

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET  
March 3, 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**
- 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\* - 02.17.2026
- 9) CITY CLERK'S REPORT**
- 10) CITY MANAGER'S REPORT**
  - a) US Water Annual Report
  - b) Sensus Bulk Water Meter Purchase

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March 3, 2026 - 5:30 PM**

- c) SECO Energy Franchise Agreement
- d) Longwood Gardens Senior Housing Community
- e) Project and Program Updates
  - Got March? (Big Bluegrass and BBQ, Nature Coast Bike Fest, St. Patricks Parade)
  - IGC Parking Lot Resurface
  - Pine St Stormwater and Parking Expansion
  - E-Bike Legislation
  - 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**  
Movie Night in the Park  
Friday, March 6, 2026 @ 6:15pm  
Liberty Park

Woodview Players Present – The Chicken Fried Favulous Spa-Dee-Dah  
Sisterhood  
Friday, March 6, 2026 @ 7:00pm  
Saturday, March 7, 2026 @ 3:00pm  
Sunday, March 8, 2026 @ 3:00pm  
Valerie Theatre

Market at the Depot

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Saturday, March 7, 2026 from 9:00am – 1:00pm  
Depot Pavilion

Sr. Games Closing Ceremony with Health Fair  
Saturday, March 7, 2026 @ 10:00am  
Liberty Park

Chronicle Outdoor Expo  
Friday, March 13, 2026 from 10:00am – 6:00pm  
Liberty Park

Big Bass, Bluegrass & BBQ – BBQ Competition  
Friday, March 13, 2026 from 2:00pm – 7:00pm  
Depot Pavilion

Big Bass Classic  
Saturday, March 14, 2026 from 7:00am – 4:00pm  
Liberty Park

Chronicle Outdoor Expo  
Saturday, March 14, 2026 from 9:00am – 5:00pm  
Liberty Park

Big Bass, Bluegrass & BBQ  
Saturday, March 14, 2026 from 10:00am – 7:00pm  
Depot Pavilion

Nature Coast Bike Fest  
Saturday, March 14 & Sunday, March 15, 2026 from  
Whispering Pines Park

Woodview Players Present – The Chicken Fried Favulous Spa-Dee-Dah  
Sisterhood  
Friday, March 13, 2026 @ 7:00pm  
Saturday, March 14, 2026 @ 3:00pm  
Sunday, March 15, 2026 @ 3:00pm  
Valerie Theatre

Inverness City Council Regular Meeting  
Tuesday, March 17, 2026 @ 5:30pm  
IGC – Council Chambers

CASH REQUIREMENTS REPORT

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/26
			TOTALS FOR A-ABLE SEPTIC & SEWER SERVICE		1,150.00
			TOTALS FOR ACE HARDWARE CO OF INV INC		96.98
			TOTALS FOR TIME WARNER CABLE		87.92
			TOTALS FOR CITRUS COUNTY BOARD OF COMMISSIONER		112,484.75
			TOTALS FOR CITY TIRE OF INVERNESS		26.25
			TOTALS FOR DUKE ENERGY		29,001.08
			TOTALS FOR GFL SOLID WASTE SOUTHEAST LLC		72,921.92
			TOTALS FOR GOLDEN X PLUMBING SUPPLY INC		265.13
			TOTALS FOR H.W. LOCHNER, INC.		41,363.84
			TOTALS FOR HAYES, KURT A.		471.50
			TOTALS FOR CHELSEA LONG-DAWSON		250.00
			TOTALS FOR LORDCO ENTERPRISES		153.00
			TOTALS FOR NICK NICHOLAS FORD INC		910.39
			TOTALS FOR DERRICK J. ROGERS		1,200.00
			TOTALS FOR SAI ENTERTAINMENT, LLC.		220.00
			TOTALS FOR SUMTER ELECTRIC COOPERATIVE INC		3,145.81
			TOTALS FOR ULINE, INC.		54.00
			TOTALS FOR VANASSE HANGEN BRUSTLIN, INC		4,963.90
			TOTALS FOR VERMEER SOUTHEAST SALES AND SERVICE, INC		46,099.42
			TOTALS FOR W.W. GRAINGER, INC.		219.16
			TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL		4,270.14
			TOTALS FOR WHETSTONE OIL COMPANY, INC		1,450.62
			REPORT TOTALS		320,805.81

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

February 17, 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

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

**PRE-SCHEDULED APPEARANCES**

None

**PUBLIC HEARINGS / WORKSHOP**

**5)a) Ordinance 2026-852 Medical Marijuana Dispensary – First Reading\*** with Community Development Director Shoemaker stating staff followed Council’s consensus to draft an ordinance regarding a ban on new Medical Marijuana Treatment Centers (MMTC) within the City limits. A report on law enforcement activity at these centers was also requested. Ordinance 2026-852 amends Sec. 2.6 of the City of Inverness Land Development Code (LDC). The Planning and Zoning Commission (PZC) reviewed and recommended approval of the amendment to City Council following the February 4, 2026 P & Z meeting. This ordinance amends Section 2.6. with the addition of a new subsection and states that no MMTC facilities shall be permitted to be located within the corporate boundaries of the City of Inverness. The Public Hearing was opened.

**Councilwoman Bega motioned to have the Clerk read Ordinance 2026-852 by Title only. Seconded by Councilwoman Hepfer. The motion carried.**

**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.**

### **For the Ordinance**

April Wnok of Hernando questioned clarification regarding city limits and outside city limits. Noted medical marijuana is medically beneficial, but a gateway drug.

LaLa Sanders spoke of facilities in Citrus County and is not against medical marijuana.

Renea Teaster from the Anti-Drug Coalition spoke of changes over time and that balance is necessary. Spoke of more education.

Karen Esty spoke of a Senate bill from a few years back and read the language regarding facilities.

Mike O'Connell of Floral City spoke of public safety, etc.

### **Against the Ordinance**

Nicholas Kurz of Inverness is a doctor who recently moved back from Colorado. Spoke of both medical and recreational marijuana. Medical marijuana is a safe alternative, with no side effects, as pharmaceuticals. Explained the difference due to public confusion.

Ashley Turner of Inverness wants to keep an open mind. Medical marijuana is safer. Spoke of known citizens and their ailments, comparing medical marijuana and prescription medications. Still does not want too many dispensaries.

### **Council comments**

Councilwoman Lizanich questioned another option to regulate and not ban with City Manager stating the Land Development Code and process.

City Attorney Hartley spoke of the state statute and that dispensaries are to be treated the same as a pharmacy.

Councilwoman Bega compared the local pharmacies and dispensaries. More people use regular pharmacies compared to medical marijuana dispensaries.

City Manager Williams spoke of past actions by the City when this first was introduced in Florida. With concerns on both sides, he suggested to consider LDC special exception process. Spoke of various uses that are by this process.

President Davis questioned if there was increased crime regarding the dispensaries with City Manager noting the backup material provided by CCSO. Since 2023, 3 calls for service with 1 as an individual trying to buy illegally and 2 parking lot issues. Stated this is an economic matter as people will go wherever it is available and convenient.

Councilwoman Hepfer noted the line is blurred between illegal and prescribed marijuana. Spoke of users for pain, anxiety, etc.

Mayor Plaisted questioned in the City limits and just outside the limits. Spoke of the image of the City and certain topics of past Council considerations.

Councilman Craig comparing a dispensary as the same as a pharmacy with City Manager Williams explaining the Senate bill and special exception process. Councilman Craig does not want too many dispensaries. Either ban or not.

City Attorney Hartley explained the Planning and Zoning board and the Comp Plan.

The public hearing was closed.

**Council consensus was for staff to bring back guidelines for special exceptions at a future Council meeting.**

**OPEN PUBLIC MEETING**

LaLa Sanders questioned what a solution would be regarding medical marijuana dispensaries ban.

Michael Puzino asked what the plans are for the 4<sup>th</sup> of July with City Manager Williams noting the City's celebration will be the Patriotic Evening on July 3 with many plans in progress.

**CITY ATTORNEY REPORT**

None

**CONSENT AGENDA**

- a) Bill Listing\*
  - Recommendation – Approval
- b) Council Minutes – 02/03/2026\*
  - Recommendation – Approval

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

**CITY CLERK'S REPORT**

**9)a) Declaration of Surplus Equipment – Parks & Recreation\*** with City Clerk Jackson stating the equipment listed has been determined to no longer be useful for the operation of the City of Inverness. Once it is declared surplus, items will be directed through the disposal process. **Councilwoman Bega motioned to declare the listed item as surplus property and authorize to proceed with disposal. Seconded by Councilwoman Lizanich. The motion carried.**

**CITY MANAGER'S REPORT**

**10)a) Code Compliance Program - Update\*** with Code Enforcement Official Ethan McCulloch stating the Community Development Department has been focused on increasing efficiencies and leveraging technology in various functional areas, including City's Code Compliance program. A presentation/update was provided noting 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, and routine inspections for potential violation. The process for a case is initiated and followed. If the violation remains after the compliance deadline, the case is presented to 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. 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. Councilwoman Bega questioned how a violation is found and was answered that both by citizens and by staff. Councilwoman Hepfer complimented the concise format of the presentation of the process.

Councilwoman Lizanich thanked the department for making the presentation understandable. President Davis spoke of professionalism, anonymity of who makes a complaint, rights – of – ways, etc. Mayor Plaisted spoke of being a member of the Code Enforcement Board many years ago. *No action required, information only.*

**10)b) Fire Station Bay Door Replacement Project - Update\*** with City Manager Williams stating 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, 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. No monies were paid by the City for any efforts or work to date under the terminated contract. A new request for proposals will be issued and resulting responses will be brought to Council for review and award. *No action required, information only.*

**10)c) March Events\*** with Parks & Rec Director Worley providing a presentation of the many events for March. Details were added for the events of the Senior Games Closing ceremony, Market at the Depot, Health Expo, Bike Fest, Big Bass-Bluegrass-BBQ event, St. Patrick's Day Parade and Celebration, and many more throughout the month. Discover March in a Small Town Done Right.

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

- IGC Lease with City Manager noting the lease has been executed and work will begin soon.
- IGC Parking Lot Resurfacing with Public Works Director Pell noting road paving has been completed and resurfacing IGC parking lot will be the weekend from February 27 to March 1, 2026.
- Whispering Pines Park Lease with City Manager Williams stating we continue to work with the State and it is moving forward.
- Assistant City Manager Transition has Frank Calascione relocating near Orlando and that Aiden Marshall has accepted the Assistant City Manager's position. Frank, Aiden, and CRO Bob Greatrex addressed Council.

**COUNCIL/MAYOR SUBJECTS**

Mayor Plaisted thought the Senior Games opening ceremony and events were successful.

Councilwoman Bega stated that Frank Calascione will be missed. Noted rehearsals are ongoing for "Tootsie" at the Valerie Theatre.

Councilwoman Hepfer stated it has been an honor to know Frank Calascione for so many years and it was a joy to have him here. Welcomed Aiden Marshall as the new Assistant City Manager and welcomed the new Community Resource Officer Bob Greatrex.

Councilwoman Lizanich thanked Frank for all he has done for the City and welcomed Aiden Marshall. Stated she recently attended the Library Advisory meeting.

Councilman Craig thanked Frank for his service to the City and welcomed Aiden Marshall and Bob Greatrex.

President Davis noted Frank will be missed. Looks forward to working with Aiden. Senior games opening was great as well as the ROCCS regatta.

**CITIZENS NOT ON AGENDA**

None

Meeting adjourned at 7:12 p.m.

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City Clerk

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Council President

# Agenda Memorandum - *City of Inverness*

March 3, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: US Water Annual Report  
CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Joey Johnston, IT Director, Alexis Koter, Finance Director, Rob Pell, Public Works Director  
Enclosures: 1. CoI USWSC Year in Review 2025

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The City enjoys a successful public private partnership (PPP) with US Water Services Corporation for the operation of the City's utility plant facilities and other specified services. This PPP has proven to be the most effective and efficient model to date for operating the City's utility plants and lift stations. City staff continue to manage all the distribution and transmission lines for the water and wastewater systems and handle the direct customer service elements as well. Tonight, Council will receive the annual update from US Water services Corporation that outlines FY 2025 accomplishments and milestones reached, and they will see a preview of items ongoing and planned for the balance of FY 2026.

It is recommended that Council receive the presentation and provide feedback on the ongoing PPP for the City's utility operations and maintenance.

***Recommended Action: Presentation- No Action Needed.***

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

Eric C. Williams



## City of Inverness Utility System

Year in review  
March 3rd, 2026

U.S. Water Services Corporation  
+1 (727) 848-8292  
[www.uswatercorp.com](http://www.uswatercorp.com)  
[info@uswatercorp.net](mailto:info@uswatercorp.net)

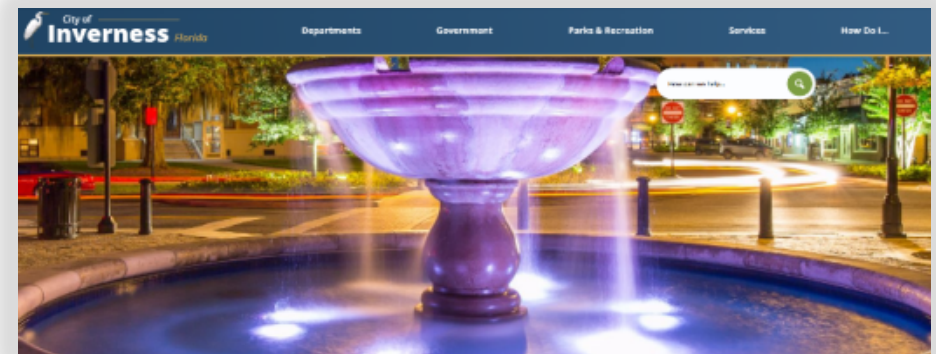
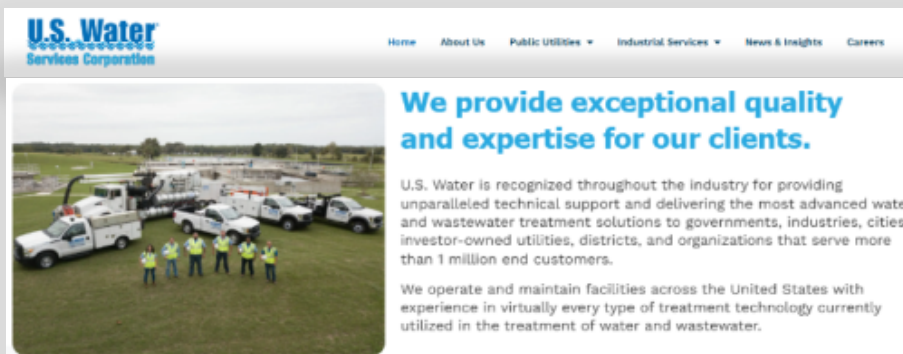
# INTRODUCTION

## U.S. Water Services Corporation

- Florida's largest operations and maintenance provider
- Operating over 1,100 facilities in Florida
- Over 500 employees in Florida
- Jeff Hines – Regional Manager
- Jessie Hinojosa – Project Manager

## City of Inverness and U.S. Water

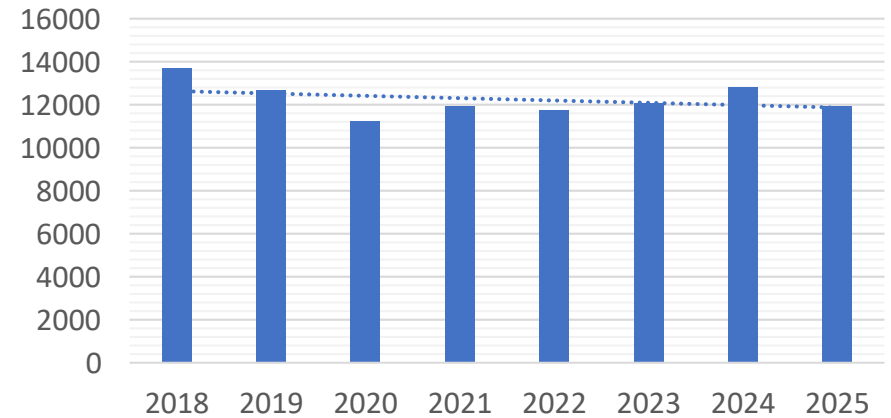
- Contract started October 2018
- Contract renewed September 2024
- Wastewater collection and treatment
- Water treatment
- City continues operations of the water distribution system and all customer service functions
- Contract fixed fee – not cost plus



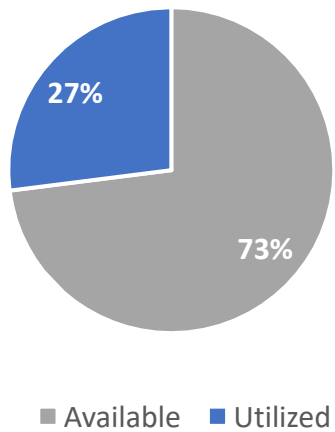
# WASTEWATER TREATMENT OVERVIEW

- 1.5 MGD permitted capacity
- 405,000 gallons Avg Daily Treated Volume
- Average 27% Plant Capacity used/day
- Over 115 tons of sludge hauled annually
- Operational improvements and repairs to automated equipment and systems resulted in a 12.8% reduction in annual power consumption from 2018 to 2025

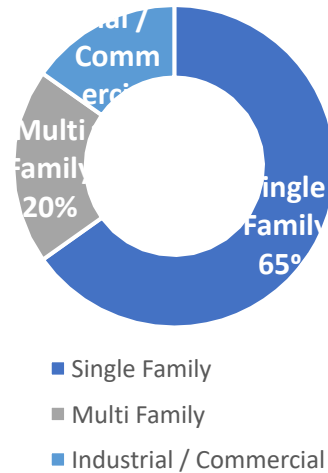
KW ANNUAL CONSUMPTION



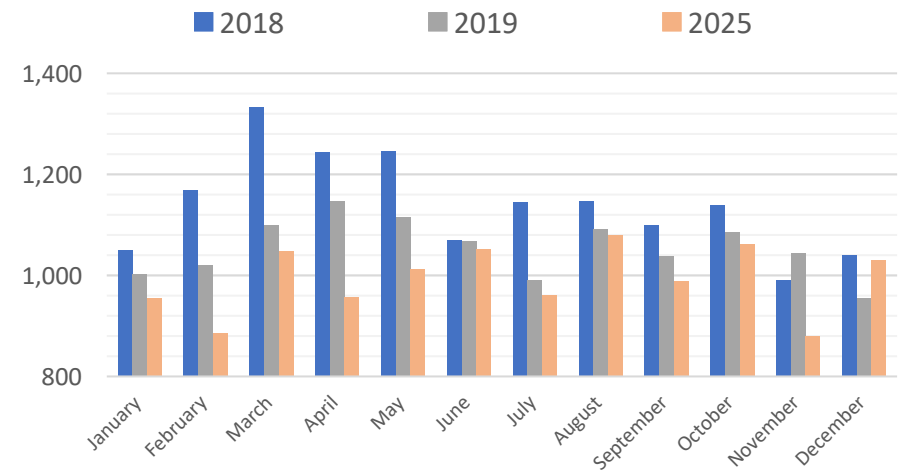
UTILIZED PLANT CAPACITY



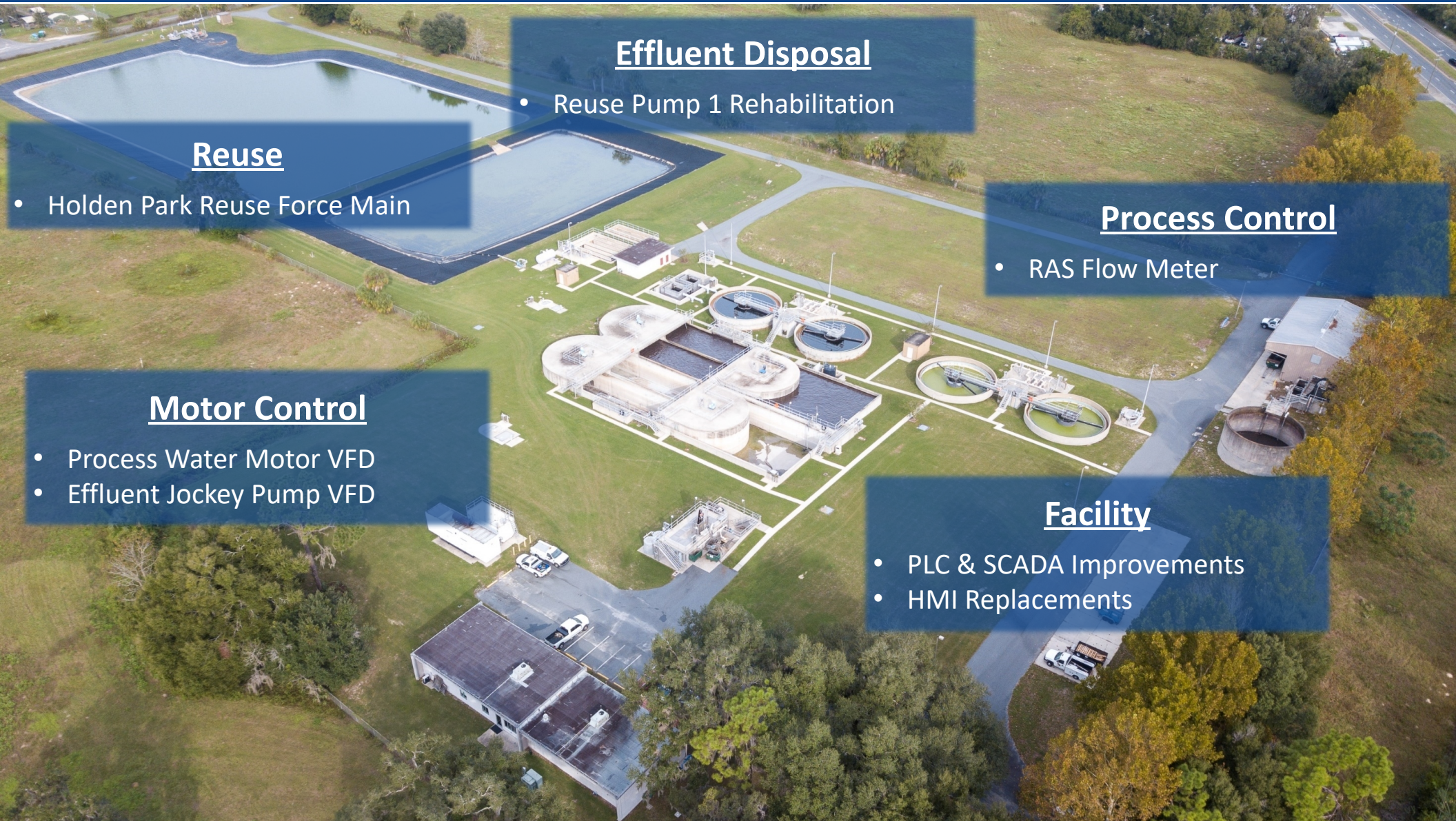
WASTEWATER CUSTOMERS



KW MONTHLY CONSUMPTION



# SIGNIFICANT WASTEWATER IMPROVEMENTS



## Reuse

- Holden Park Reuse Force Main

## Effluent Disposal

- Reuse Pump 1 Rehabilitation

## Process Control

- RAS Flow Meter

## Motor Control

- Process Water Motor VFD
- Effluent Jockey Pump VFD

## Facility

- PLC & SCADA Improvements
- HMI Replacements

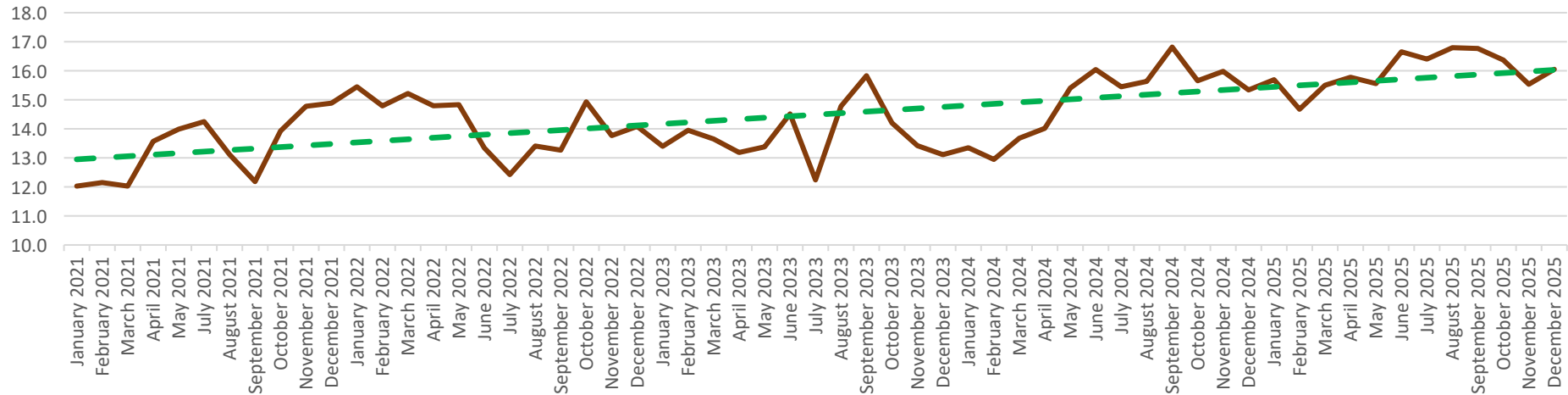
# WASTEWATER TREATMENT - SLUDGE DISPOSAL

## Rotary Press Rehabilitation

- A rotary press dewateres (dries) wastewater sludge generated during the treatment process
- Improved operations and reduced sludge yield
- 115 Tons of Sludge Hauled in 2025
- Improved consistency and % solids



% Solids



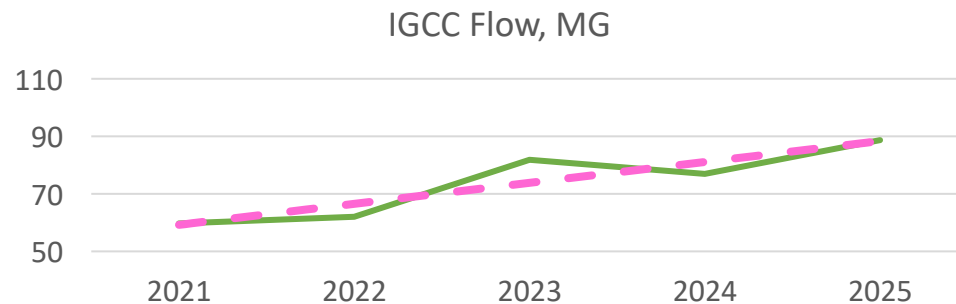
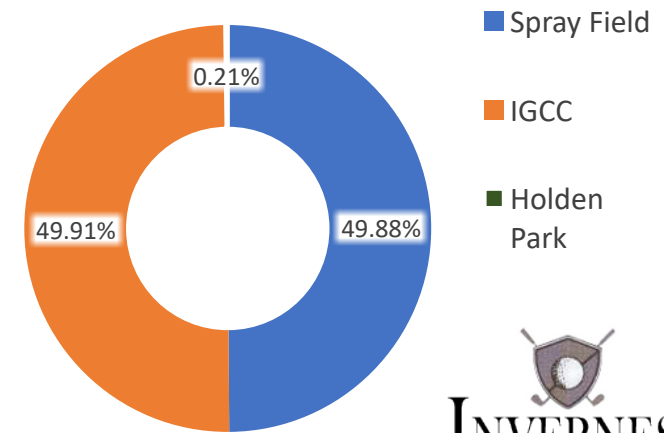
# WASTEWATER TREATMENT - EFFLUENT DISPOSAL

## Wastewater Effluent Disposal

- Methods of effluent disposal -
  - Reclaimed water via sprayfield
  - Reclaimed water via irrigation to Inverness Golf and Country Club
  - Reclaimed water via irrigation to Citrus County Holden Park ball fields
- Inverness Golf and Country Club (IGCC):
  - Received over 49.91% of reclaimed water produced in 2025
- Citrus County's Holden Park:
  - Received over 0.21% of reclaimed water produced in 2025
- Sprayfield rehabilitation ongoing maintenance focus
  - Received 49.88% of total reclaim water produced in 2025



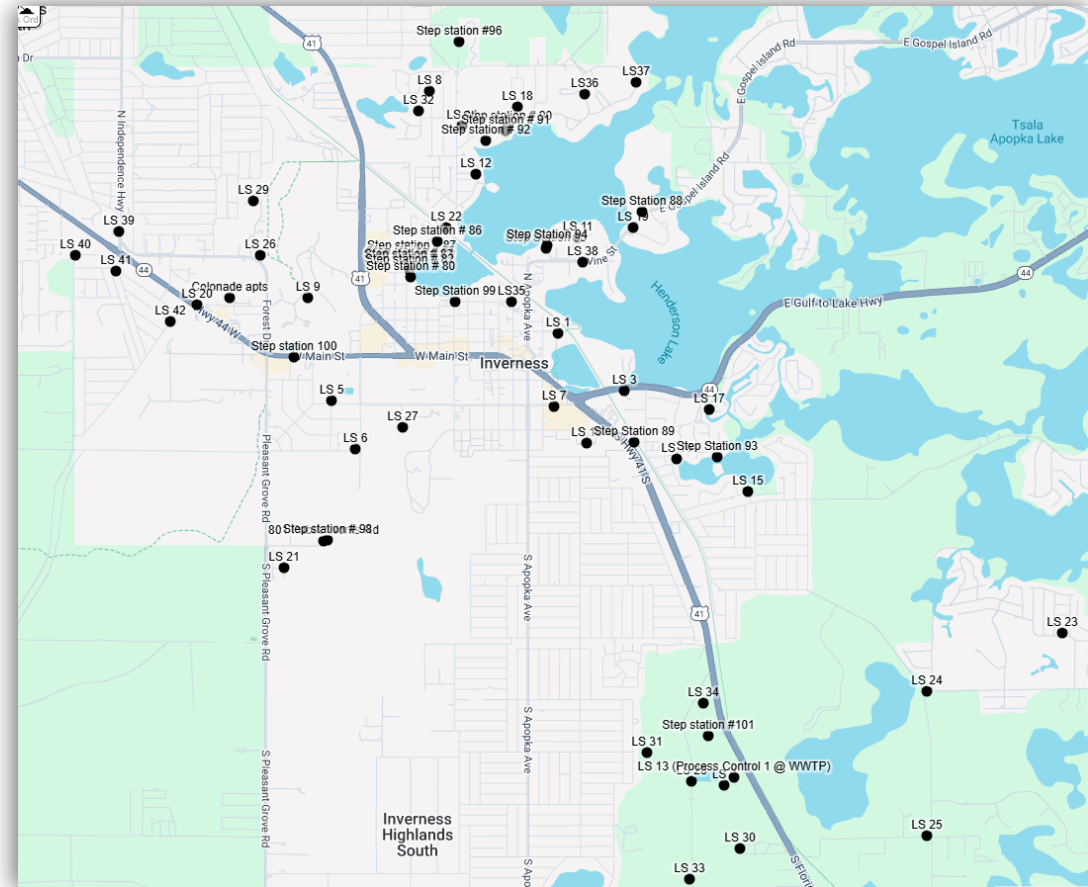
WASTEWATER EFFLUENT USAGE



# COLLECTION SYSTEM IMPROVEMENTS

## Collection System Overview

- Lift Stations have grown in number from 34 to 42
- 3 Triplex Stations (3 pumps)
- Lift station rehabilitation efforts continue annually, the following stations are scheduled to be completed in 2026
  - LS #19
  - LS #9
  - LS #30
  - LS #22
- Master Lift Station rehab is scheduled to be completed by the end of August
- Lift Station #5 odor control system has been installed.



# COLLECTION SYSTEM IMPROVEMENTS, (cont.)



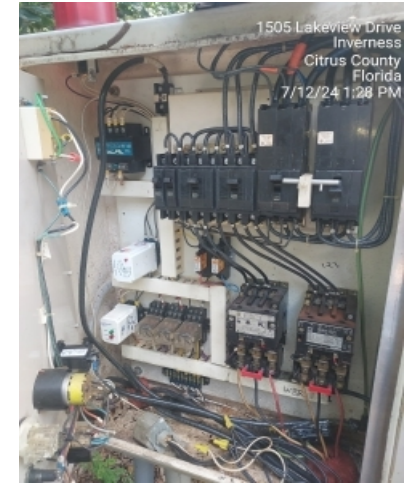
## LIFT STATION 21

- 44% reduction in runtimes

# COLLECTION SYSTEM IMPROVEMENTS, (cont.)

## LIFT STATION 15

- 15% reduction in runtimes



# COLLECTION STEM IMPROVEMENTS Cont'd

## LIFT STATION 11

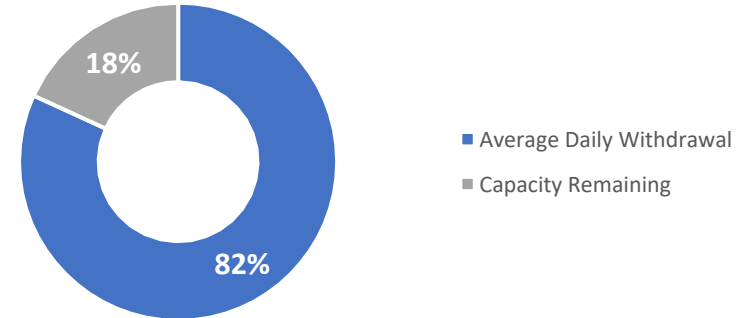
- 11% reduction in runtimes



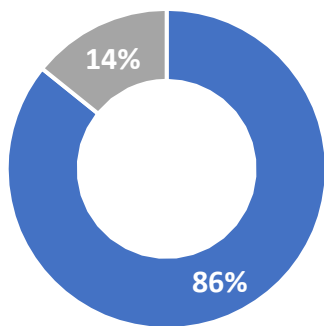
# WATER SYSTEM OVERVIEW

- Flows average over 1,256,000 gallons per day
  - 19% increase from 2019
  - The 2021 Water Use Permit limit is Annual Avg. 1,535,000 gpd
  - WUP limit will be reached in 67 months with current growth rate.
- Single water treatment facility (581 location)
  - Cascade aeration removes hydrogen sulfide
  - Chloramines used as disinfectant
  - Phosphate is added to inhibit corrosion, calcium scaling, lead & copper leaching
- Citrus booster station provides a sustained pressure increase to the downtown area and storage capacity.

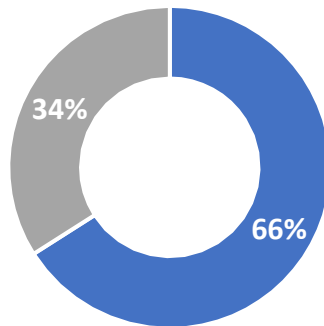
## WATER USE PERMIT REMAINING CAPACITY



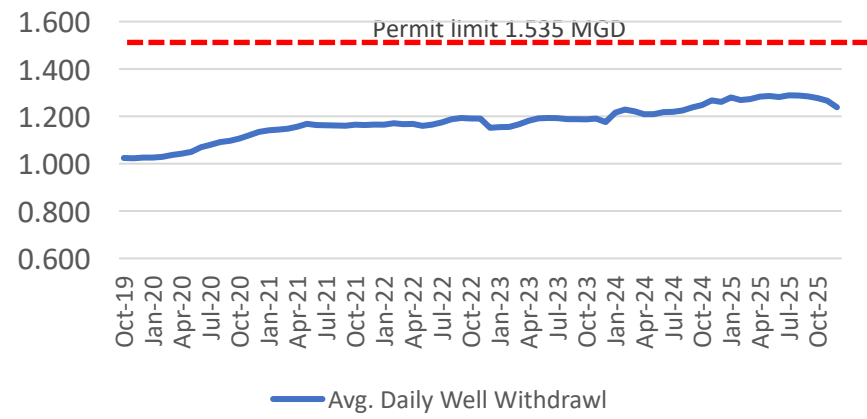
## CUSTOMER BY CLASS



## AVERAGE DAILY FLOW BY CUSTOMER



## 6 Year Daily Avg. Well Withdrawal (MGD)



■ Residential ■ Industrial/Commercial

■ Residential ■ Industrial/Commercial

# WATER TREATMENT AND DISTRIBUTION IMPROVEMENTS

## Distribution System

- County Interconnect Installation

## Citrus Ave Booster Station

- Install Standby Generator



# 2026 CAPITAL PROJECTS

## Water Treatment and Distribution

- HSP 3 Installation
- Well 9 Rehabilitation
- Well 4 Rehabilitation



## Wastewater Treatment and Collection

- Master Lift Station Rehabilitation
- Lift Stations Rehabilitations - #9, #19, #22, #30
- Design & Permitting of Denitrification filters
- Clarifier 1 Rehabilitation
- Purchase of new 4" portable bypass pump



# FUTURE CAPITAL PROJECTS

## Water Treatment and Distribution

- Replacement / rebuilding of HSP
- Renovate laboratory
- Booster Station Ground Storage Tank interior recoating



## Wastewater Treatment and Collections

- Construction of Denitrification Filters
- Clarifier 2 rehabilitation
- Grit unit rehabilitation
- PLC communication improvements
- Lift station rehabilitation program
- Replace PLC buildings A/C units

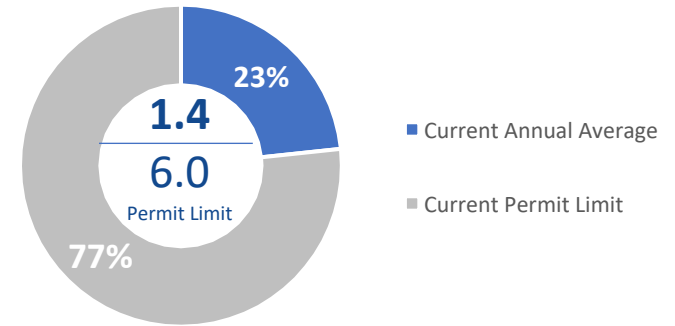


# BASIN MANAGEMENT ACTION PLAN

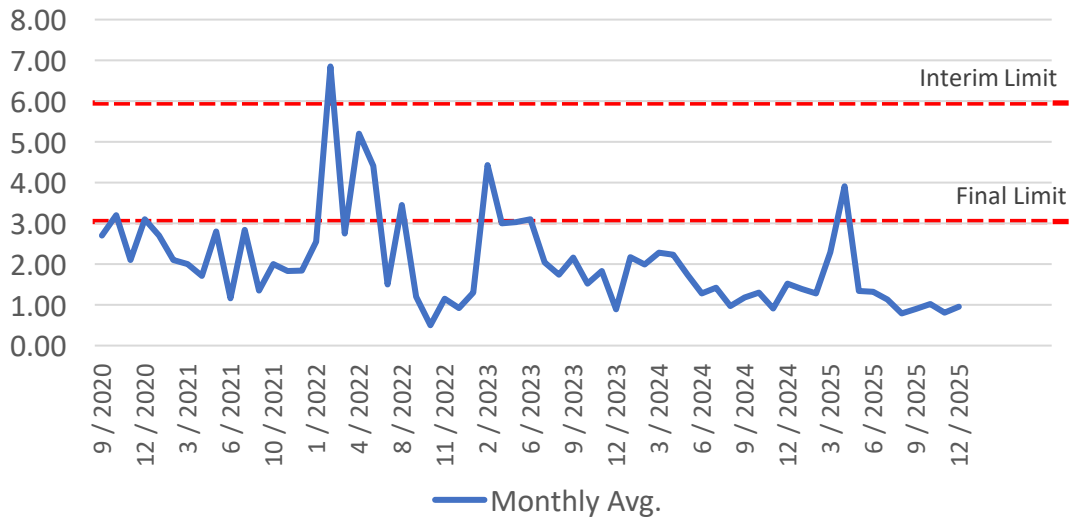
## Homosassa and Chassahowitzka Springs Group BMAP overview

- Decrease in allowable Total Nitrogen
  - Permit Total Nitrogen – Interim limit of 6.0 mg/L, Annual Avg. January 2024 – March 2027
  - Permit Total Nitrogen - Final limit of 3.0 mg/L, Annual Avg. March 2027

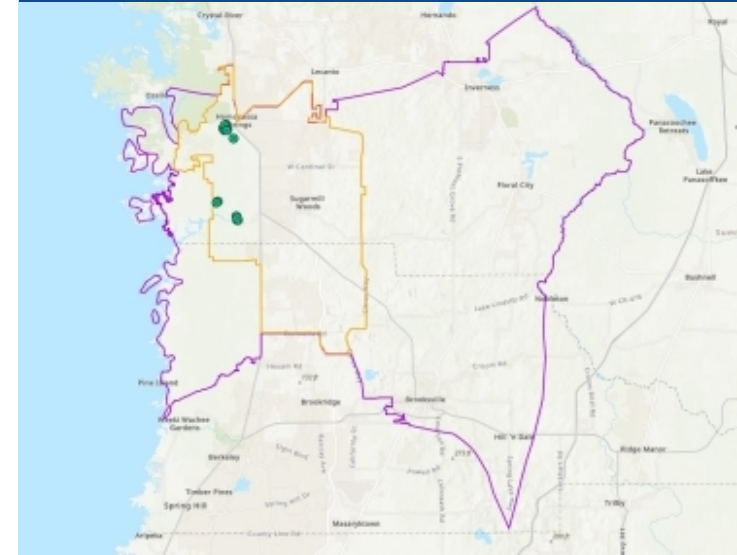
### TOTAL NITROGEN



### Total Nitrogen Sample Results



### HOMOSSASSA AND CHASSAHOWITZKA SPRINGS GROUP BMAP AREA



# Agenda Memorandum - *City of Inverness*

March 3, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: Sensus Bulk Water Meter Purchase  
CC: Alexis Koter, Finance Director, Frank Calascione, Assistant City Manager,  
Susan Jackson, City Clerk  
Enclosures: 1. IPERL - Transmitter Bulk Purchase\_Inverness\_FL\_Bid#\_4763490\_2-26-2026\_0936\_AM

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In keeping with the City's purchasing policy, certain purchases require approval from the City Council. The City currently utilizes Sensus radio-controlled water meters that communicate directly with the Finance Department for billing and water usage monitoring. A significant number of these meters are approaching the end of their service life and are nearing expiration of the manufacturer's warranty.

The Public Works Department has garnered a favorable pricing opportunity through bulk purchase from our supplier, Core & Main, resulting in a savings opportunity of \$25,000 versus purchasing in smaller quantities over the balance of the fiscal year. In addition to the upfront savings, this purchase will allow technicians to proactively replace meters that remain under warranty, yielding additional substantial savings.

The total cost for the purchase of 500 water meters and associated radio controls is \$139,500, which reflects the intal \$25,000 bulk order discount. Funding for this expenditure is part of the currently adopted CIP budget.

***Recommended Action:***

1. Allow staff to speak
2. Motion and second to approve the purchase of 500 Sensus Water Meters in the amount of \$139,500 as presented and authorize the City Manager to execute the neccessary documents.
3. Deliberate the matter
4. Vote the matter.

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

Eric C. Williams



# Bid Proposal for IPERL / Transmitter Bulk Purchase

CUSTOMER	<b>CITY OF INVERNESS</b> 820 PLEASANT GROVE RD INVERNESS, FL 34452 Contact: Robert Pell (T) 352-726-2611 ; 1504 rpell@inverness.gov	<b>Job</b> IPERL / Transmitter Bulk Purchase Inverness, FL Bid Date: 02/25/2026 Bid #: 4763490
	<b>Sales Representative</b> Stephen Hemingway (M) 813-781-9837 (T) 813-781-9837 (F) 813-664-0442 Stephen.Hemingway@coreandmain.com	<b>Core &amp; Main</b> 5743 Holland Parkway The Villages, FL 32163 (T) 3527487473
CONTACT		
NOTES		



**Bid Proposal for IPERL / Transmitter Bulk Purchase**

**CITY OF INVERNESS**

**Job Location:** Inverness, FL  
**Bid Date:** 02/25/2026  
**Core & Main Bid #:** 4763490

**Core & Main**  
 5743 Holland Parkway  
 The Villages, FL 32163  
**Phone:** 3527487473  
**Fax:** 3527482843

Seq#	Qty	Part Number	Description	Units	Price	Ext Price
10			<b>IPERL METER REGULAR COST</b>			
20	500	43I2X1GBXX	IPERL 3/4S TRPL 6' 2W 1G 7WHL I2X1GBXX	EA	156.47	78,235.00
40			<b>TRANSMITTER REGULAR COST</b>			
50	500	42SN520MTCSP	520M M2 S/POINT TC SP HR & LD PIT SET 5396353752201MI	EA	172.88	86,440.00
<b>REGULAR PRICE (Avg. Based On 500EA)</b>						<b>164,675.00</b>
<b>Average price per</b>					<b>EA</b>	<b>329.35</b>
70			<b>BULK PURCHASE DISCOUNT</b>			
80	-1	LUMPSUM	LUMP SUM CREDIT/DISCOUNT FOR BILLING PURPOSES ONLY	LS	25,175.00	(25,175.00)
<b>PRICE W/ DISCOUNT (Avg. Based On 500EA)</b>						<b>139,500.00</b>
<b>Average price per</b>					<b>EA</b>	<b>279.00</b>
<b>Sub Total</b>						<b>139,500.00</b>
<b>Tax</b>						<b>0.00</b>
<b>Total</b>						<b>139,500.00</b>

**Branch Terms:**

PIPE MUST BE ORDERED AND RELEASED FOR DELIVERY BY XX.XX.XX AND SHIPPED COMPLETE BY XX.XX.XX

SPECIAL ORDER ITEMS MAY BE NON-RETURNABLE OR SUBJECT TO RESTOCKING CHARGES.  
 ITEMS RETURNED MUST BE IN RESALABLE CONDITION IN ORDER TO RECEIVE CREDIT.

THIS TAKE-OFF REPRESENTS OUR INTERPRETATION OF THE PLANS AND SPECIFICATIONS AND IS OFFERED AS AN AID TO BIDDING ONLY.

**UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>**

**THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.**

# Agenda Memorandum - *City of Inverness*

March 3, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: SECO Energy Franchise Agreement  
CC: Susan Jackson, City Clerk, Frank Calascione, Assistant City Manager, Alexis Koter, Finance Director  
Enclosures: 1. SECO Franchise Agreement 3-3-2026 Agenda

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The Franchise Agreement between the City of Inverness and SECO Energy (SECO) has expired and the negotiations have been ongoing to develop a new agreement moving forward. The previous agreement went into effect in 1996 with a 30-year term and relied on a 6% compensation of total electricity sold in the City by SECO. The agreement before Council this evening generally follows the previous terms and conditions with a 30-year term. If approved It provides SECO Energy with the cooperative right to provide electricity within the City of Inverness garnering the same compensation rate.

The agreement was drafted and reviewed by the City Staff and Attorney, as well reviewed by SECO's legal team. It is recommended that Council proceed to approve the agreement as presented in the continuation of the cooperative partnership with SECO.

***Recommended Action:***

1. Allow Staff to Present
2. Motion and second to approve the Franchise Agreement with SECO Energy and authorize the Council President to execute the agreement.
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

## ELECTRIC FRANCHISE AGREEMENT

THIS ELECTRIC FRANCHISE AGREEMENT (“Agreement”) is made and entered into as of the day of \_\_\_\_\_, 2026 (the “Effective Date”), between **CITY OF INVERNESS**, (“Grantor” or “City”) and **SUMTER ELECTRIC COOPERATIVE, INC.**, d/b/a SECO Energy (“Grantee”). Grantor and Grantee may be referred to individually as a “Party” and collectively as the “Parties.”

### WITNESSETH:

**WHEREAS**, the Grantor deems it necessary, desirable, and in the interest of its citizens to establish a non-exclusive franchise granting to Grantee permission to occupy the Rights-of-Way in the City of Inverness, Florida, for the purpose of providing electric services; and

**WHEREAS**, the Grantee is willing to undertake the installation and operation of its electric utility facilities pursuant to a franchise granted by Grantor; and

**WHEREAS**, on October 17, 1995, the Parties entered into a franchise agreement which expired on October 17, 2025; and

**WHEREAS**, the Parties desire to enter into this Agreement to renew and supersede the franchise agreement entered into on October 17, 1995; and

**WHEREAS**, the Grantor has obtained all authorizations required by applicable law, its charter, and its ordinances to enter into this Agreement;

**NOW, THEREFORE**, in consideration of the mutual covenants, terms, and conditions herein contained, the parties hereto do hereby mutually covenant and agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by reference are incorporated herein and made a part hereof.
2. **Term.**
  - 2.1. This Agreement shall be effective as of the Effective Date and shall continue for a period of thirty (30) years thereafter.
  - 2.2. After expiration of the thirty (30) year term provided herein, this Agreement shall remain in effect until and unless either Party provides written notice of termination. Such written notice shall be provided no less than six (6) months prior to the date of termination.
3. **Grant of Franchise.**
  - 3.1. There is hereby granted by Grantor to Grantee the non-exclusive right and privilege to construct, erect, operate, own, and maintain, in, upon, along, across, above, over, and under the Rights-of-Way now laid out or dedicated, and all extensions and additions thereto within the corporate limits of the City (“Franchise”), such poles, wires, cables, underground conduits, manholes, fiber optic cable for Grantee’s internal operational use only, and other facilities and appurtenances as are reasonably necessary or proper for the construction, maintenance, and operation of Grantee’s electric generation, transmission, and distribution facilities used to provide electric service to customers within the City (“Electric Utility System”).

- 3.2. All such facilities shall be constructed, installed, operated, and maintained in accordance with the National Electrical Safety Code and all applicable federal, state, and local laws. This Franchise is granted subject to the provisions of general or special laws of the State of Florida now existing or hereafter enacted.
- 3.3. This grant of authority is limited solely to the provision of electric utility services and shall not be construed to expand, restrict, or otherwise affect any separate rights or authority Grantee may possess to use the Rights-of-Way under other applicable laws or agreements.
- 3.4. The right to use and occupy Rights-of-Way for the purposes herein set forth shall be non-exclusive, and the Grantor reserves the right to grant similar use of said Rights-of-Way, to any person at any time during the period of this Agreement so long as such grant does not materially and adversely impact Grantee's right to use and occupy Rights-of-Way as aforesaid.

**4. Payment to Grantor.**

- 4.1. Grantee shall pay to Grantor a monthly franchise amount equal to six percent (6%) of Grantee's gross revenue, which shall include all revenue received by Grantee from the sale of electric service to customers located within the corporate limits of the City, excluding taxes collected on behalf of governmental entities.
  - 4.2. Payment shall be made to the Grantor for each month no later than the twentieth (20<sup>th</sup>) day of the following month. The monthly payment may be made by wire transfer or check. Any monthly payment or any portion thereof received twenty (20) days after the due date shall be subject to interest at the rate of ten percent (10%) per annum until all payments are paid in full. Only amounts that are the subject of a bona fide, good faith dispute that Grantee has notified Grantor in writing of prior to the due date shall be allowed to be withheld by Grantee, and any such amount shall not accrue any interest during the pendency of such dispute; however, if it is determined that any withheld amount was not properly disputed or is ultimately owed, such amount shall accrue interest from the original due date at the rate set forth herein.
  - 4.3. In the event there was any period of time between the expiration of the prior franchise agreement and the Effective Date of this Agreement during which Grantee continued to provide electric service within the City, Grantee shall, within thirty (30) days of the Effective Date, remit to Grantor all franchise fees that would have been due and owing for such period at the rate set forth herein.
5. **Rates.** The rates to be charged by Grantee for electric services rendered under this Agreement shall be SECO's standard public tariffs and rates now in effect or as subsequently amended, and, as required, authorized by applicable law or regulatory agency.
6. **Annexation.** Grantee agrees that the corporate limits of the City are subject to expansion by annexation of municipal boundaries. If Grantor approves an expansion by annexation, Grantor will provide written notice to Grantee. Grantee must revise its payments due to any expansion by annexation and make payments pursuant to such revision beginning with the next full month following receipt of notice of such annexation. Failure on the part of Grantor to send such notice shall relieve Grantee of the obligation of collecting and paying any fee to the Grantor with respect to the annexed area until such notice is provided to Grantee.
7. **Liability and Indemnification.** The Grantor shall in no way be liable or responsible for any accident or damage that may occur in the construction, operation, or maintenance by Grantee of its facilities

hereunder. By accepting this Agreement, Grantee agrees to indemnify, defend, and hold Grantor harmless from and against any and all liability, loss, cost, damage, or expense that may accrue to Grantor by reason of the neglect, default, or misconduct of Grantee in the construction, operation, or maintenance of its facilities hereunder. Nothing herein shall be deemed to waive, limit, or alter the sovereign immunity protections afforded to the Grantor under Section 768.28, Florida Statutes, or any other applicable law.

8. **Insurance.** Grantee shall maintain, at its sole cost and expense, Commercial General Liability insurance with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, Automobile Liability insurance with limits of not less than \$1,000,000 combined single limit, Workers' Compensation insurance in compliance with Florida law, and Employer's Liability insurance with limits of not less than \$100,000/\$100,000/\$500,000. The Grantor, its officers, employees, and agents shall be named as Additional Insureds on the Commercial General Liability and Automobile Liability policies. Such insurance shall be primary and non-contributory with respect to any insurance carried by the Grantor and shall include a waiver of subrogation in favor of the Grantor to the extent permitted by law. Grantee shall provide certificates of insurance and endorsements evidencing such coverage and shall provide at least thirty (30) days' prior written notice of cancellation, non-renewal, or material modification. The maintenance of insurance shall not limit Grantee's obligations or liability under this Agreement.
9. **Use of Poles.** Grantor is authorized to attach seasonal decorations to Grantee's poles located within the corporate limits of the City, provided that all such decorations are installed in a manner approved by Grantee. Grantor shall not authorize any other utility or service to use Grantee's poles unless such utility or service has secured Grantee's prior written permission. Grantor shall hold Grantee harmless from any damage or injuries arising from the installation or removal of such seasonal decorations, subject to and limited by the sovereign immunity protections afforded to Grantor under Section 768.28, Florida Statutes, and any other applicable law.
10. **Assignment.** The rights and privileges granted by this Agreement shall not be sold, transferred, or assigned, in whole or in part, without the Grantor's prior written approval, which shall not be unreasonably withheld. Any sale, transfer, or assignment made without the Grantor's prior written consent shall be void and of no force or effect.
11. **Grantor Rights in Franchise.** Grantor reserves the right to adopt, in addition to the provisions of this Agreement and existing applicable ordinances, such additional regulations as Grantor deems necessary in the exercise of its police power, provided that such regulations shall be reasonable, within the lawful powers of Grantor, and not in conflict with the laws of the State of Florida or the lawful regulations of any state agency having jurisdiction over Grantee's activities, and shall not materially interfere with the benefits conferred upon Grantee hereunder.
12. **Records and Reports.** Grantee shall maintain its books and records in accordance with generally accepted accounting principles and shall provide such information, statements, and documentation as Grantor may reasonably request to verify the calculation of franchise fees. Grantor shall have the right, upon reasonable notice, to inspect and audit such records during normal business hours. Grantee shall retain all relevant records for a minimum of five (5) years. Any audit shall be impartial and all audit findings, whether they decrease or increase payment to the Grantor, shall be reported to the Grantee. The Grantor's right to examine the records of the Grantee in accordance with this section shall not be conducted by any third party employed by the Grantor whose fee, in whole or in part, for conducting such audit is contingent upon the third party's findings of the audit. If any audit reveals an underpayment of five percent (5%) or more, Grantee shall reimburse Grantor for the cost of the audit and promptly pay any deficiency, together with interest at the rate provided in this Agreement.

13. **Grantor's Authority.** Nothing in this Agreement shall prevent Grantor from levying and collecting any taxes it is authorized by law to impose, provided such taxes are applied uniformly within Grantor's corporate limits and do not constitute an additional fee for Grantee's use of the Rights-of-Way. Such taxes shall not be considered part of the franchise fees.
14. **Notice.** Except in exigent circumstances, all notices by either Grantor or Grantee to the other shall be made by depositing such notice in the United States Mail, Certified Mail, return receipt requested, addressed to the respective party at the address set forth below, or to such other address as a party may designate by written notice. Notices shall be deemed delivered upon actual receipt. If delivery is refused or cannot be completed after reasonable attempt, the notice shall be deemed delivered five (5) days after the date of deposit in the United States Mail.

**GRANTOR:**

City of Inverness  
Attn: City Manager  
212 W. Main Street  
Inverness, FL 34450

**GRANTEE:**

Sumter Electric Cooperative, Inc.  
Attn: CEO  
P.O. Box 301  
Sumterville, FL 33585-0301

15. **Governing Law and Venue.**

- 15.1. The rights and privileges granted to Grantee by this Agreement shall at all times be subordinate and inferior to the rights of the public in and to the ordinary use of Grantor's Rights-of-Way and nothing in this Agreement shall be considered as a surrender by Grantor of its right and power to use and relocate the use of its Rights-of-Way.
- 15.2. The Agreement and rights herein granted are subject to the provisions of existing Federal laws and the laws of the State of Florida and those hereafter enacted.
- 15.3. In the event that any legal proceeding is brought to enforce the terms of this Agreement, the same shall be brought in Citrus County, Florida, or if a federal claim, in the U.S. District Court in and for the Middle District of Florida, Ocala Division.
16. **Attorney's Fees and Costs.** In the event any action, suit, administrative proceeding, or appeal is brought to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees, court costs, and litigation expenses from the non-prevailing party, to the extent permitted by law and subject to the sovereign immunity protections afforded to Grantor under Section 768.28, Florida Statutes, and any other applicable law.
17. **Non-waiver Provision.** The failure of either party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of this Agreement shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by the parties.
18. **Severability.** Should any section or provision of this Agreement or any portion thereof, the deletion of which would not adversely affect (in the general sense) the receipt of any material benefits or, substantially increase the burden of any party hereunder, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder, as a whole or any part thereof, other than the part declared to be invalid. In the event of any such partial invalidity, the Grantor and Grantee shall meet and negotiate in good faith to obtain a replacement provision that is in compliance with the judicial authority's decision.

19. **Entire Agreement.** The parties affirm and understand that this Agreement constitutes the entire, full, and complete understanding between the parties and they further affirm and understand that they have not relied, in any way, upon any representations, promises, agreements, arrangements, or understandings which are not fully and expressly contained herein.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the Parties hereto have caused these presents to be duly executed the day and year first above written.

CITY OF INVERNESS, FLORIDA, a Florida  
municipal corporation

SUMTER ELECTRIC COOPERATIVE, INC., a  
Florida not for profit corporation

By: \_\_\_\_\_  
Gene Davis, Council President

By: \_\_\_\_\_  
Gerald B. Anderson, President

ATTEST:

ATTEST:

\_\_\_\_\_  
Susan Jackson, City Clerk

\_\_\_\_\_  
Joyce Anderson, Secretary

# Agenda Memorandum - *City of Inverness*

March 3, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: Longwood Gardens Senior Housing Community  
CC: Susan Jackson, City Clerk, Alexis Koter, Finance Director, Christopher Shoemaker, Director of Community Development  
Enclosures: 1. Longwood Gardens Senior Housing Community

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Green Mills Group 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 Florida Housing Finance Corporation (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 received a Local Government Area of Opportunity Funding Request from Green Mills in September 2025 to support an application to the FHFC for Longwood Gardens, a 55+ senior attainable rental housing community consisting of 92 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 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. Council approved support at their meeting of October 7, 2025 for the aforementioned FHFC application by Green Mills with Resolution 2025-11 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.

Green Mills recently announced FHFC approval of the application for tax credits to develop affordable housing on January 30, 2026. There is a 30-day appeal process and no comments were directed to the Inverness project. Green Mills expects to have final approval in March 2026. This action starts a six-month requirement to close on the project. This evening's presentation is informational only.

***Recommended Action: Presentation - No Action Needed.***

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

Eric C. Williams

# LONGWOOD GARDENS

## Senior Housing Community



# LONGWOOD GARDENS Senior Housing Community



# Agenda Memorandum - *City of Inverness*

March 3, 2026

TO: Elected Officials

FROM:

SUBJECT: Project and Program Updates

- Got March? (Big Bluegrass and BBQ, Nature Coast Bike Fest, St. Patricks Parade)
- IGC Parking Lot Resurface
- Pine St Stormwater and Parking Expansion
- E-Bike Legislation
- Other

CC:

Enclosures:

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