

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET  
April 21, 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) CALL MEETING TO ORDER**
  - a) INVOCATION
  - b) PLEDGE OF ALLEGIANCE
  - c) ROLL CALL
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
- 3) ACCEPTANCE OF AGENDA**
- 4) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
  - a) Nature Coast Bike Fest - Check presentation to Citrus County Blessings
  - b) Proclamation - Arbor Day 2026
- 5) PUBLIC HEARINGS / WORKSHOPS**
  - a) Mid-Year Budget Amendment — FY 26 - Public Hearing
- 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**

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**8) CONSENT AGENDA**

- a) Bill Listing\*
- b) Council Minutes\* - 04.07.2026

**9) CITY CLERK'S REPORT**

**10) CITY MANAGER'S REPORT**

- a) Tree City USA 30th Anniversary Signage Location
- b) Urban Forestry Management Plan Proposal
- c) Code Enforcement Lien Settlement -115 Daffodil St.
- d) Project and Program Updates
  - West Inverness Trail
  - Ladder Truck
  - 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**

Arbor Day Celebration  
Tuesday, April 21, 2026 @ 4:30pm  
Pine Ave. Parking & Stormwater Facility

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Market at the Depot

Saturday, May 2, 2026 from 9:00am – 1:00pm  
Depot Pavilion

Century Bike Ride

Saturday, May 2, 2026 from 7:00am – 3:00pm  
Depot Tower Stage, Train Station

Inverness City Council Regular Meeting

Tuesday, May 5, 2026 @ 5:30pm  
Inverness Government Center

# Agenda Memorandum - *City of Inverness*

April 21, 2026

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Mid-Year Budget Amendment — FY 26 - Public Hearing

CC: Aidan Marshall, Assistant City Manager, Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Alexis Koter, Finance Director

Enclosures: 1. Resolution 2026-02  
2. Exhibit A  
3. Notice of Budget Hearing  
4. Budget Summary Insert

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This is an annual activity to amend the FY 2026 Budget to correct and adjust various departmental contracts, operational expenditures and capital projects. The budget amendments and transfers within are to reflect recognition of grant funding for major CIP items, transfer of funding from completed projects to other CIP needs, and allocation of funding into reserves. The total amount being amended represents an increase of \$2,513,004 to the City's Fiscal 2026 budget. The majority of this increase in budget is due to the recognition of additional grant funding to the 41 N Septic to Sewer Project and grant funding for the Fire Ladder truck. The amendments will occur within the General, ICRA, Capital Projects, Utility, Pension, Impact Fee, and Cemetery Funds. Detailed information is listed on the resolution. Detailed information is listed on the resolution.

***Recommended Action:***

1. Open the Public Hearing
2. Allow Staff to Speak
3. Motion, second, and vote to read Resolution 2026-02 by title only.
4. Those For ,Those Against
5. Deliberate the Matter
6. Motion, second, and vote to adopt Resolution 2026-02 by roll call.
7. Close the Public Hearing

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

Eric C. Williams  
City Manager

**RESOLUTION 2026-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AMENDING THE ADOPTED BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AMENDING THE ICRA FUND, CIP FUND, AND UTILITY FUND, REVENUES AND EXPENDITURES AND PROVIDING FOR AND EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Inverness desires to amend the Fiscal Year 2026 budget to provide for recognition of adjustments to reserves, expenditures and revenues in the General, ICRA, Capital Projects, Cemetery, Impact Fee, Pension, and Utility funds.

**WHEREAS**, the City Council desires to appropriate the reserves and amend authorized project expenses appropriated in Fiscal Year 2026; and

**WHEREAS**, the City Council held a public hearing on April 21, 2026; as required by Florida Statute 200.065; and

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF INVERNESS TO AMEND THE BUDGET AS SHOWN IN ‘EXHIBIT A’.**

**PASSED AND ADOPTED THIS 21st DAY OF APRIL 2026, \_\_\_\_ PM.**

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Crystal Lizanich, Council President

ATTEST:

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Susan Jackson, City Clerk

# Exhibit A

**Section 1. That expenditure accounts in the General Fund shall be amended as follows:**

ACCOUNT DESCRIPTION	CURRENT BUDGET	AMENDMENT	REVISED BUDGET
WORKERS COMP INSURANCE (LEGISLATIVE)	28.00	772.00	800.00
WORKERS COMP INSURANCE (EXECUTIVE)	557.00	12,443.00	13,000.00
WORKERS COMP INSURANCE (FINANCE)	260.00	5,740.00	6,000.00
WORKERS COMP INSURANCE (CDD)	1,088.00	3,912.00	5,000.00
ACCOUNTING & AUDITING	40,000.00	700.00	40,700.00
MISC EXPENSE	0.00	3,421.00	3,421.00
GENERAL GOV'T CONTINGENCIES	420,000.03	79,999.97	500,000.00
WORKERS COMP INSURANCE (IT)	200.00	4,800.00	5,000.00
SOFTWARE	0.00	17,968.00	17,968.00
MAINTENANCE-STREET LIGHTS	18,216.00	30,424.00	48,640.00
CONTRACTUAL SERVICES	7,000.00	27,830.00	34,830.00
TRANSFER-ICRA	1,362,430.00	(500,000.00)	862,430.00
CIP TRANSFER-FIRE SERVICES	189,417.00	914,507.00	1,103,924.00
RESERVE CASH CARRIED FORWARD	4,999,213.36	832,220.33	5,831,433.69
PROJECT/INFRASTRUCTURE RSV	7,080,331.00	500,000.00	7,580,331.00
DESIGNATED-FIRE SERVICES	1,000,000.00	(500,000.00)	500,000.00

**Section 2. That revenue accounts in the General Fund shall be amended as follows:**

CASH BALANCE FORWARD	(6,061,039.23)	(1,434,737.30)	(7,495,776.53)
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**Section 3. That expenditure accounts in the ICRA Fund shall be amended as follows:**

SHORELINE DEVELOPMENT	50,061.60	373.00	50,434.60
RV CAMPGROUND	2,800,000.00	(2,800,000.00)	0.00
DOWNTOWN BANNERS	6,000.00	(373.00)	5,627.00
RESERVE CASH CARRIED FORWARD	100,769.42	334,581.95	435,351.37

**Section 4. That revenue accounts in the ICRA Fund shall be amended as follows:**

STATE GRANT - PARK LAND	(2,000,000.00)	2,000,000.00	0.00
TRF FROM GENERAL FUND	(1,362,430.00)	500,000.00	(862,430.00)
CASH BALANCE FORWARD	(2,728,302.43)	(34,581.95)	(2,762,884.38)

**Section 5. That expenditure accounts in the CIP Fund shall be amended as follows:**

FIRE LADDER TRUCK	0.00	1,629,507.00	1,629,507.00
SCBA STATE GRANT	0.00	52,143.50	52,143.50
ANNUAL ROAD RESURFACING PROGRA	1,104,311.94	65,170.00	1,169,481.94
PARKS BATHROOMS	12,000.00	3,300.00	15,300.00
ENCLOSED TRAILER	10,000.00	(3,300.00)	6,700.00
RESERVE CASH CARRIED FORWARD	25,000.10	81,573.67	106,573.77

**Section 6. That revenue accounts in the CIP Fund shall be amended as follows:**

FEDERAL GRANT	0.00	(715,000.00)	(715,000.00)
STATE GRANT - FIRE	(5,751.00)	(52,143.50)	(57,894.50)
TRANSFER FROM GENERAL-FIRE SVC	(189,417.00)	(914,507.00)	(1,103,924.00)
CASH BALANCE FORWARD	(1,210,221.57)	(146,743.67)	(1,356,965.24)

**Section 7. That expenditure accounts in the Utilities Fund shall be amended as follows:**

WELL MAINTENANCE/REHAB	0.00	44,777.00	44,777.00
HIGH SERVICE PUMP	200,000.00	(44,777.00)	155,223.00
VALVE REPLACEMENT	50,000.00	(30,000.00)	20,000.00
METER REPLACEMENTS	200,000.00	73,740.00	273,740.00

41 N SEPTIC TO SEWER	6,492,900.00	(382,089.00)	6,110,811.00
S HIGHLANDS SEPTIC TO SEWER	10,430,510.00	(663,680.00)	9,766,830.00
WATER CONTINGENCIES	5,000.00	(5,000.00)	0.00
WORKERS COMP INSURANCE	4,030.00	2,470.00	6,500.00
CONTRACTUAL SERVICES	185,000.00	39,876.00	224,876.00
LINES CONTINGENCIES	5,000.00	(4,876.00)	124.00
RESERVE CASH CARRIED FORWARD	15,675,887.04	2,585,759.00	18,261,646.04

**Section 8. That revenue accounts in the Utilities Fund shall be amended as follows:**

SPRINGS GRANT - 41N SEPTIC/SEW	(3,264,800.00)	(1,616,200.00)	(4,881,000.00)
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**Section 9. That expenditure accounts in the Cemetery Fund shall be amended as follows:**

SALARIES - PART TIME	34,671.00	(34,671.00)	0.00
FICA/MEDICARE TAXES	2,652.00	(2,652.00)	0.00
RETIREMENT CONTRIBUTIONS	4,864.00	(4,864.00)	0.00
WORKERS COMP INSURANCE	38.00	(38.00)	0.00
RESERVE CASH CARRIED FORWARD	692,923.52	114,462.60	807,386.12
RESERVE CASH FWD	488,180.18	(12,308.95)	475,871.23

**Section 10. That revenue accounts in the Cemetery Fund shall be amended as follows:**

CASH BALANCE FORWARD	(759,581.52)	(72,237.60)	(831,819.12)
CASH BALANCE FORWARD - PERPETUAL CARE	(433,180.18)	12,308.95	(420,871.23)

**Section 11. That expenditure accounts in the Impact Fee Fund shall be amended as follows:**

RESERVE-CITY IMPACT FEES	954,860.35	75,130.67	1,029,991.02
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**Section 12. That revenue accounts in the Impact Fee Fund shall be amended as follows:**

CASH BALANCE FORWARD	(828,560.35)	(75,130.67)	(903,691.02)
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**Section 13. That expenditure accounts in the Pension Fund shall be amended as follows:**

RESERVE - PENSION ASSETS	351,905.89	(35,968.14)	315,937.75
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**Section 14. That revenue accounts in the Pension Fund shall be amended as follows:**

CASH BALANCE FORWARD	(344,405.89)	35,968.14	(308,437.75)
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## **NOTICE OF BUDGET HEARING**

**The City Council of the City of Inverness will hold a public hearing on Tuesday April 21, 2026 at 5:30 p.m. at the Inverness Government Center, 212 W. Main Street, Inverness, FL to consider and finalize a resolution amending the adopted budget for all funds for the fiscal year commencing October 1, 2025 and ending September 30, 2026.**

**BUDGET SUMMARY**

CITY OF INVERNESS  
FISCAL YEAR 2026

THE PROPOSED OPERATING EXPENDITURES OF THE CITY OF INVERNESS ARE 0.9% LOWER THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES

GENERAL FUND 7.5600

ESTIMATED REVENUES	GENERAL FUND	CAPITAL PROJECTS	WATER & SEWER	CEMETERY	IMPACT FEE FUND	PENSION FUNDS	SUB-TOTAL (BEFORE COMPONENT UNIT)	I.C.R.A. TRUST FUND	TOTAL ALL FUNDS
<b>TAXES</b>									
AD-VALOREM MILLAGE PER \$1000 7.5600	5,169,887						5,169,887		5,169,887
AD-VALOREM Delinquent Taxes	75,000						75,000		75,000
SALES & USE TAXES	350,000						350,000		350,000
UTILITY SERVICE TAXES	1,021,000						1,021,000		1,021,000
COMMUNICATIONS SERVICES TAX	400,000						400,000		400,000
LOCAL BUSINESS TAX	63,000						63,000		63,000
FRANCHISE FEES	970,000						970,000		970,000
LICENSES & PERMITS	491,800						491,800		491,800
GRANTS	310,994	1,111,461	16,835,099				18,257,554	1,000,000.00	19,257,554
STATE SHARED REVENUE	930,000						930,000	862,429	1,792,429
CHARGES FOR SERVICES	2,593,598		5,056,008	86,580			7,736,186		7,736,186
FINES & FORFEITS	38,215						38,215		38,215
INTEREST EARNINGS	715,070	-	290,000	29,200	6,000	25,000	1,065,270	50,000	1,115,270
RENTS & ROYALTIES	196,571		200				196,771		196,771
SPECIAL ASSESSMENTS/IMPACT FEE					120,500		120,500		120,500
CONTRIBUTIONS/DONATIONS	-						-		-
SALE OF FIXED ASSET-EQUIP							-		-
PENSION CONTRIBUTIONS							-		-
OTHER MISCELLANEOUS REVENUES	30,000		62,000				92,000		92,000
<b>TOTAL SOURCES</b>	<b>13,355,135</b>	<b>1,111,461</b>	<b>22,243,307</b>	<b>115,780</b>	<b>126,500</b>	<b>25,000</b>	<b>36,977,184</b>	<b>1,912,429</b>	<b>38,889,613</b>
TRANSFERS IN	1,037,178	3,756,425					4,793,603	862,430	5,656,033
FUND BALANCES/RESERVES/NET ASSETS	22,196,114	1,356,965	21,235,876	1,252,690	903,691	308,438	47,253,774	2,762,884	50,016,658
<b>TOTAL REVENUES, TRANSFERS &amp; BALANCES</b>	<b>36,588,427</b>	<b>6,224,851</b>	<b>43,479,183</b>	<b>1,368,470</b>	<b>1,030,191</b>	<b>333,438</b>	<b>89,024,561</b>	<b>5,537,743</b>	<b>94,562,304</b>
<b>EXPENDITURES</b>									
GENERAL GOVERNMENTAL	\$2,948,700	1,014,063	8,000		200	17,500	\$3,988,463		\$3,988,463
ECONOMIC ENVIRONMENT	600,018						600,018		600,018
PUBLIC SAFETY	2,506,987	2,010,845					\$4,517,832		\$4,517,832
PHYSICAL ENVIRONMENT	1,961,562		21,899,799	19,700			23,881,061	4,052,145	27,933,206
TRANSPORTATION	1,577,402	1,960,021					3,537,423		3,537,423
CULTURE AND RECREATION	2,489,610	1,133,348					3,622,958		3,622,958
DEBT SERVICE			322,749				322,749	746,300	1,069,049
<b>TOTAL EXPENDITURES</b>	<b>12,084,278</b>	<b>6,118,278</b>	<b>22,230,548</b>	<b>19,700</b>	<b>200</b>	<b>17,500</b>	<b>40,470,504</b>	<b>4,798,445</b>	<b>45,268,949</b>
TRANSFERS OUT	4,618,855	-	667,718	65,513			5,352,086	303,947	5,656,033
FUND BALANCE RESERVES AND NET ASSETS	19,885,294	106,574	20,580,917	1,283,257	1,029,991	315,938	43,201,971	435,351	43,637,322
<b>TOTAL APPROPRIATED EXPENDITURES,</b>									
<b>TRANSFERS, RESERVES &amp; BALANCES</b>	<b>36,588,427</b>	<b>6,224,851</b>	<b>43,479,183</b>	<b>1,368,470</b>	<b>1,030,191</b>	<b>333,438</b>	<b>89,024,561</b>	<b>5,537,743</b>	<b>94,562,304</b>

CASH REQUIREMENTS REPORT

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/26
	TOTALS FOR ACE HARDWARE CO OF INV INC				170.96
	TOTALS FOR AQUA TRIANGLE 1 CORP				1,040.00
	TOTALS FOR BOARD OF COUNTY COMMISSIONERS				6,750.56
	TOTALS FOR TIME WARNER CABLE				119.99
	TOTALS FOR CENTRAL AUTO AND TRUCK PARTS, INC.				34.18
	TOTALS FOR CITRUS COUNTY CHRONICLE				12,364.00
	TOTALS FOR CIVICPLUS, LLC.				10,212.68
	TOTALS FOR GFL SOLID WASTE SOUTHEAST LLC				1,302.55
	TOTALS FOR GTE PARTNERS, LLC.				1,057.69
	TOTALS FOR LOCAL PRO ENTERTAINMENT, INC.				1,500.00
	TOTALS FOR OFFICE DEPOT INC				116.13
	TOTALS FOR PROCOM IT SOLUTIONS, LLC.				15,709.70
	TOTALS FOR W.W. GRAINGER, INC.				219.16
	REPORT TOTALS				50,597.60

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

April 7, 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 Lizanich  
Vice President Bega  
Councilwoman Hepfer  
Councilman Craig  
Councilman Davis  
Mayor Plaisted – *Absent*

Also present were City Manager Williams, City Attorney Hartley, Staff Members, and City Clerk Jackson.

The Invocation was given by Councilwoman Hepfer and the Pledge of Allegiance was led by the City Council.

#### **ACCEPTANCE OF AGENDA**

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

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

**4)a) Fiscal Year End 2025 Audit Report\*** with Finance Director Koter introducing Daniel Anderson and Stacia Deitrich, representatives of Mauldin & Jenkins, LLC. Mr. Anderson provided a presentation as the year-end audit is an essential and required critical review of the financial status and inner workings of City Government. Public entities are measured by how they collect, appropriate, invest, expense and account for monetary resources. The internal audit is to provide assurance that the City's risk management, governance, investment and internal control processes are operating effectively. This audit covers Fiscal Year 2025 (10/01/24-09/30/25). Copies of the Auditor's Discussion and Analysis Financial and Compliance audit Summary, the Annual Comprehensive Financial Report, and the Financial Statements for ICRA were provided **Councilman Davis motioned to accept the Financial Statements, Supplementary Information and Independent Auditor Reports for year ending September 30, 2025, and authorize the documents be forwarded with all related paperwork to the Office of the State Auditor General. Seconded by Councilman Craig. The motion carried.**

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

**5)a) FY 2026-27 Budget Overview Workshop\*** with City Manager Williams starting with the budget overview presentation explaining the City's guiding principle of Plan, Fund, and Execute. With the budget overview, it is the first step in budget development to discuss and provide input and direction. Planning will address State mandates and regulations, changes in needs, set priorities, and establish goals and objectives. Funding will speak to sustainability in non-ad valorem revenues, fund balances, and grants. Executing includes timing, resource availability, and meeting goals and objectives. **PLANNING – Fund Balance – General Fund:** with fund totals compared from 2025 - \$30,969,801, Current - \$30,102,452 and Proposed - \$30,516,959.

Planning will speak to staffing levels, minimum wage, benefits, increased costs and availability of materials, and equipment needs. Public Private Partnerships (PPP) will review contracts, assessment of cost benefit, and CPI. Prioritizing will focus on initiatives being tied to Council goals and objectives, return on investments, delivery of service and maintaining levels of service. Considerations and Impacts include revenue forecast that relies on an assumed 3% growth in assessed value, new funding sources, legislature, ARPA, and millage. **FUNDING** – Revenue Projections noting General Fund Ad Valorem \$5,399,984 with 7.56 millage, Non-Ad Valorem \$9,117,942, CRA \$1,874,199, and Utility \$5,578,786. Proposals to eliminate/reduce property tax were discussed including the seven House Joint Resolutions bills, which all died but could appear in the April’s Special Session. He detailed for 2026 – total assessed value, exemptions, taxable value, number of parcels, and millage. Addressed homestead assessment differential value, homestead exemptions taxable homestead properties, and number of homestead parcels. Impacts to consider included reduced General Fund Revenue, commercial vs residential properties, maintaining levels of service, and future funding mechanisms.

**EXECUTING by Functional Area** – General Government addressed establishing staffing levels to support level of service at competitive rates, anticipated Ad Valorem Revenue changes, project/growth management, lobbying efforts, grants, and cooperative funding, Intergovernmental and Community Partnerships, and policy development and implementation. Economic Development includes Incentive Programs, CRA Plan/Annual Report, infrastructure investment, Medical Arts District, and loan/debt funding. Transportation spoke to road resurfacing and improvement, multimodal, and infrastructure investment/partnerships. Public Safety & Fire Department with volunteer recruitment and staff development, level of service/ISO rating, and utilization of grant revenue opportunities. Enhanced Law Enforcement with CCSO agreement, service, and costs and stable level of service under one contract. Cultural Recreation marketing and programming that maintains and creates energy and momentum, continue PPP for events, vendors, and facility operators. Physical Environment management of parks system, parking and lighting improvements, and shared downtown sanitation. Oak Ridge Cemetery promotion of pre-need sales, landscaping enhancement, and intergovernmental and community partnerships. City Manager Williams announced the CIP Workshop will be May 19 at 5:30pm; Tentative Millage and establishing budget public hearings will be July 21 at 5:30pm; full Budget Workshop on August 4 at 5:30pm, and Budget Adoption hearings on September 3 for the tentative budget adoption and September 15, 2026, for final budget adoption.

### **OPEN PUBLIC MEETING**

Lala Sanders stated she was here again, and listed the meetings she has attended, regarding medical marijuana dispensaries. She has conducted some research and read a statement.

Timothy Gilbert spoke of the skate park proposal and thanked Council for their vision. There are certain age groups that need more to do. Spoke of his father and medical marijuana. Council is doing a great job.

Debbie Wheatley enjoyed the budget overview presentation. Spoke of medical marijuana dispensaries. Noted trails that are currently closed in Whispering Pines Park.

Alicia McBratney feels that medical marijuana is not a problem, there are misconceptions. She spoke of Whispering Pines Park and like the campground concept. Looking forward to the skate park as it will be a safer place. Spoke of accidents at Liberty Park regarding scooters, bicycles, etc. and should consider designating a park where they are allowed.

Susan Straley supports the skate park. Spoke of youth harassing other on the trail. Supports the RV park at Whispering Pines Park.

Unnamed Citizen stated the City is outstanding and loves the Whispering Pines Park pool. The taxpayers are respected.

### **CITY ATTORNEY REPORT**

City Attorney Hartley spoke of the recent legislation regarding medical marijuana dispensaries. This action rules that any code cannot be amended.

### **CONSENT AGENDA**

- a) Bill Listing\*
  - Recommendation – Approval
- b) Council Minutes\* – 03/17/2026
  - Recommendation - Approval

**Councilwoman Hepfer motioned to accept the Consent Agenda. Seconded by Councilman Davis. The motion carried.**

### **CITY CLERK'S REPORT**

**9)a) 2026 Inter-Agency Agreement – Supervisor of Elections\*** with City Clerk Jackson stating City elections will be held in November 2026 and certain provisions must be in place to continue the process. An agreement between the City and the County Supervisor of Elections Office delineates most of the functions and responsibilities of each entity during the election process. **Councilwoman Bega motioned to authorize the enclosed Inter-Agency Agreement between the City of Inverness and the Citrus County Supervisor of Elections for services for the November 3, 2026 Election. Seconded by Councilwoman Hepfer. The motion carried.**

### **CITY MANAGER'S REPORT**

**10)a) Citrus County Sheriff's Office Quarterly Report** with Lt. Fischer providing details of the 2025 4<sup>th</sup> quarter report regarding tracked crimes, calls for service, arrests, traffic accidents, etc. with slight changes in numbers. Details were provided regarding arrests, trespassing, traffic, and calls for service. Many community events were highlighted. Councilman Davis questioned the numbers for calls of service and cases. Lt. Fischer explained that calls can be a wide variety of concerns and cases are criminal.

**10)b) Fire Station Bay Door Replacement Bid Award\*** with Fire Chief Bessler stating there was a Request for Proposal (RFP 2026-01- FD) for the replacement of the apparatus bay doors and operating systems at the fire station. The existing doors are aging, prone to frequent malfunctions, parts are becoming difficult to obtain, and the doors have no longer become cost-effective to repair. Their unreliability delays emergency response times and compromises station security. One response was received from JT Ruby Contracting for \$68,450.00. The completion of this project is necessary to accommodate the soon to arrive ladder truck.

**Councilman Davis motioned to award the bid for replacement of the fire station bay doors to JT Ruby Contracting and authorize the City Manager to execute the agreement. Seconded by Councilwoman Bega. The motion carried.**

**10)c) Purchase of Godwin Bypass Pump\*** with Assistant City Manager Marshall stating the City's Public Works Department has leveraged the Florida Sheriffs' Association Cooperative Purchase Program (FSACPP) for pricing to purchase a Godwin Bypass Pump Model CD150S in the amount of \$59,634.68. The City currently uses a 2004 Thompson Bypass Pump to maintain the flow of sewage at certain lift stations when there is extended loss of power events. The City will retain the current 2004 Thompson Bypass pump for redundancy. **Councilwoman Hepfer motioned to approve the purchase of the Godwin Bypass Pump CD150S and connection hoses using the Florida Sheriff's Association Cooperative Purchase Program at a price of \$59,631.68. Seconded by Councilwoman Bega. The motion carried.**

**10)d) Skate Park & Basketball Court –Final Design Concept \*** with Parks & Rec Director Worley providing a presentation of the final concept design for the previously discussed skate park and basketball court within the downtown parks complex which allows for a 4,600 square foot surface mounted skate park and a full 84' by 50' basketball court while preserving the majority of the existing tree canopy. It also includes fencing around each area and sidewalks for easy accessibility. The project will utilize existing stormwater systems in place for the additional impervious surface. **Councilwoman Hepfer motioned to approve the skate park and basketball court design as presented. Seconded by Councilwoman Bega. The motion carried.**

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

- Mannings Bar Property can be sold but there is a process. Attorney Hartley spoke of the title commitment. Consensus was to attain 2 appraisals.
- Volunteer Opportunities and we have amazing volunteers. Need to focus on a volunteer revamp to attract more.
- July 3 – 250 Events will have a presentation at the May 5, 2026 meeting.
- Crystal River Concert 4/18 is a first for them and encouraged everyone to attend.
- USA Today Best Small Towns in the South announcement will be Wednesday at noon.
- Other with City Manager with Small Town Saturday Night this weekend. Praised staff and their dedication to the City and spoke of community partners.

**COUNCIL/MAYOR SUBJECTS**

Councilman Davis was thankful for the rain and praised Council President Lizanich on conducting her first meeting as President.

Councilman Craig congratulated President Lizanich and spoke of a great staff. Noted he has been selected as the new Vice Chair for the TDC. Spoke of upcoming trail membership meeting.

Councilwoman Hepfer stated President Lizanich did an awesome job. Spoke of the audit and so much to be proud of, including amazing events. Spoke of the Salvation Army concert at Liberty Park and a sunrise service on Easter at the park.

Councilwoman Bega thanked Finance Director Koter and staff for a great audit. Noted she is having a 50<sup>th</sup> high school class reunion soon and how helpful Parks & Rec has been very helpful.

Council President Lizanich thanked staff and those that spoke this evening. Stated there will be a grant cycle meeting for the CCCC.

**CITIZENS NOT ON AGENDA**

Unnamed Citizen spoke of attending a Too Far event down South and that we have good water here.

Alisha McBratney referenced the CCSO report and possible adding a report on the 1 year of the downtown entertainment district. City Manager Williams stated there have been no issues relating to events.

Meeting adjourned at 7:23 p.m.

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City Clerk

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Council President

# Agenda Memorandum - *City of Inverness*

April 21, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: Tree City USA 30th Anniversary Signage Location  
CC: Susan Jackson, City Clerk, Christopher Shoemaker, Director of Community Development  
Enclosures: 1. Proposed Signage Locations  
2. Tree City USA Signs x2

---

The Tree City USA program was founded by the Arbor Day Foundation in 1976 to "Encourage cities to plant and manage public trees to foster healthier, greener communities." As Council is aware, the City of Inverness has been a Tree City USA for 30 years. As part of our 2026 anniversary, the Arbor Day Foundation has provided us with two new signs to be located within the City to help us celebrate. The proposed locations are on Pleasant Grove Rd. northbound coming into Inverness and the other at the corner of Courthouse Square and SR44/Main Street in front of the Old Courthouse.

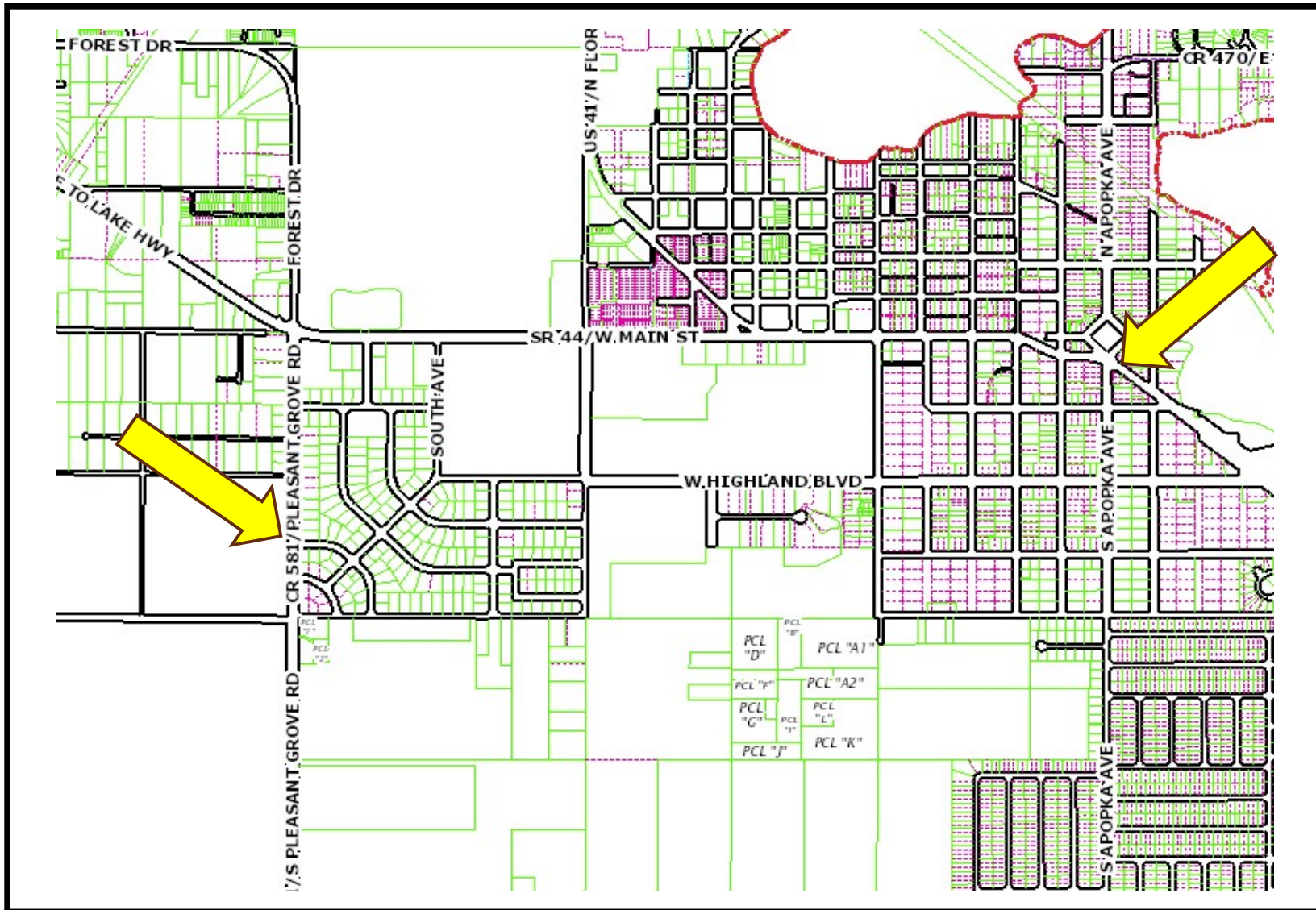
It is recommended that Council provide consensus direction for the proposed signage locations.

***Recommended Action:***

1. Allow Staff to Present
2. Deliberate the matter
3. Consensus direction for proposed locations

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

Eric C. Williams



Proposed Locations of Tree City USA Signage

City of Inverness  
 Prepared by: Jeff Wells  
 Date: April 16, 2026





**Tree City**

— USA —

**30 YEARS**



**Arbor Day  
Foundation™**

# Agenda Memorandum - *City of Inverness*

April 21, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: Urban Forestry Management Plan Proposal  
CC: Susan Jackson, City Clerk, Christopher Shoemaker, Director of Community Development  
Enclosures: 1. FFS TAP Grant NRPS 3 Service Proposal

---

The City of Inverness has long been committed to preserving and enhancing its urban tree canopy, as evidenced by its 30 years as a Tree City USA, and is always looking for new opportunities to expand these efforts.

Staff has identified a grant opportunity through the Florida Forest Service and Natural Resources Planning Services for development of an Urban Forestry Management Plan. The plan includes possible components of storm management, public education strategies, review of current tree protection codes, and utilization of urban wood waste. The management plan is a strategy and vision that will help the city preserve and enhance the urban forest for current and future generations.

The total cost is \$97,500 with the majority of the funding provided by a grant from FFS. The City contribution to this total cost is an in-kind city match of \$33,000 by way of regular tree planting, pruning, and tree maintenance work as part of the adopted current fiscal year budget, inclusive of staff costs to perform the work.

Should Council accept the proposal as presented, data collection will begin in May 2026 and the final management plan is expected by March 2027. It is recommended that Council accept the proposal for Canopy Analysis, Tree Inventory, and development of an Urban Forestry Management Plan as presented.

***Recommended Action:***

1. Allow Staff to Present
2. Motion and second to accept the proposal for Canopy Analysis, Tree Inventory, and development of an Urban Forestry Management Plan as presented
3. Deliberate the matter
4. Vote the matter

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

Eric C. Williams



*CONSULTING ARBORISTS — URBAN FORESTRY SPECIALISTS*

PHONE: 352.588.2580 FAX: 352.588.2206  
32745 PENNSYLVANIA AVE. – P.O. BOX 564, SAN ANTONIO, FL 33576

March 18, 2026

**PROPOSAL**

To: Mr. Chris Schoemaker, Community Development Director, City of Inverness  
Mr. Jeff Wells, City Planner, City of Inverness

From: Krystee Van Den Bosch, Natural Resource Planning Services, Inc.  
John T. Vogel II, Natural Resources Planning Services, Inc.

**Subject: Florida Forest Service Technical Assistance Grant  
Tree Canopy Analysis, Tree Inventory, and Urban Forest Management Plan**

Natural Resource Planning Services Inc, dba Legacy Arborist Services (LAS), hereby proposes to prepare a tree canopy analysis, and tree inventory for the City of Inverness.

**Canopy Analysis** **\$2,500.00**

This tree canopy analysis will be completed for area defined within the “City of Inverness” boundary lines. The methodology will involve using random point sampling from aerial images. The data collected will provide insight into the percentage of canopy coverage and include valuable details on environmental benefits of the canopy.

**Tree Inventory** **\$8.00/tree**

Data collected in the field shall include the following parameters.

Location Information:

- Closest street address or park name
- Latitude and Longitude

Tree Information:

- Status (Alive, Dead, Removed)
- Tree Species
- Latin Name for Species
- Diameter at Breast Height (one inch intervals, 4 inch DBH minimum)
- Total Height (Five Foot Intervals)
- Condition (Structural and Foliage)
- Observations (Defects, Site Conditions)

Management Needs:

- Conflicts with Structures (Lights, Signs, Buildings, etc)
- Conflicts with Overhead Utilities
- Proposed Treatments (Prune, Remove, Health Care, etc)



## CONSULTING ARBORISTS — URBAN FORESTRY SPECIALISTS

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### Deliverables:

- All tree inventory data in updated ESRI GIS shape files.
- A brief narrative analyzing the results of this inventory, which include recommendations for planting spaces.

### Urban Forest Management Plan

**\$15,000.00**

The purpose of the Urban Forest Management Plan (UFMP) is to provide a comprehensive guidance document to support the City's efforts to sustain the health, appearance, and function of the City's urban forest. The outcome of this plan is for the City of Inverness urban forest to be preserved, enhanced, and properly managed, providing the greatest possible benefit to the residents of Inverness.

This plan is intended to align with the American Public Works Association's (APWA) *Urban Forestry Best Management Practices for Public Works Managers* while adapting to the unique needs of the City of Inverness. The UFMP shall define and outline operational activities for managing tree assets and support decision-making, funding strategies, and performance tracking. The plan shall connect urban forest management to overall the City goals, outline tracking and maintenance practices, and support resource allocation decisions to meet both community and internal stakeholder needs.

The UFMP shall include the following components:

#### Goals and Objectives

- Preserve and enhance the urban forest.
- Ensure sustainable and efficient tree management.
- Align with existing City codes, policies, and other plans

#### Levels of Service and Performance Tracking

Define specific services related to the management of the urban forest that various City of Inverness entities provide. Assess levels of service, performance measures, and tracking systems. In addition, improve the integration of these entities' efforts to manage the urban forest. This would include a schematic depiction of the involved entities and their interactions with one another.

#### Training, and Standards for Key Personnel

Identify key staff positions and their responsibilities for urban forest management, the adherence of the current program to City standards, and their needs for ongoing training.

#### Stakeholders, Roles, and Responsibilities

Identify internal and external stakeholders and define responsibilities for each role. Solicit input from each of these groups as to how county officials are currently managing the urban forest and how urban forest management can be improved.



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**State of the Urban Forest**

Assess and analyze existing data that describes the urban forest from both a qualitative and quantitative perspective. Develop strategies, or enhance current strategies, to maintain an ongoing assessment of the state of the City’s urban forest. This would provide county officials with information to describe the current urban forest, set goals for annual and long-range work plans, and monitor the accomplishment of those goals. This could include a county-wide tree canopy analysis and/or a tree inventory system.

**Current Challenges**

These could include the following, and others:

- Preserving and enhancing the current urban tree canopy.
- Enhancing current reforestation efforts.
- Retaining large specimen trees during development.
- Using tree canopy to reduce the magnitude of flooding incidents and mitigate temperature peaks in urban heat islands.
- Integrating the efforts of county urban forestry professionals and departments.

**Improvement Plan**

Develop measurable improvement indicators and integrate survey results or related studies.

**Other Plan Components**

- Storm Management
- Public Educational Strategy
- Review of current county tree protection codes
- Utilization of urban wood waste (mandated to receive funding for this project).

Time Parameters: NRPS shall commence work on the Tree Canopy Analysis by May 1, 2026, following with the inventory to commence by June 1st. The deliverable date of the Urban Forest Management Plan will be a first review on January 31, 2027, and final review and submittal by March 31, 2027.

Compensation: The Florida Forest Service shall pay in full to NRPS the corresponding amount per service upon completion of each service rendered:

Tree Canopy Analysis \$2500.00  
Tree Inventory at \$8.00 per tree  
Urban Forest Management Plan \$15,000.00

*The City of Inverness will provide their “In Kind” Grant matching figure to Florida Forest Service and NRPS by way of Excel documentation.*



*CONSULTING ARBORISTS — URBAN FORESTRY SPECIALISTS*

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PHONE: 352.588.2580 FAX: 352.588.2206

32745 PENNSYLVANIA AVE. – P.O. BOX 564, SAN ANTONIO, FL 33576

Preparatory work shall commence after receipt of confirmation from City of Inverness and a notice to proceed from the Florida Forest Service.

Please let us know if you have any questions or comments.

Respectfully Submitted,

Krystee Van Den Bosch  
ISA Certified Arborist PR-5413A -U-UFP  
NRPS – LAS, Inc.

John T. Vogel II  
ISA Certified Arborist FL-9208A  
NRPS – LAS, Inc.

# Agenda Memorandum - *City of Inverness*

April 21, 2026

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Code Enforcement Lien Settlement -115 Daffodil St.

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

Enclosures: 1. Exhibit A - Request for Settlement  
2. Exhibit B - Code Case Costs  
3. Exhibit C - Property Record Card  
4. Exhibit D - Claim of Lien

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Good evening, Council members. Tonight, we are here to discuss a lien release request regarding the property 115 Daffodil Street. This property had overgrown vegetation and an accumulation of trash in the driveway that was first witnessed on July 15, 2025. This property went before the Special Magistrate who ordered that the property has 15 days to come into compliance or face a lien of \$100 a day to follow. The lien of \$100 a day began on September 18, 2025.

The lien accrued to a total of \$18,300 before the property came into compliance on March 19, 2026. Per the City Council's lien reduction approach of collecting City costs and abatement period fines, the Legal firm that is facilitating the closing of this estate is requesting a settlement of \$1,714.38. This settlement meets the abatement period fines of 15 days at \$100 a day, which adds to \$1,500, plus the City staff costs of \$214.38.

Staff recommends accepting the settlement offer of \$1,714.38. The settlement will recover the direct costs to the City.

***Recommended Action:***

1. Allow Staff to Present
2. Motion and second to approve a Release of Lien in the amount of \$1,714.38 of the total amount due of \$18,300.00 for 115 Daffodil Street as presented
3. Deliberate the Matter
4. Vote the Matter

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

Eric C. Williams  
City Manager

Exhibit A

**MANZO & ASSOCIATES, P. A.**

**ATTORNEYS AT LAW**

MAILING ADDRESS  
4767 NEW BROAD STREET  
ORLANDO, FLORIDA 32814

ISAAC MANZO  
ADMITTED IN FLORIDA AND  
THE DISTRICT OF COLUMBIA

FARHAAD A. NAGHOON  
ADMITTED IN FLORIDA

J.D. MANZO  
ADMITTED IN FLORIDA

TELEPHONE (407) 514-2692  
FACSIMILE (407) 514-2613  
EMAIL ADDRESS:  
[MANZO@MANZOLAWGROUP.COM](mailto:MANZO@MANZOLAWGROUP.COM)  
MANZOLAWGROUP.COM

October 6, 2025

Ethan McCollough  
Code Compliance Technician  
Community Development Department  
City of Inverness  
212 W Main Street  
Inverness, FL 34450

Via email only to: [emccollough@inverness.gov](mailto:emccollough@inverness.gov)

Re: City of Inverness Code Enforcement Case No. 985; Estate of Joanne Namey;  
115 Daffodil St. Inverness, Florida

Mr. McCollough:

My firm is facilitating the closing of the Estate of Joanne Namey on behalf of her two children, who are the heirs, and whose main contact is Jennifer Joanne Broadbent, 1070 E Chorus Ct, Hernando, FL 34442-4903.

Joanne Namey struggled with health and financial issues and passed away last April 2025. Her property at 115 Daffodil Street fell into disrepair, and her children had a hard time with her death.

Now that the property has passed inspection and the violations of garbage in the driveway, overgrown shrubs in front, and mowing the lawn have been abated, my office will ensure the property remains in compliance.

On behalf of the heirs of the Estate of Joanne Namey and in light of the very sad circumstances surrounding the untimely death of their mother, I respectfully request forgiveness of the outstanding violation fines and interest.

---

BALDWIN PARK  
4767 NEW BROAD STREET, ORLANDO, FLORIDA 32814

Per your office, the magistrate ruled that the property had 15 days to come into compliance, at \$100 a day for a fine following. I am requesting the lien settlement, which would be roughly \$1,500.00, plus your admin fees of approximately \$200.

If you have any questions or concerns regarding this matter, please do not hesitate to contact me directly at 407-514-2692.

Sincerely,

Manzo & Associates, P.A.

/s/ ISAAC MANZO

Isaac Manzo  
Attorney

Enclosures

**Exhibit B**

**115 DAFFODIL ST**

<b>Administrative Task</b>	<b>Hourly Rate</b>	<b>Hours</b>	<b>Cost</b>
Code Compliance Inspector	\$ 30.00	2.00	\$ 60.00
Special Magistrate	\$ 250.00	0.25	\$ 62.50
Recording Secretary	\$ 40.00	0.25	\$ 10.00
<b>Document Fees</b>	<b>Fee</b>	<b>Qty</b>	<b>Cost</b>
Postage			
Certified Mail	\$ 10.44	2.00	\$ 20.88
Lien Recording Fee	\$ 61.00	-	\$ 61.00
Lien Release fee	\$ 10.00		\$ 10.00
<b>Total</b>			<b>\$ 214.38</b>

As of 3-19-26, lien had accrued to \$18,300.00. Magistrate ordered 15 days to come into compliance, at \$100 a day after.

**Total** **\$1,500.00**

**Total** **\$1,714.38**

<b>CASE STARTED:7/16/2025</b>	<b>302.4 - WEEDS; 308.1 - ACCUMULATION OF RUBBISH OR GARBAGE</b>
<b>CASE #985</b>	<b>OVERGROWN LAWN AND RUBBISH IN DRIVEWAY.</b>
<b>2 LETTERS MAILED VIA CERTIFIED</b>	<b>LIEN RECORDED 9-18-2025 OF \$100.00 A DAY</b>

CODE COMPLIANCE TECHNICIAN FOUND THE VIOLATION

CODE COMPLIANCE - 2 HOURS - 1 CASE

CODE COMPLIANCE TIME BREAKDOWN - 1 INSPECTION, UPLOADING PHOTOGRAPHS  
CREATE CASE, SEND OUT VIOLATION LETTER. PREPARE CASE FOR  
MAGISTRATE. CREATE ORDER. MAIL ORDER.

BOTH CERTIFIED LETTERS TO PROPERTY OWNER - UNCLAIMED

SPECIAL MAGISTRATE - 1 HEARING + SIGNING ORDERS

ADMINISTRATIVE - N/A

NEW PROPERTY OWNER HAS TAKEN CARE OF LAWN AND REMOVED GARBAGE ON 3-19-26



**Exhibit C**

**Altkey: 1781744**  
**NAMEY JOANNE**

**Parcel ID: 20E19S210020 02660 0180**  
**115 DAFFODIL ST , INVERNESS**

**Citrus County Property Appraiser, Cregg E. Dalton**

PC Code 0000 - VACANT  
 Bldg Counts Res 0 / MH 0 / Comm 0  
 Nbhd 8710 - INVERNESS HIGHLANDS SOUTH AND WEST  
 Tax District 000X - WITHLACOOCHEE RIVER BASIN  
 Subdivision 001043 - INVERNESS HIGHLANDS SOUTH  
 Short Legal INVERNESS HGLDS SOUTH PT LYING OUTSIDE CITY OF INVERNESSTHAT PT OF LOTS 18 & 19 BLK 266 LYING OUT OF CITY LIMITS  
 Est. Parcel Sqft 4,253  
 Est. Parcel Acres .10  
 Map SC-TW-RG 20-19S-20E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

**Mailing Address**

Name NAMEY JOANNE  
 Mailing Address 1070 E CHORUS CT  
 HERNANDO FL 34442

**All Owners**

Name	Owner Type
NAMEY JOANNE	IN - Individual

**2025 Preliminary Values**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2025	\$50	\$0	\$50	\$50	\$0	\$50	\$0

**Value History and Tax Amount**

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2024	\$50	\$0	\$50	\$50	\$0	\$50	\$0	\$4.82	<a href="#">Link</a>
2023	\$50	\$0	\$50	\$50	\$0	\$50	\$0	\$4.83	<a href="#">Link</a>

**Tax Estimate upon sale of the property (no assessment capping or exemptions)**

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	\$50	14.8298	\$4.81

**Buyer Beware!**

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in

higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

### Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$26.33

### Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/01/2010	\$72,000	2384/1649	14-SALE / MORE THAN 1 PARCEL	I
04/01/2006	\$115,000	2000/2145	11-11	V
04/01/2006	\$100	2000/2144	10-DEEDS CONVEYING PARTIAL INTEREST	V
04/01/2006	\$100	2000/2143	10-DEEDS CONVEYING PARTIAL INTEREST	V
04/01/2006	\$100	2000/2142	10-DEEDS CONVEYING PARTIAL INTEREST	V
05/01/1990	\$59,000	0856/1548	14-SALE / MORE THAN 1 PARCEL	I
08/01/1989	\$100	0824/0410	03-SAME FAMILY/DEED FOL	V
01/01/1988	\$100	0767/0509	03-SAME FAMILY/DEED FOL	V
12/01/1985	\$5,000	0686/0163	14-SALE / MORE THAN 1 PARCEL	V

### DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

### Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
09/23/2005	5389BP	Residential Windows/Doors	\$886	

### Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	50			\$7,760	MDR

Total Misc Value

Exhibit D

SPREPARED BY:  
CITY OF INVERNESS  
212 W. MAIN STREET  
INVERNESS, FLORIDA 34450  
SUSAN JACKSON - CITY CLERK

CLAIM OF LIEN  
BY  
CITY OF INVERNESS, FLORIDA  
(Code Compliance)

STATE OF FLORIDA  
COUNTY OF CITRUS

Eric C. Williams duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

**VIOLATION: 308.1 – ACCUMULATION OF RUBBISH OR GARBAGE  
302.4 - WEEDS**

to the value of **ONE HUNDRED DOLLARS (\$100.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

**115 DAFFODIL STREET, INVERNESS – ALT KEY: 1781752  
INVERNESS HGLDS SOUTH PT LYING OUTSIDE CITY OF INVERNESS  
PARCEL IDENTIFICATION: 20E19S210020 02660 0185**

Owned by **JOANNE NAMEY** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **\$100.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

BY:   
SIGNATURE

CITY OF INVERNESS, FLORIDA

ERIC C. WILLIAMS  
Typed

CITY MANAGER  
Title

STATE OF FLORIDA  
COUNTY OF CITRUS

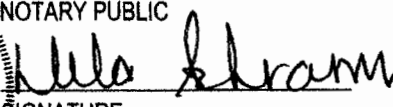
The foregoing instrument was acknowledged before me by means of  **physical presence** or  **online notarization** this

26 day of September, 2025, Eric C. Williams, City Manager of the City of Inverness.

He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.



NOTARY PUBLIC  
  
SIGNATURE

Printed Name of Notary  
My Commission Expires:

**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF INVERNESS, FLORIDA**

City of Inverness, a  
Florida municipal corporation,

Petitioner,

Case No. #: **985**

Vs.

**JOANNE NAMEY  
1070 E CHORUS COURT  
HERNANDO, FL 34442**

Re: **115 DAFFODIL ST**, Inverness, Florida.

Respondent.

---

**ADMINISTRATIVE ORDER – VIOLATION**

**THIS CAUSE**, came for public hearing before the Code Enforcement Special Magistrate on **SEPTEMBER 3, 2025**, after due notice to the Respondent. The Code Enforcement Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues its Final Administrative Order including Findings of Fact, Conclusions and Order as follows:

- I. **FINDINGS OF FACT:**
  - A. Respondent, **JOANNE NAMEY** is the owner in Charge of the property located at **115 DAFFODIL ST.** Inverness, Florida, having the following identifiable information assigned by the Citrus County Property Appraiser: Parcel ID # **20E19S210020 02660 0185** and alt key: **1781752**.

- B. That on and between **JULY 16, 2025** and **SEPTEMBER 3, 2025**, the property, as described in above, was in violation of the List codes in violation.

Specifically, such subsections provide as follows:

**308.1 ACCUMULATION OF RUBBISH OF GARBAGE; 302.4 WEEDS**

TO WIT:

**THE YARD IS OVERGROWN PAST 10" ON THIS PROPERTY. THERE IS A PILE OF RUBBISH/GARBAGE SITTING IN THE DRIVEWAY.**

II. CONCLUSION OF LAW:

- A. Respondent, by reason of the foregoing is in violation of the **308.1 ACCUMULATION OF RUBBISH OR GARBAGE; 302.4 WEEDS**, in that the Respondent has failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Inverness, Florida, Sec 3.4 – City of Inverness Code Enforcement Ordinance.

III. ORDER:

- A. I hereby find the Respondent in violation of the **308.1 ACCUMULATION OF RUBBISH OR GARBAGE; 302.4 WEEDS**, and order Respondent to perform all work remedy and conditions set forth in paragraphs I.B., above, and bring the property into compliance with the **308.1 ACCUMULATION OF RUBBISH OR GARBAGE; 302.4 WEEDS**.

Respondent shall:


1. If no permits are required the work necessary to comply with the foregoing pursuant to the current Florida Building Code, the National Electric Code, any identified Standard Housing Codes, or the codes adopted by the City of Inverness Code of Ordinances or Land Development Code, the Respondent shall complete the work necessary by 7:00 a.m. on **SEPTEMBER 18, 2025** If the Respondent fails to comply by 7:00 a.m. on **SEPTEMBER 18, 2025** subsection (4) shall apply; and/or
2. Failure to comply with any subsection of paragraph III in the times allowed for compliance herein shall be a fine of **\$100.00** per day thereafter, which shall run until all violations described herein have been abated. The total fines per day shall not exceed **\$250.00** per day, without regard to how many items remain in violation.

**All fines will be assessed as a lien against the property.  
After three (3) months from the filing of any such lien which  
remains unpaid, refer to the City Attorney's office for  
consideration of foreclosure.**

- B. This Order may be recorded in the Public Records of Citrus County, Florida, and shall constitute a lien against the above-described property, and upon any other real, or personal property, owned by the Respondent, pursuant to Sections 162.08 and 162.09, Florida State Statutes.
- C. The holder of this Order, and the lien arising hereunder, is the City of Inverness, a Florida municipal corporation, with the address of 212 W. MAIN STREET, INVERNESS, FLORIDA 34450.

DONE AND ORDERED THE      SEPTEMBER 3, 2025     

CODE ENFORCEMENT SPECIAL MAGISTRATE  
INVERNESS, FLORIDA

  
\_\_\_\_\_

Robert Christensen  
Code Enforcement Special Magistrate

STATE OF FLORIDA:  
COUNTY OF CITRUS:

This foregoing was acknowledged before me this 3 day of September, 2025,  
by Robert Christensen, who physically appeared before me and who is either  
personally known to me or who produced a \_\_\_\_\_ as identification.

  
\_\_\_\_\_

NOTARY



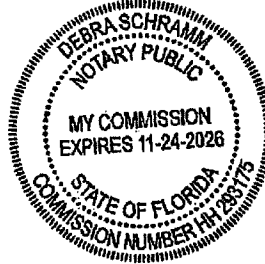
**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to the Respondent by mail to: **JOANNE NAMEY AT 1070 E CHORUS COURT, HERNANDO, FL 34442.**

This **SEPTEMBER 3, 2025**



Notary Public



**IMPORTANT NOTICE:**

**NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES:**

Non-compliance Hearing – If you, as the respondent, 1.) do not bring the property into compliance, 2.) call for a reinspection, and 3.) receive an affidavit of compliance; notice is hereby given that a hearing before the Code Enforcement Special Magistrate is to be held on **SEPTEMBER 3, 2025** at 1:30 p.m. at the CITY COUNCIL CHAMBERS, CITY HALL, 212 W MAIN STREET, INVERNESS, FLORIDA 34450, to determine if the violation as set forth in the Order dated **SEPTEMBER 3, 2025** in Case No. # **985** continued beyond the COMPLIANCE DATE, AND if so to consider imposition of a fine or other penalties. Your failure to appear could result in a waiver of your opportunity to be heard in this matter and may result in an action by the Code Enforcement Special Magistrate which could be adverse to your interest. Additionally, please be advised that pursuant to Chapter 162 of Florida Statutes, you may have other additional rights in reference to any findings by the CODE ENFORCEMENT SPECIAL MAGISTRATE.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. **BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 3.4(N), CODE OF ORDINANCES OF THE CITY OF INVERNESS, TO THE CIRCUIT COURT OF CITRUS COUNTY.**

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FIND THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF INVERNESS, COMMUNITY DEVELOPMENT DEPARTMENT AT (352)726-2611.

# Agenda Memorandum - *City of Inverness*

April 21, 2026

TO: Elected Officials  
FROM: Eric Williams, City Manager  
SUBJECT: Project and Program Updates

- West Inverness Trail
- Ladder Truck
- Other

CC: Susan Jackson, City Clerk

Enclosures:

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