

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 of 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.

City Clerk

Council President