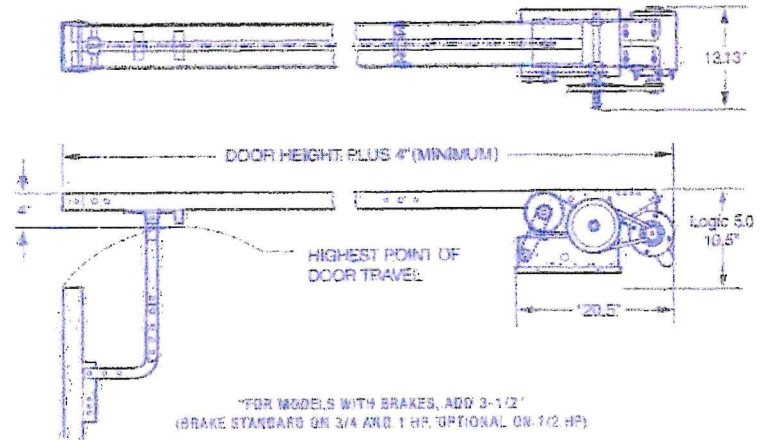
- Available in 1/3, 1/2, 3/4 and 1 HP
- Instant Reverse and Overload Protection
- Capacitor Start on Single-Phase
- Removable without Affecting Limit-Switch Settings

## POWER

- Dual-Voltage Connections
  - Single-Phase: 115V and 230V
  - 3-Phase: 208V, 230V and 460V
  - Discrete Model: 575V
- Customizable Voltage to Meet Job Requirements
- 5V DC NEC Class 2 Control Voltage

## COMMERCIAL-GRADE DESIGN

- Industrial Ball Bearings on Output Shaft
- Emergency Disconnect for Manual Lifting in an Emergency
- Solenoid Brake Standard on 3/4 and 1 HP Operators (Optional on 1/2 HP - Not Available on 1/3 HP)
- Drive Reduction: Heavy-Duty 5L V-Belt (First Stage); #41 Chain (Second Reduction)
- Trolley Chain: #48 for 1/3 and 1/2 HP, #41 for 3/4 and 1 HP



## MAXIMUM DOOR AREA (SQ. FT.)

STANDARD SECTIONAL	HP	FIBERGLASS	24 GA. 22 GA. STEEL	20 GA. STEEL	16 GA. STEEL	16 GA. STEEL INSULATED
			ALUMINUM DOORS	WOOD DOORS	24 GA. STEEL INSULATED	
1/3		310	285	260	175	125
1/2		400	350	320	250	200
3/4		560	500	450	325	275
1		640	625	560	400	310

# STANDARD SPECS.

### SECURITY+ 2.0® RADIO RECEIVER

#### ACCEPTS:

- (30) 3-Button Remote Controls or (90) 1-Button Remote Controls
- Additional 30 Wireless Keypads
- Unlimited DIP Switch Remotes

#### WIRING

- Control Function Selector Dial Allows Easy Selection of 7 Wiring Types to Meet Users' Needs
- C2 (Constant Pressure to Close) Wiring Preset
- Wiring Types B2, T, TS and FSTS Can Be Selected with the Addition of an Entrapment Protection Device
- Monitored Entrapment Protection Is Recommended When Using C2, D1 or E2
- Logic 5.0 Operators Only Accept UL-Approved LiftMaster® Entrapment Protection Devices

#### CONSTRUCTION

- NEMA 1 Type Electrical Box
- Heavy-Duty 11-Gauge Steel Frame with Durable Powder-Coated Finish
- All Reduction Sprockets Drilled and Pinned to Shafts
- Mid-Stop Enables Partial Openings to a Programmed Position for Environmental Control and Time Savings
- Adjustable Friction Clutch Protects the Door and Operator from Damage and Obstructions

# MODIFICATIONS AND ACCESSORIES. BUILT FOR ANY APPLICATION.

- **Damp Environment (C-Prefix):** Moisture-Resistant Electrical Box, Push-Button Control Station and Photo Eyes with TEFC Motor and without Solenoid Brake
- **TLS1CARD:** Timer Light Status Plug-In Option Card (Typically Used to Control Red/Green Traffic Light and Audible Devices)
- **AUXCARD:** Auxiliary Contacts Plug-In Option Card (with Relays That Change State While the Door is Moving and When the Operator Is Powered Down)
- **Auxiliary Limits:** Auxiliary Limit Switches at Open and Closed Limits to Control Lights, Heaters, Dock Levelers and Other Auxiliary Devices

For more detailed information or to configure your model number, please visit [Dealer.LiftMaster.com](http://Dealer.LiftMaster.com)

**ADDENDUM #1**

**TO**

***Fire Station Bay Door Replacements***

***August 18, 2025***

TO: ALL INTERESTED PARTIES

FOR: RFP# 2025-01-FD  
FIRE STATION BAY DOOR REPLACEMENTS

The purpose of addendum #1 is to provide information and answer questions received to date.

**Respondent must acknowledge receipt of all addenda with the proposal on the form provided herein.**

1. The bid packet stated the due date of September 1, 2025. As the City offices are closed in observance of Labor Day holiday, the due date has been extended until **2:00pm Tuesday, September 2, 2025.**
2. If a site visit is needed, please call to schedule with the Fire Chief at **(352) 419-3115.**
3. The address for the fire station is **105 S. Apopka Avenue, Inverness, FL.**
4. Wind rating, etc. will be in line with the **Florida building code requirements.**
5. Door replacement color is **red** with no manufacturer preference.

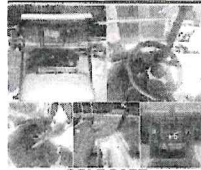
Addendum No. 1 Dated September 18, 2025

Signature: 

**THIS FORM MUST BE INCLUDED/ACKNOWLEDGED WITH PROPOSAL**

**MERCHANDISE**

**GENERATOR**  
Coleman Powermate  
625DW \$450  
**MOWER**  
John Deere rider 42 in cut &  
17.5 HP with 22 hours.  
\$1,700 352.422.0273



**GOLF CART**  
1970 EZ ride, handicap ready-  
console. Everything reachable  
New 120V generator.  
Complete enclosure for bad  
weather, LED lights.  
Emergency light on top.  
352.201.7060 or  
352.212.9202 \$7,900 OBO

**JAZZY PASSPORT  
POWER CHAIR**  
Excellent condition.  
New battery,  
Folds for easy transport  
\$1,599  
dsls27@hotmail.com  
352-201-1524

**SHOP VAC**  
Ridgid, works great.  
\$25 352.422.7910

**APPLIANCES**

**SMITTY'S  
APPLIANCE REPAIR**  
352-564-8179

**FURNITURE**

**FURNITURE**  
Queen Bed, 2 nite tables, 2  
lamps, dresser w/ 2 mirrors,  
lazy boy chair, Liv. Rm: 50" tv,  
Roko, TV stand, Recliner  
double electric, large wood  
computer desk w HP computer,  
2 lamps, office chair, Bistro set  
w 2 stools, small kitchen  
appliances. \$1,500  
260.336.1883 Local

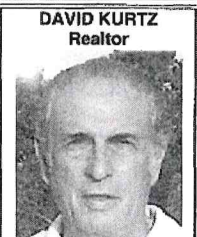
**MEDICAL EQUIPMENT**

**ATTENTION OXYGEN  
THERAPY USERS**  
Discover Oxygen Therapy that  
Moves with You with Inogen  
Portable Oxygen  
Concentrators.  
FREE information kit,  
Call: 833-681-3729

**REAL ESTATE FOR RENT**

**ISO**  
Local real estate agent is  
looking for a quiet spot to park  
RV—ideally in the Mini Farms  
or Pine Ridge area. Need  
response to this ad.

**REAL ESTATE FOR SALE**



**DAVID KURTZ  
Realtor**

**VACANT LAND  
LISTING SPECIALIST**

Let me help you  
**BUY, SELL  
INVEST**  
your property.

FREE/ No Obligation  
MARKET ANALYSIS  
for your property.  
Residential & Commercial

Century 21  
J.W. Morton Real Estate,  
Inverness, FL 34450

**CELL 954-383-8786  
Office 352-726-6668**

**BOATS**



**1997 SPORTSCRAFT FISH-  
MASTER, 27 ft., new 2021  
twin 350 Vortec Mtrs w/ 650  
Holley double pumps, in-  
cludes electronics & safety  
gear, etc., alum. 3-axle trailer.**

**PRICE REDUCED!**  
\*\*\*  
\$10,000  
Local 864-247-6395



**I BUY BOATS  
\$\$ CASH PAID \$\$  
I WILL COME TO YOU!!  
CALL ME, VINCE AT  
941-301-9946 (local)**

**MOTORCYCLES**

**MISCELLANEOUS**

**0812 TUCRN INV ITB FIRE BAY  
SECTION 00020 - INVITATION TO BID**  
CITY OF INVERNESS - Fire Station Bay Door Replacements  
DATE: August 11, 2025  
Project Number: 2025-01-FD  
NOTICE IS HEREBY GIVEN that the City of Inverness will re-  
ceive sealed bids for removal and installation of **Fire Station Bay  
Door Replacements** project.

All contractors licensed by the State of Florida are hereby invited to submit a bid on the above referenced project. Bids will be received until 2:00pm on September 1, 2025 in the City Clerk's Office, located on the 2nd floor of the City of Inverness City Hall, 212 West Main Street, Inverness, Florida 34450. Bid submittals will be opened at 2:05pm on September 1, 2025 in a public meeting on the 1st floor of the Inverness Government Center at 212 W. Main Street, Inverness, FL. For more information, contact Kellie Powell, Aquatics Complex Director at (352) 726-1995.

**DESCRIPTION OF WORK:** All work for the Project shall be in accordance with the Specifications prepared by the Owner. Bids shall be submitted for furnishing, delivering and installing all materials, equipment and services, including labor for the work, which generally involves the following activities:

- Removal and replacement of 5 (five) complete bay door assemblies to include panel doors, operator with remote, entry keypads where existing, weatherstripping, struts, lock, track and hardware, springs, photo eyes, etc. for the following door sizes:
    - Quantity 2 (two) 21'3" x 10'1" door. Color red.
    - Quantity 1 (one) 14'0" x 14'1" door. Color red.
    - Quantity 2 (two) 12'2" x 10'1" door. Color red.
- The Owner reserves the right to adjust the scope and limits of construction at any time during the bidding or execution of the Work.

**CONTRACT TIME:** Construction time to achieve Substantial Completion is 60 consecutive calendar days from the date of the Notice to Proceed, with an additional 30 consecutive calendar days to achieve Final Completion (90 days total).

**Bid Package:** Bid packages may be obtained electronically by contacting the office of the City of Inverness City Clerk.  
City of Inverness City Clerk  
212 W Main St  
Inverness, FL 34450  
Phone: (352) 726-2811 ext. 1007  
E-mail: sjackson@inverness.gov

All bids shall be prepared using the Bid Package and Specifications. Addenda will be sent via e-mail to all plan holders up to seventy-two (72) hours before the Bid closing time. The Owner is not responsible for delivery of addenda to prospective bidder.

The City of Inverness reserves the right to waive formalities, waive any technical defects, reject any and all bids, and accept any bid which represents the lowest and best offer to the City. /s/ Eric C. Williams  
Eric C. Williams  
City Manager  
Published August 12, 2025.



"I wanted to get you a gift you deserved, but they didn't have anything cheaper!"

**HAULIN GLASS** Citrus County's **Patio Door Expert**

Mention this ad **\$20 OFF**  
Patio Door Service

- Patio Door Rollers
- Track Repair
- Glass Replacement
- Window Repair
- Entry Door Glass

CALL KEVIN FOR A FREE ESTIMATE  
**352-344-9002 OR CELL 352-238-6651**

33 Years Experience

**MISCELLANEOUS**

**0812 TUCRN TOWERS LLC**  
The Towers, LLC proposes to build a 149-foot monopole telecommunications tower at the approx. vicinity of 4750 West Justice Court, Homosassa, Citrus County, FL 34446 [Lat: 28-47-53.2 Long: -82-30-48.8]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Brittany Sein, b.sein@trileaf.com, 2600 Maitland Center Parkway, Suite 330, Maitland, FL 32751, 407-660-7840.  
Published August 12, 2025.

**CITRUS COUNTY CHRONICLE**

**Your Hometown Agents**

HOME SERVICES DIRECTORY HOME SERVICES DIRECTORY HOME SERVICES DIRECTORY HOME SERVICES DIRECTORY

hello

THIS IS A BID OPENING FOR **Fire Station Bay Door Replacements Project – RFP # 2025-01- FD**  
THIS 2<sup>nd</sup> DAY OF SEPT, 2025 AT 2:05 AM/PM) PRESENT ARE: City Clerk  
Jackson and Exec. Asst. Schwomeyer

THIS BID WAS DULY ADVERTISED AND SPECIAL NOTICE SENT TO THE PRESS.

**BID TABULATION SHEET**

ALL BIDS OPENED AT THE INVERNESS GOVERNMENT CENTER  
212 W. MAIN STREET INVERNESS, FL 34450

BID FOR Fire Station Bay Door Replacements Project– RFP # 2025-01- FD

BID OPENING DATE 09 / 02 / 2025 TIME 2:05 AM/PM)

BIDDER	ADDRESS	AMOUNT
1. <u>American Roll-Up Door Co.</u>	<u>10501 Rocket Blvd. Orlando</u>	<u>\$48,756.00</u>
2. <u>Overhead Door Co. of Ocala</u>	<u>2521 NE 14<sup>th</sup> St. Ocala</u>	<u>\$70,114.00</u>
3. <u>Nouveau Construciton LLC</u>	<u>5230 Land O Lakes Blvd. #1782</u>	<u>\$67,058.15</u>
4. <u>C &amp; D Industrial Maint.</u>	<u>2208 58<sup>th</sup> Ave. E. Bradenton</u>	<u>\$220,123.00</u>
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____

ABOVE LISTED WERE THE ONLY OFFERS RECEIVED ON OR BEFORE THE CUT-OFF DATE/TIME (09/02/2025 / 2:00 PM).  
ALL OTHER OFFERS SUBMITTED IN RESPONSE TO THIS SOLICITATION, IF ANY, ARE HEREBY DECLARED LATE AND REJECTED.

# Agenda Memorandum - *City of Inverness*

February 17, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: March Events Update  
CC: Susan Jackson, City Clerk, Woody Worley, Parks & Recreation Director, Frank Calascione, Assistant City Manager

Enclosures:

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The City of Inverness has experienced success in implementing themed, month-long programming initiatives designed to increase visitation, strengthen community engagement, and support local businesses. One example of this effort is the annual October event series known as *Cootertober*, which has generated increased tourism, enhanced local participation, and support for downtown businesses through coordinated scheduling and promotion.

Staff is now exploring the opportunity to apply this same concept to spring during the month of March. The initiative is intended to showcase multiple established and emerging events throughout the month, with a focus on a key mid-March weekend featuring several large-scale activities happening concurrently. This is anticipated to begin the first week of March with the Senior Games Closing Ceremony, a Market at the Depot, and a Health Fair. The featured weekend, scheduled for mid-March, will include the return of the Annual Big Bass, Bluegrass, & BBQ event, the Chronicle Outdoor Expo, and the Florida Nature Coast Bike Fest. These events will be complemented by downtown-oriented programming, including the St. Patrick's Parade and youth event, which will be followed by live music on St. Patrick's Day in the downtown area. In addition to the anchor events, there will be community-oriented programming throughout the month, including Teen's Night Out, Small Town Slam, Movie Night in the Park, and more.

Staff worked to coordinate partnerships, scheduling, and promotional efforts to establish this initiative. The overall goal is to increase visitation, provide sustained support for local businesses, and further strengthen Inverness as a destination for community events, tourism, and downtown activity.

**Recommended Action:** None - information only.

Please contact me at your convenience to discuss.

Eric C. Williams  
City Manager

# Agenda Memorandum - *City of Inverness*

February 17, 2026

TO: Elected Officials

FROM:

SUBJECT: Project and Program Updates

- IGC Lease
- IGC Parking Lot Resurfacing
- Whispering Pines Park Lease
- Assistant City Manager Transition
- Other

CC:

Enclosures:

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