

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET  
March 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) Inverness Community Redevelopment Agency 2025 Annual Report
- 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\* - 03.03.2026
- 9) CITY CLERK'S REPORT**
  - a) Council Reorganization & Board Appointments\*
- 10) CITY MANAGER'S REPORT**

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- a) Project and Program Updates
  - Happy St Patrick's Day
  - Other

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

- a) Mayor Plaisted
  - Irish-American Heritage Month Proclamation
- 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, March 19, 2026 from 5:30pm – 7:00pm  
Depot Pavilion
  
  - Small Town Slam - Wrestling  
Friday, March 20, 2026 from 7:30pm – 9:30pm  
Depot Pavilion
  
  - Market at the Depot  
Saturday, March 21, 2026 from 9:00am – 1:00pm  
Depot Pavilion
  
  - Market at the Depot  
Saturday, April 4, 2026 from 9:00am – 1:00pm  
Depot Pavilion
  
  - Inverness City Council Regular Meeting  
Tuesday, April 7, 2026 @ 5:30pm

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

Inverness Government Center

# Agenda Memorandum - *City of Inverness*

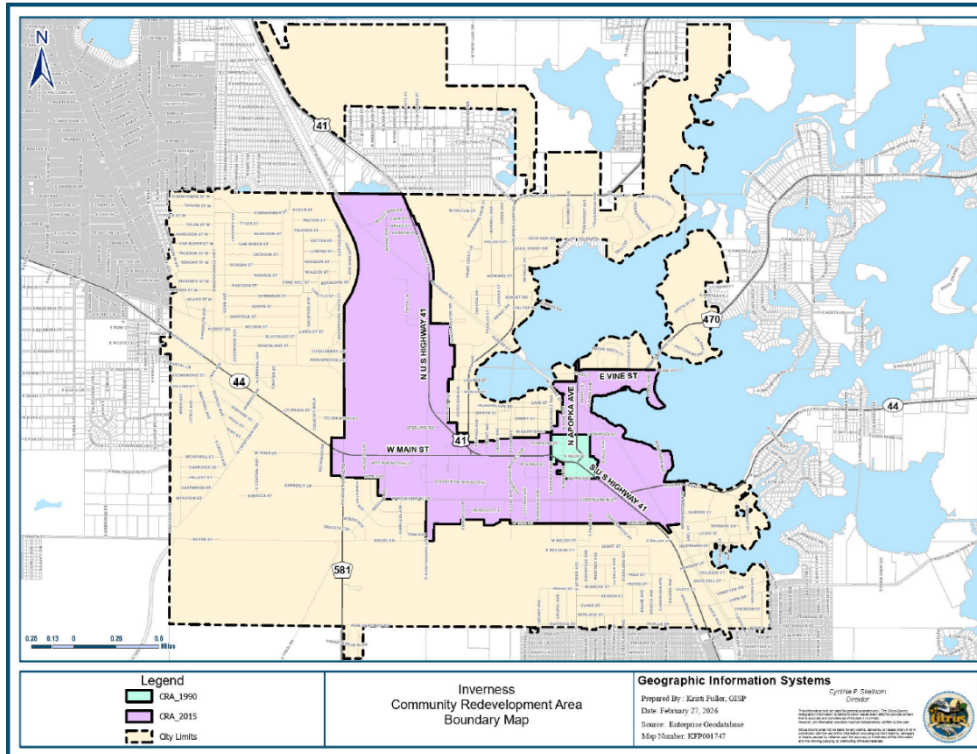
March 17, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: Inverness Community Redevelopment Agency 2025 Annual Report  
CC: Susan Jackson, City Clerk, Christopher Shoemaker, Director of Community Development  
Enclosures: 1. 2025 CRA Report Final

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The City of Inverness originally created its first Community Redevelopment Area of 37 acres in 1990 and simultaneously created the Inverness Community Redevelopment Agency (ICRA) consisting of seven board members to serve as the governing body of the Agency. The purpose of the CRA and its need, outlined in a Finding of Necessity Study, was to invest in the infrastructure and facilities and ultimately uplift property values in the Inverness downtown core.

In 2015, upon finding further need, the City introduced a major expansion of the CRA which enveloped additional land, creating a total of 1,203 acres under redevelopment. In 2016, ICRA approved a \$12.9 million bond issue which funded seven major projects constructed between 2016 and 2020. In 2025, in response to increased pressure from the Florida Legislature and in the interest of continuing the positive work conducted by ICRA, City Council extended the sunset date from 2039 to 2055



A brief outline of the 2025 ICRA Annual Report is shown below.

1. History and background of the ICRA
2. Projects Completed in 2025
3. Ongoing Projects Started in 2025
4. Financial Statement
5. Assessed Real Property Values

This annual report is required by Florida State Statute and shall be published on the City's website not later than March 31 of each year. This report will provide information on the projects started and completed within the year, expenditures from the redevelopment trust fund, assessed property values within the agency's area, and the goals the community redevelopment agency has achieved.

The ICRA board reviewed, adopted and recommended approval of the 2025 Annual Report at their regularly scheduled meeting on March 5<sup>th</sup>. The 2025 Annual Report is then transmitted to the City Council for review and approval. If approved, it is transmitted to the State Auditor General and the Citrus County BOCC and is posted to the City website following approval by Citrus County no later than March 31, 2026.

***Recommended Action:***

1. Open the Public Hearing

2. Allow staff to speak
3. Those For ,Those Against
4. Council to deliberate the matter
5. Motion, Second and vote to approve the 2025 Inverness Community Redevelopment Report as presented
6. Close the public hearing

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

Eric C. Williams  
City Manager



*2025 Annual Report*

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Mission Accomplished!	
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# *Introduction*

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## **What is a Community Redevelopment Agency (CRA)?**

In 1969, Florida enacted legislation that enabled local governments to create community redevelopment districts and community redevelopment agencies to conduct revitalization activities in those districts. Approximately 202 CRAs operate in Florida currently. CRAs are charged with undertaking redevelopment functions in the specified community redevelopment district. Inverness has fulfilled this function by striving for improvements to water, stormwater, and sewer infrastructure, parking, wayfinding signage, façade improvements, restoration of historic structures, streetscaping, and numerous other projects.

## **History of the Inverness CRA**

In 1990, the Inverness City Council, based on a Finding of Necessity, established the Inverness Community Redevelopment Agency (ICRA) and created the boundaries of the original Community Redevelopment Area through the adoption of a Community Redevelopment Plan. In 2014, a second Finding of Necessity report was completed and identified further blight conditions and the need for additional work and resources to continue efforts toward removal of the blighted conditions in the area. Using the 2014 Finding of Necessity as a baseline, expansion of the original CRA was supported by the Planning & Zoning Commission and the ICRA Board.

The result was an updated Community Redevelopment Plan with a significantly expanded CRA from 37 acres to more than 1,200 acres, adding 528 parcels with a 2015 taxable value of \$262,225,961. Macro areas defined within the updated CRA Plan included the Medical Arts District and HCA hospital, White Lake Industrial area, additional Downtown core revitalization, improved eco-tourism and recreational activities and an overall urban design guideline improvement for future development.

## **ICRA Board Members**

The Inverness CRA is administered by a seven-member Board of Directors whose members are appointed by City Council and serve four-year terms. The current Board of Directors of the ICRA as of January 2026 are as follows:

Chair: Thomas Slaymaker

Vice Chair: Charles Davis

Members: Anissa Crowder Slaymaker  
Cindy Devries  
Janet Bega  
Deborah Wheatley  
Vacant

## Recent Legislative Action

The Inverness Community Redevelopment Agency was created in 1990 by City Council through adopted Resolution 90-06 finding a need for redevelopment in the Central Business District. The original sunset date was 2020. An updated Finding of Necessity in 2014 found additional blighted property and therefore adopted Resolution 2015-05 which expanded the area of the CRA from 37 to 1,203 acres with a new sunset date of 2044 per Florida Statute Chapter 163.362. In 2019, the Florida Legislature amended Chapter 163.3755 to terminate all CRAs in the State of Florida no later than September 30, 2039, unless the governing body that created the CRA approved its continued existence. In response, City Council adopted Resolution 2025-06 extending the termination date from September 30, 2039 to August 19, 2055

## Meetings

The Inverness Community Redevelopment Agency Board meets the first Thursday of each month at 5:00 PM in the City Council Chambers, 212 W. Main Street, Inverness, FL 34450

## Funding

When the ICRA was established in 1990, City Council established the CRA Trust Fund to finance the CRA which is financed by Tax Increment Financing (TIF). TIF calculates the difference between the value of all property within the boundaries of the CRA at an original set date (1990) and the value of all property within the boundaries of the CRA every year thereafter. Taxing authorities within the boundaries continue to receive tax revenues based on the original value year. Tax revenues from increases in property values within the boundaries, the “increment”, are diverted into the CRA Trust Fund and dedicated to redevelopment within the CRA. A current financial statement can be found on page 15, and a breakdown of baseline and current year property values is on page 16. The expanded 1,203-acre redevelopment area was projected to generate just under a million dollars per year in revenue to the Agency. In 2016, the City leveraged its future CRA revenues with a \$12.9 million dollar bond issue. Combined with an additional \$2.5 million dollars in cash, the City created a \$14.4 million dollar construction account to fund seven major projects constructed between 2016 and 2020.

### Contact Information

212 W. Main Street  
Inverness, FL 34450  
Tel: 352-726-2611

Email: [CDD@Inverness.gov](mailto:CDD@Inverness.gov)

<https://www.inverness-fl.gov/65/Inverness-Community-Redevelopment-Agency>

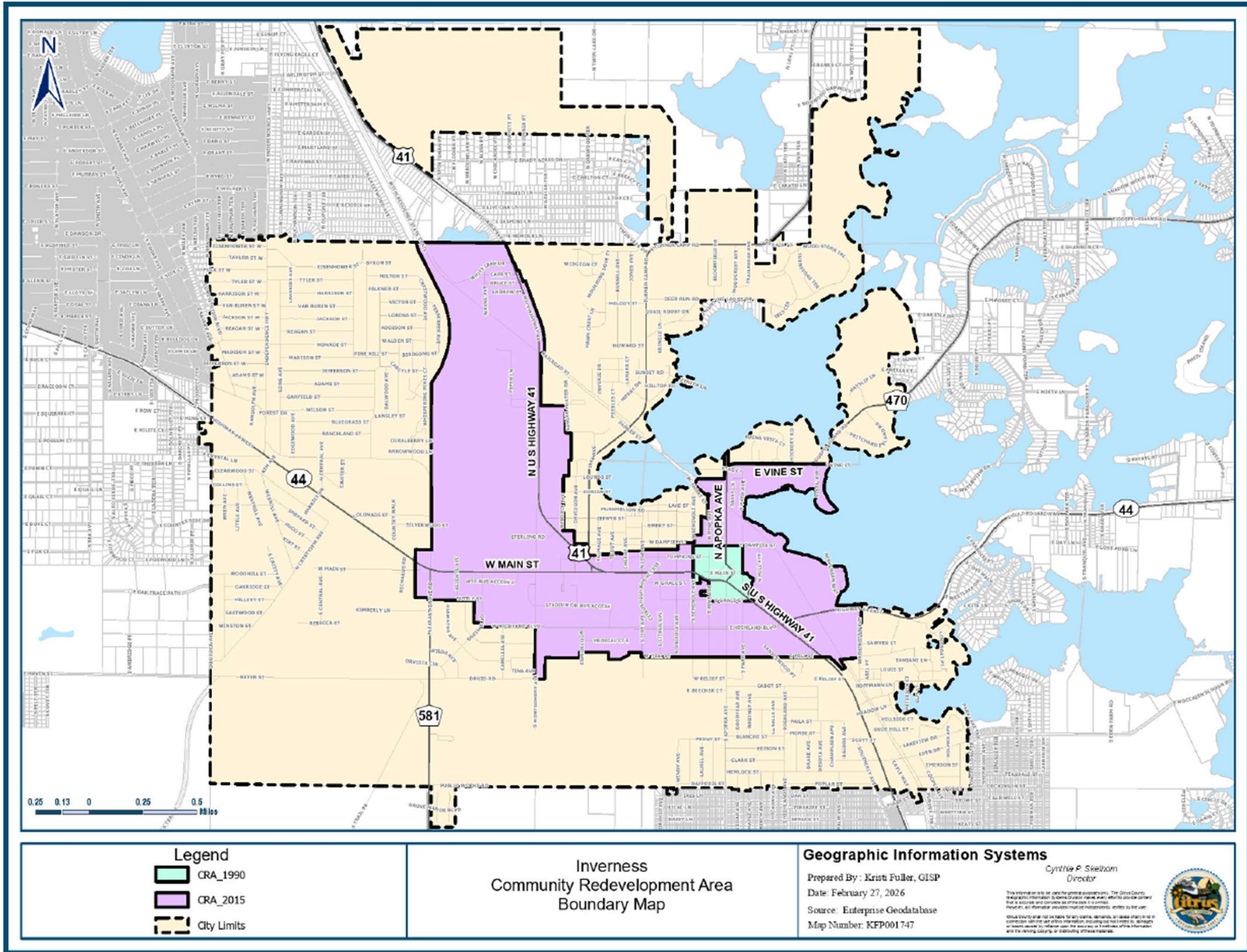
### CRA Staff

Jeff Wells, Planner  
Dept. of Community Development  
Tel: 352-726-2611 ext. 1105  
Email: [jwells@inverness.gov](mailto:jwells@inverness.gov)

# ICRA Boundary Map

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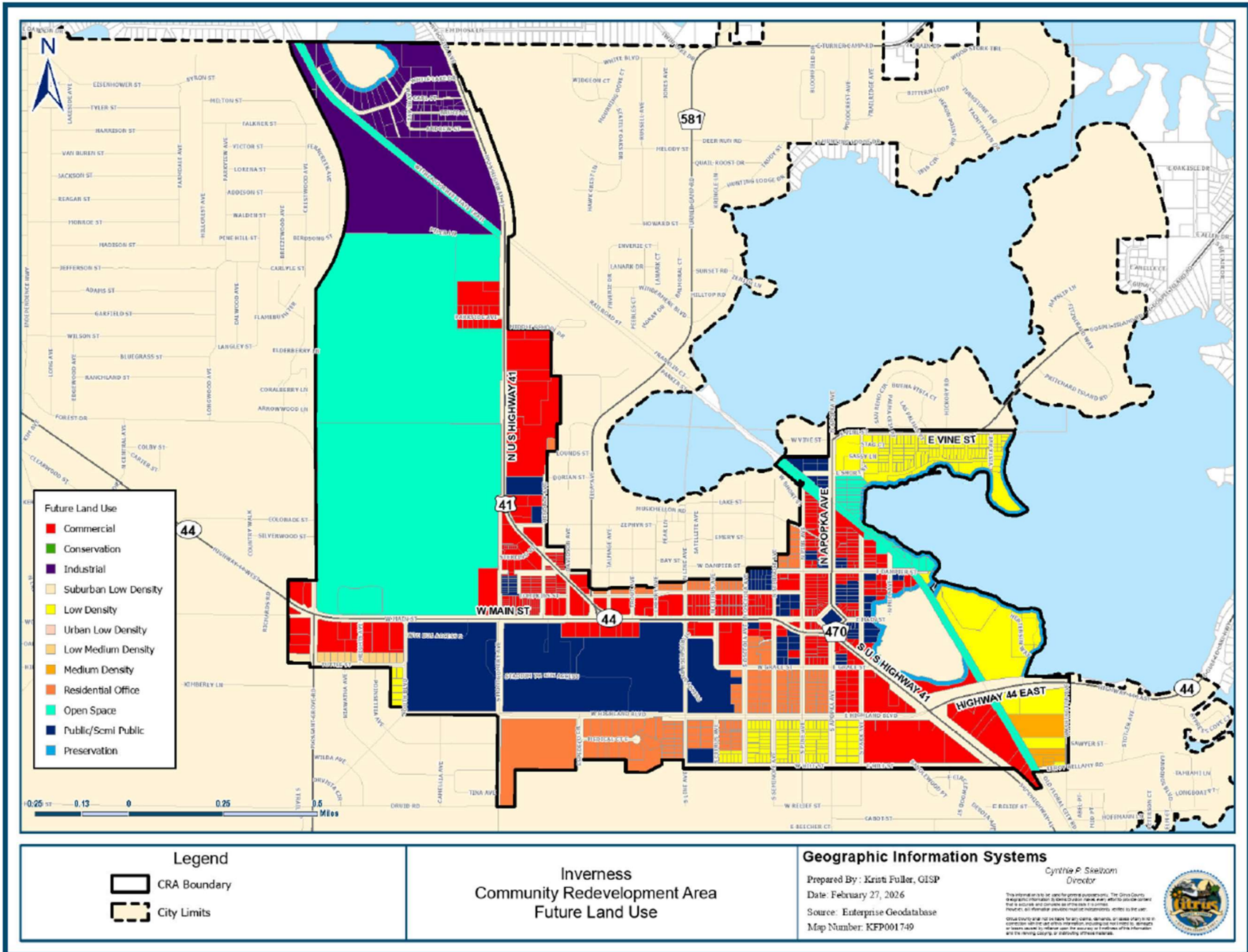




# *CRA Future Land Use Map*

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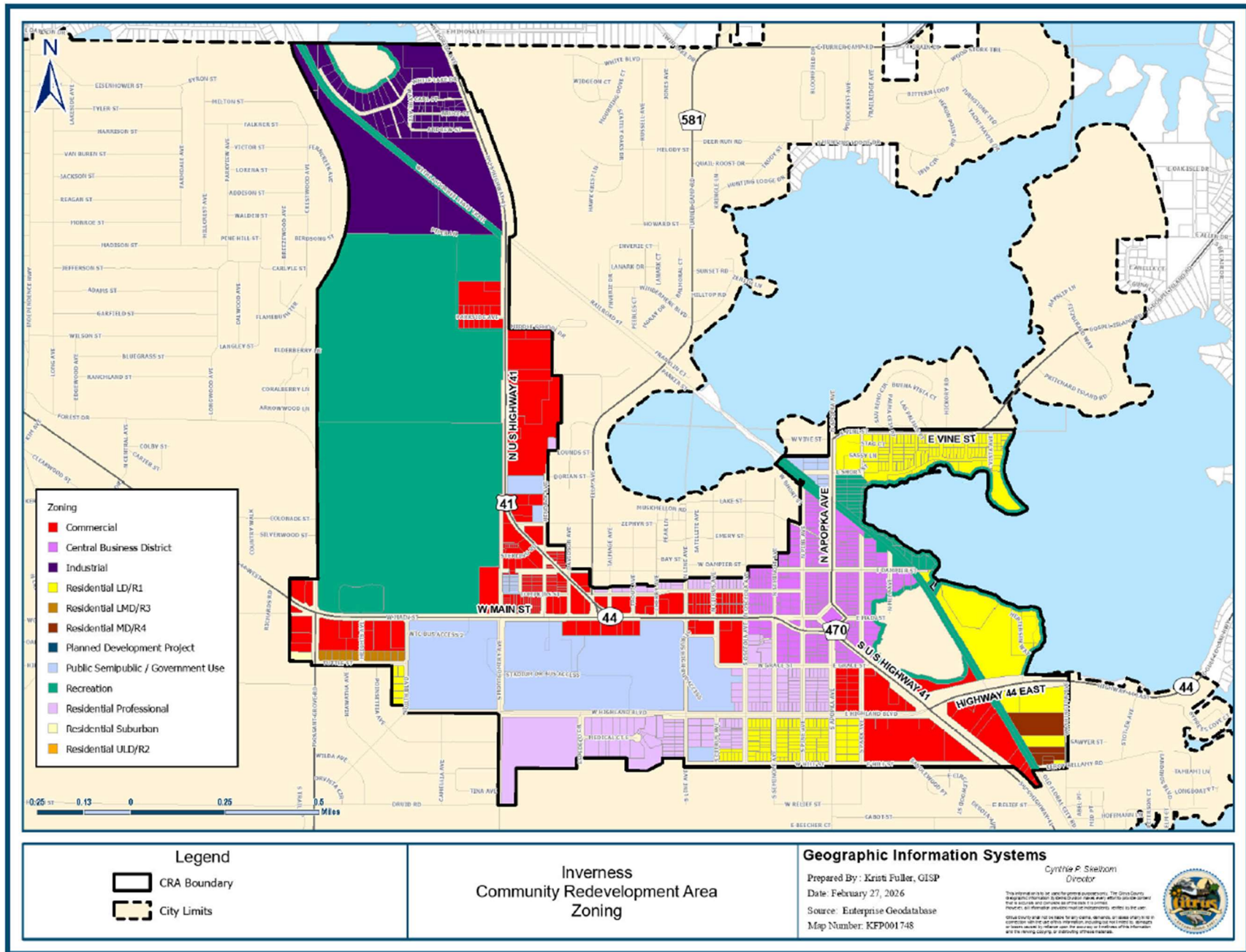




# CRA Zoning Map

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*Mission Accomplished!*

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*2025 Projects Completed*

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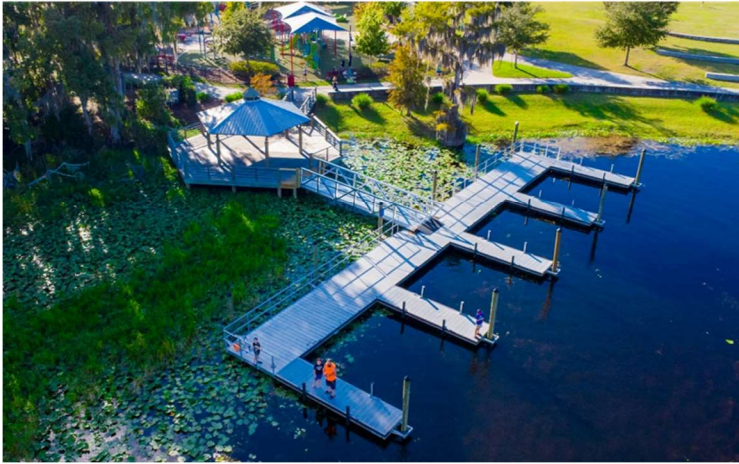




### *Lake Henderson Shoreline Restoration*

The environmental study that was done in 2021 led to commencement and completion of the Lake Henderson shoreline restoration in 2025. Work was done to remove invasive vegetation and associated sediments and general restoration of the shoreline along Wallace Brooks Park. The cleanup further achieved creation of a beach and swimming area which replaced existing dock structures which were relocated to nearby Liberty Park. The City was able to piggyback onto an existing contract between the South Florida Water Management District and Texas Aquatic Harvesting, LLC to complete the cleanup.

2025 expenditure \$81,887



### *Wallace Brooks Park Docks Relocation*

Occurring simultaneous to the shoreline restoration was an additional project to relocate and restore the floating docks at Wallace Brooks Park. The City had originally installed a boat dock with ten slips at Wallace Brooks. The shoreline project necessitated removal and relocation of the docks to access the restoration area. Coincidental to the shoreline project, it was determined that Liberty Park would be a better location to accommodate the docks usage. Relocation and restoration to Liberty Park was completed by American Marine Contractors, LLC who were the original installers. Additionally, a 200-foot T-dock was then installed at Wallace Brooks.

2025 expenditure \$72,342

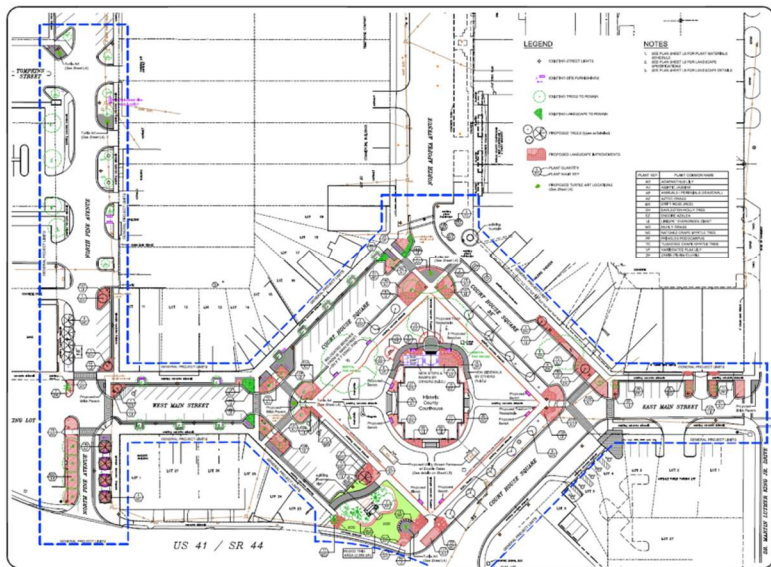


### *Downtown Landscape Lighting Upgrades*

Landscape lighting around the Courthouse Square and along West Main St, East Main St, and North Pine Avenue was upgraded to replace broken fixtures and add new ones, bringing the total to 68. The new bulbs are tunable, programmable, and Wi-Fi-controlled, allowing different colors and schedules throughout the year. To support the connected lighting, eight Wi-Fi antennas were also installed in the downtown area.

- 29 above-ground flood fixtures replaced with updated in-ground flood fixtures
- 39 new in-ground flood fixtures installed

2025 expenditure \$42,621



### *Downtown Streetscaping Plan*

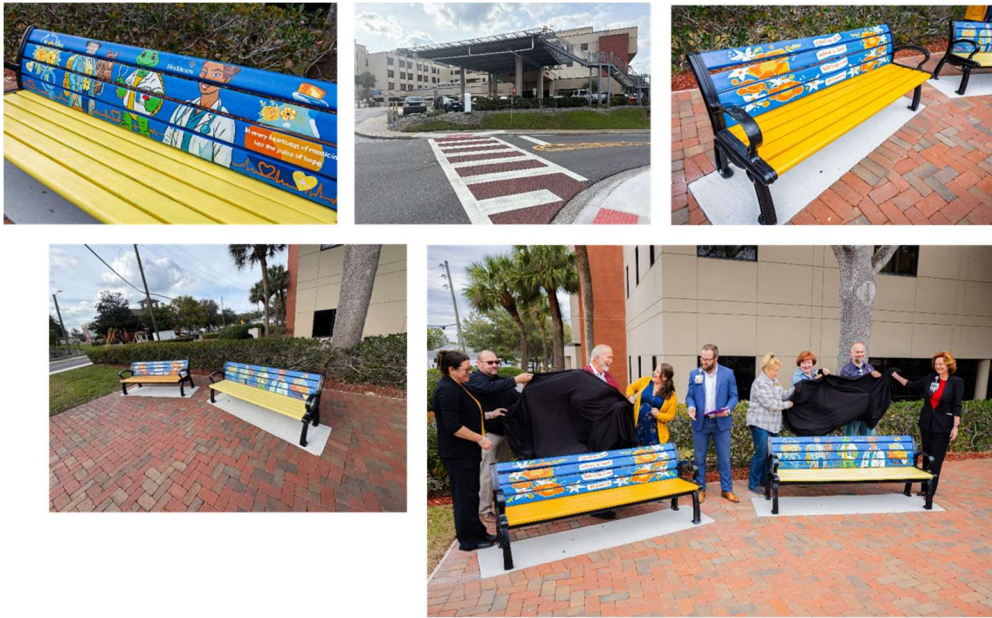
Improvements were made to the existing landscaping around Courthouse Square, West Main Street, East Main Street, and the lower portion of North Pine Street. Because the historic courthouse property is county-owned but located within the Inverness city limits, the City and County worked together on a unified streetscaping plan, with the County contributing more than twice the Inverness CRA budget.

- 23 trees removed
- 30 trees added for a net of 7 new trees
- New air conditioner screen enclosure with gates

2025 expenditure \$279,063

## Downtown Art Initiative

In April 2021, the City of Inverness initiated its new public art program. The plan was to annually bring a public art installation to Inverness. In that initial year the City unveiled the mural on the side of Coach's Pub & Eatery. In 2022, the City brought forth three projects. The Wallace Brooks Turtle Sculpture and Withlacoochee Trail Bench were repainted, the Outdoor Bike Sculptures were added, and the trash receptacles were wrapped with art from local artists. In 2023, two murals were painted on the side of buildings along N Pine Avenue. In 2024, the Painted Turtle Project was unveiled at the Annual Inverness Fine Arts Festival which saw 11 turtles displayed in six different locations within the historic downtown area.



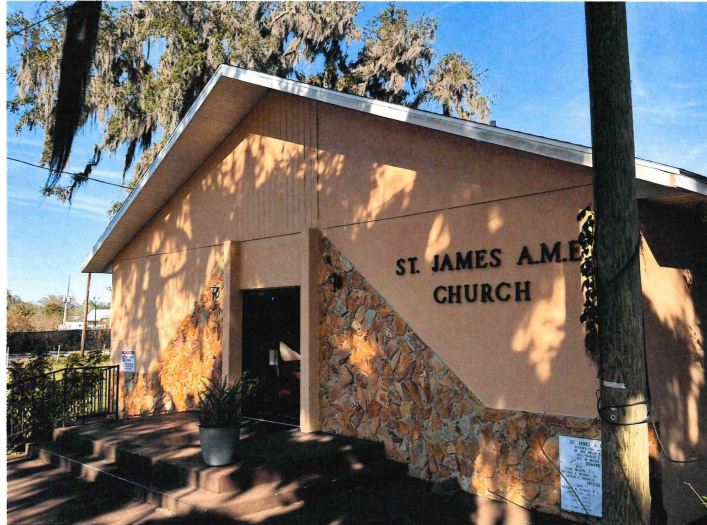
### *HCA Citrus / W Grace Street Crosswalk*

In 2025, the City of Inverness partnered with HCA Florida Citrus Hospital to create a public art-driven crosswalk in front of the emergency room entrance and Grace Street. Recently, there have been pedestrian safety issues at this location. The City has taken steps to slow traffic in this area but sees this location as the perfect opportunity to bring functional public art using the crosswalk and benches painted by a local artist to the medical district.

2025 expenditure \$12,500

## Façade Grant Program

The Inverness Community Redevelopment Agency sponsors a Commercial Façade Improvement Program to benefit properties with a 50-50 matching grant program. The focus is to protect the structural integrity of buildings with improvements that are visible from the right-of-way. Eligible projects include: 1. Lighting; 2. Landscape Improvements; 3. Awnings; 4; Signage; 5. Painting; and 6. Parking lots.



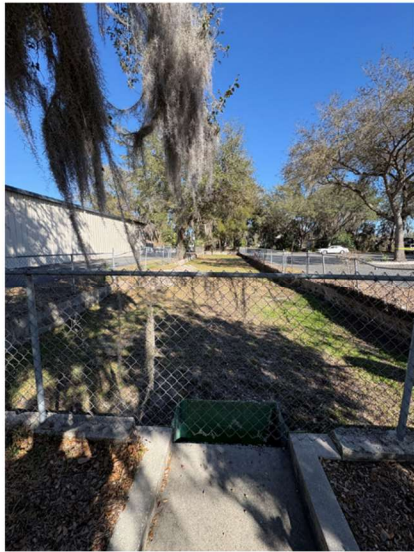
Façade grants were previously awarded to the St. James AME Church at 204 North Apopka in the amount of \$7,500 for a new roof to protect that historic structure. The Bistro Restaurant at 104 West Main Street purchased a new awning with a grant in the amount of \$737.50.



There were no applications submitted for façade grants in 2025, but two applications are under development for 2026. Staff are working to increase awareness of this matching grant opportunity to commercial property owners.

# Ongoing Projects Started in 2025





### *Downtown Parking and Stormwater Expansion*

The project enhances the parking lot and surrounding infrastructure at 200 N. Pine Avenue. The lot will grow to the north, adding 28 spaces, while the existing drainage area will move across Pine Avenue and be expanded to hold over 435,000 gallons. This added capacity supports the health of nearby lakes and springs. The existing lot will also be resurfaced. Funding comes from a \$450,000 Florida Department of Environmental Protection grant and budgeted monies from the CRA Trust Fund. This project was begun in 2025 and will be completed in 2026.

FDEP Stormwater Grant \$450,000

Bid contract \$373,735

2025 expenditure \$30,363



### *New Wayfinding Signage*

In 2023, the City began a project to update its wayfinding signs through the CRA. City Council approved final designs for eight new sign types that October, based on options from GAI-Community Services Group. These included three gateway styles, two vehicular signs, one parking directional, and two pedestrian signs. The project budget covered design consulting and fabrication for sign types A, B, and C. A Request for Proposals went out in early 2024, and an agreement with the selected fabricator was finalized in July. The bid also included a change-order to partially convert the Whispering Pines Park gateway sign into a digital sign for twenty-seven thousand dollars. Phase 1 fabrication finished in November 2025, with ten signs installed in December and the final sign placed in January 2026. Additional phases for other sign types will follow in 2026.

Bid contract \$287,000  
 2025 expenditure \$9,470



### *Whispering Pines Park New Entrance*

The City secured a \$1 million grant from the Florida Department of Transportation, supported by a \$200,000 City match, to construct a new entrance to Whispering Pines Park on US 41 North. Work was begun in 2025 on the new entrance road to connect with existing infrastructure within the park. The selected bid of \$537,888 came through Request for Proposal 2025-01-PR, and construction of the new road with new signage is anticipated to complete in 2026. Remaining grant money will go toward further upgrades to the project.

FDOT grant + City matching \$1,200,000  
Contract bid \$537,888  
2025 expenditure \$92,404



**SR-44 / US-41 Area Planning Study**



The picture in the upper right corner shows existing surface parking within the Medical Arts District

### *The Medical Arts District*

In 2023, the City contracted with Michael Baker International to conduct a Corridor Study of SR44/W. Main Street through Downtown Inverness. As a result, the study identified the area immediately surrounding the HCA Citrus hospital campus as a prime underdeveloped area ready for revitalization. The area has now been dubbed the Medical Arts District. This area is comprised mostly of medical offices, other types of small businesses, vacant parcels, and surface parking. As an initial start to development of the new district, the City has submitted a \$26-Million Community Development Block Grant (CDBG) application.

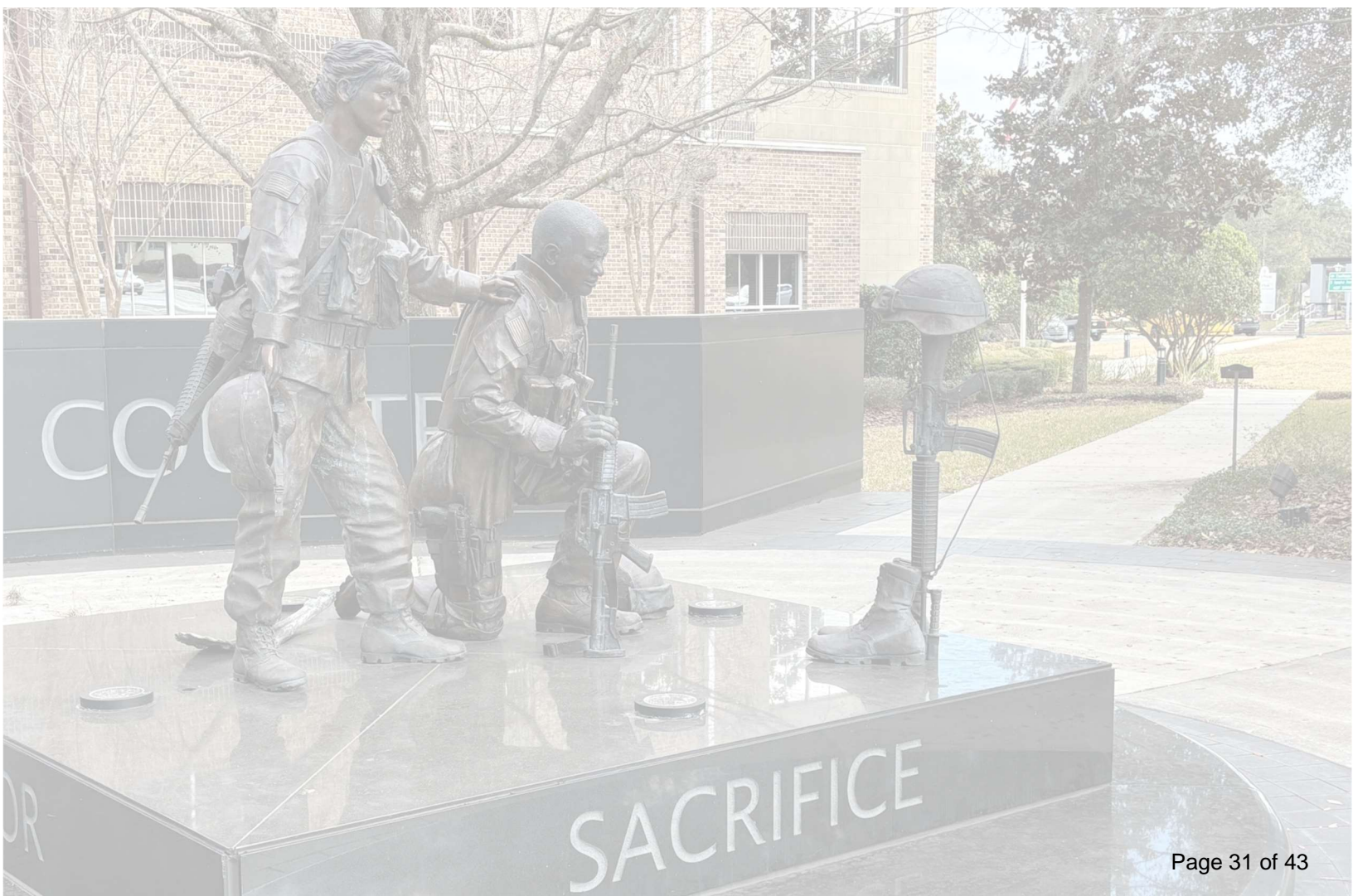
## 2025 By the Numbers

2025 Expenditure	
<b>COMPLETED IN 2025</b>	
Lake Henderson Shoreline Restoration	\$81,887
Wallace Brooks Park Docks Relocation	\$72,342
Downtown Landscape Lighting	\$42,621
Downtown Streetscape	\$279,063
Downtown Art Initiative/HCA Crosswalk	\$12,500
<b>TO BE COMPLETED IN 2026</b>	
Downtown Stormwater & Parking	\$30,363
New Wayfinding Signs	\$9,470
Whispering Pines Park Entrance	\$92,404
<b>TOTAL</b>	<b>\$620,650</b>

Five projects were completed in 2025 with a total expenditure of \$620,650. Three projects begun in 2025 are continuing into 2026, including the Downtown Stormwater & Parking Improvements, the next phases of the New Wayfinding Signs, and the ongoing work on the Whispering Pines Park entrance road and signage on US Hwy 41 North.

# Financial Statement

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## 2025 Statement of Revenues, Expenditures & Changes in Fund Balance

### Revenues

#### CDBG Economic Development

County Tax Increment Financing	848,736.07
Interest	17,563.46
FL Safe Interest	43,996.89
City Tax Increment Financing	848,736.07
<b>Total Revenues</b>	<b>1,759,032.49</b>

### Expenditures

Downtown Development Expenses	586,833.15
Bond Principal	355,000.00
Bond Interest	394,050.00
Total Downtown Redevelopment Expenses	1,335,883.15
Excess (Deficiency) of Revenue over Expenditures	423,149.34
TRF to Gen - Finance and Admin	295,095.00
Net Change in Fund Balance	128,054.34
Fund Balance, 10/01/24	2,634,830.04
Fund Balance, 10/01/25	2,762,884.38

## Balance Sheet

### Assets

Cash and Investments	2,794,877.89
<b>Total Assets</b>	<b>2,794,877.89</b>
Accounts Payable	32,008.19
Contracts/Retainage Payments	-14.68
<b>Total Liabilities</b>	<b>31,993.51</b>
Fund Balance	2,762,884.38
<b>Total Liabilities and Fund Balance</b>	<b>2,794,877.89</b>

# *Assessed Real Property Values*

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1990 Original CRA	
<b>1990 Base Value</b>	<b>4,989,361</b>
2020	18,414,998
2021	17,827,873
2022	18,942,582
2023	18,942,582
2024	20,280,404
2025	25,140,740

The original 1990 CRA property values increased 7% in 2024 and 23% in 2025 while property values in the expanded 2015 CRA have increased an average of 4.3% since 2023.

2014 Expanded CRA	
<b>2014 Base Value</b>	<b>105,458,084</b>
2020	183,673,865
2021	185,762,947
2022	185,368,626
2023	185,368,626
2024	194,145,674
2025	201,939,392

CASH REQUIREMENTS REPORT

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/26
			TOTALS FOR ACE HARDWARE CO OF INV INC		429.08
			TOTALS FOR BACKFLOW SOLUTIONS, INC.		495.00
			TOTALS FOR CORE & MAIN LP		193.01
			TOTALS FOR GFL SOLID WASTE SOUTHEAST LLC		130.80
			TOTALS FOR GOODING & BATSEL, PLLC		5,358.00
			TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL		35,027.07
			TOTALS FOR WRIGHT EXPRESS		2,900.25
			REPORT TOTALS		44,533.21

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

March 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

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

#### **PRE-SCHEDULED APPEARANCES**

None

#### **PUBLIC HEARINGS / WORKSHOP**

None

#### **OPEN PUBLIC MEETING**

Sandy Levin spoke of the downtown businesses, a new map of the downtown, and a planned spring scavenger hunt. Thanked Council and staff for all they do.

#### **CITY ATTORNEY REPORT**

City Attorney Hartley referenced the medical marijuana facilities and his research regarding an ordinance to ban or a process for review. Due to Senate Bill 180, there can be no amendment to the comp plan at this time. Senate Bill 840 is progressing so certain details can be corrected. It was noted that after July 1 amendments will be allowed. Council members questioned clarification as to postpone any action until July or move forward with an ordinance. The consensus of Council was to wait until July for further action.

#### **CONSENT AGENDA**

- a) Bill Listing\*
  - Recommendation – Approval
- b) Council Minutes – 02/17/2026\*
  - 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) US Water Annual Report\*** with City Manager Williams stating 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 that 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. Public Works Director Pell introduced Chris Saliba, Jeff Hines, and Jesse Hinojosa representing US Water Services Corporation. Mr. Saliba and Mr. Hinojosa provided an update that outlined FY 2025 accomplishments and milestones reached, and a preview of projects planned for the balance of FY 2026 and future Capital projects. Councilman Craig questioned the depth of the wells with City Manager Williams stating 256 feet. Councilwoman Hepfer spoke of the upgrades and savings. Mr. Saliba provided additional details referencing the presentation. **No action required.**

**10)b) Sensus Bulk Water Meter Purchase\*** with Public Works Director Pell stating 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 acquired favorable pricing through bulk purchase from our supplier, Core & Main, resulting in a savings of \$25,000, versus purchasing in smaller quantities over the balance of the fiscal year. This purchase will allow technicians to proactively replace meters that remain under warranty, yielding additional substantial savings. The total cost of 500 water meters and associated radio controls is \$139,500, with the bulk order discount. Council President Davis questioned the number of meters currently and it was stated there are approx. 5,000. City Manager Williams spoke of old meter changed out and the aspects of the new meters. **Councilwoman Hepfer motioned 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 necessary documents. Seconded by Councilwoman Lizanich. The motion carried.**

**10)c) SECO Energy Franchise Agreement Renewal\*** with Assistant City Manager Marshall stating the franchise agreement between the City of Inverness and SECO Energy (SECO) had expired and negotiations have been ongoing to develop a new agreement. 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 presented followed the previous terms and conditions with a 30-year term. **Councilwoman Hepfer motioned to approve the Franchise Agreement with SECO Energy and authorize the Council President to execute the agreement. Seconded by Councilwoman Lizanich. The motion carried.**

**10)d) Longwood Gardens Senior Housing Community\*** with City Manager Williams noting 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. A presentation was provided noting that 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, located on 6.5 acres at 500 Longwood Avenue and Forest Drive. This Planned Unit Development (PUD) was previously approved by City Council and allows the City to continue its history of supporting senior attainable housing. At a Council meeting on October 7, 2025, Council supported the FHFC application by Green Mills with Resolution 2025-11 and Exhibit "A" - Florida Housing Finance Corporation Local Government Verification of Contribution Loan Form. The funding request stated the City's support for a loan of \$340,000. A loan from the City is a critical component for a competitive Low Income Housing Tax Credits application to the FHFC yet does not bind the City but indicates certain intent with all terms and conditions of a loan should Green Mills be awarded funding from the FHFC. Green Mills recently announced FHFC approval of the application for tax credits to develop affordable housing on January 30, 2026, and expects final approval in March 2026. Councilwoman Lizanich confirmed that the residents over 55 at the Colonnade complex can apply for the Longwood Gardens Senior complex. **No action required.**

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

- Got March? With City Manager noting a few of the many events to include Big Bluegrass and BBQ, Nature Coast Bike Fest, St. Patrick's Parade, etc.
- IGC Parking Lot Resurface has been postponed until closer to May/June as to not be a major disruption to the downtown businesses.
- Pine St Stormwater and Parking Expansion with Public Works Director Pell providing an update on the project that is 100% grant funded.
- E-Bike Legislation and bills are progressing through the House and Senate and looks for clarity by July.
- Other included sign-ups for the bass tournament are 75 and expects to exceed last year. USA Today voting for The Best Small Town in the South is currently active and encouraged all to spread the word and vote to make Inverness #1. Spoke of many projects ongoing, and the cooperation with the County regarding water interconnection, IGC lease, etc.

**COUNCIL/MAYOR SUBJECTS**

Mayor Plaisted referenced correspondence from Robert Sharp Properties owner from Tampa praising Inverness and all the City does. Was amazed at the number of teams at the recent opening day event for Little League at Whispering Pines Park.

Councilwoman Hepfer regretted missing Little League opening day. So proud of all of the projects, events, etc.

Councilwoman Lizanich thanked Sandy Levin for all she does with the downtown businesses. Noted the staff works hard to save City funds. Recently attend a CCCC meeting on February 26 where 3 future events will be sponsored.

Councilman Craig stated work is continuing on the caboose. Little League opening day was great and spoke oof the Senior games that are still going on. Great organization with all that is done.

President Davis thanked Councilman Craig for all of his hard work on the caboose and spoke of preserving history. Really enjoyed Little League opening day and the 325 players. Noted the last Small Town Saturday Night was the biggest ever. Spoke of the voting for the USA Today Best Small Town in the South.

**CITIZENS NOT ON AGENDA**

Debbie Wheatley spoke of concerns of increased traffic on Forest Dr. when Longwood Gardens is complete. She also has noticed traffic going the wrong way when using the new Whispering Pines Park entrance. Thanked everyone one for all they do for the City.

Meeting adjourned at 6:48 p.m.

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City Clerk

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Council President

# Agenda Memorandum - *City of Inverness*

March 17, 2026

TO: Elected Officials  
FROM: Susan Jackson, City Clerk  
SUBJECT: Council Reorganization & Board Appointments\*  
CC:  
Enclosures: 1. COUNCIL PRESIDENT VP ROTATION - Current  
2. ReOrg Boards March 2025

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With reference to the **City Charter, Section 2.10, annually on the third Tuesday in March, City Council Members shall meet for the purpose of reorganization, and at such meeting choose a new president and vice-president.** The protocol for the selection of the Council President and Vice-President has, as best possible, followed a rotational system. The selection of President and Vice-President involves signatories of payment drafts, which is limited to the President, Vice President, City Clerk and City Manager. The signature of an Elected Official must appear on a payment draft with the signature of a Charter Officer, which is part of the “check and balance” of the payment system. Once a President and Vice President are selected, the recognition of their signatures are officially confirmed by passage of a prior Resolution. Appointments for President, Vice President, and committees will commence the next day following this meeting.

Enclosed, you will find a list of past Presidents and Vice-Presidents representing an extended period. Also included is a separate table to identify member appointments to mandatory and elective committees. All positions are open for consideration. (Mandatory appointments are in bold.)

#### Recommended Action –

City Council is to receive nominations for President and vote the selection; then receive nominations for Vice-President and vote that selection. Following this action, Council should continue to appoint members to mandated boards and committees and, at the same time, discuss committee appointments where the appointment would be acceptable with the member.

**COUNCIL PRESIDENT – VICE PRESIDENT ROTATION**

2016/2017	Ryan	McBride
2017/2018	McBride	Bega
2018/2019	Bega	Hinkle
2019/2020	Hinkle	Hepfer
2020/2021	Hepfer	Ryan
2021/2022	Ryan	McBride
2022/2023	McBride	Bega
2023/2024	Bega	Hepfer
2024/2025	Hepfer	Davis
2025/2026	Davis	Lizanich
2026/2027		

# Agenda Memorandum – *City of Inverness*

*City of Inverness*  
**Council Member Appointment List**  
**(Mandated & Elective)**

(Last Update – December 2025)

<b>Community Board</b>	<b>Appointed Elected Official</b>
<i>Citrus County Chamber of Commerce</i>	Councilman Gene Davis
<b>Citrus County Special Library District Governing Board</b>	<b>Councilwoman Crystal Lizanich</b>
<b>Community Charitable Foundation</b>	<b>Councilman Crystal Lizanich</b> Alternate: Councilwoman Linda Bega
<b>Tourist Development Council</b>	<b>Councilman Tom Craig</b>
<b>Withlacoochee Regional Water Supply Authority</b>	<b>Councilman Gene Davis</b>
<b>Keep Citrus County Beautiful (KCCB)</b>	<b>Councilwoman Linda Bega</b>
<b>Hernando/Citrus MPO Representatives</b>	<b>Councilman Gene Davis</b> Optional Alternate: Councilman Tom Craig
<i>Valerie Theatre Board</i>	Councilwoman Linda Bega

**Bold** type signifies mandated appointment  
*Italic* type signifies requested appointment

NOTE: WRWSA – City of Inverness and City of Crystal River Representatives will serve alternate years. Crystal River, 2026 – Inverness, 2027 – Crystal River, 2028 – Inverness, etc.

# Agenda Memorandum - *City of Inverness*

March 17, 2026

TO: Elected Officials

FROM:

SUBJECT: Project and Program Updates

- Happy St Patrick's Day
- Other

CC:

Enclosures:

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