

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.

City Clerk

Council President