

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
June 18, 2024 - 5:30 PM**

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.

ENCLOSURES*

- 1) INVOCATION, PLEDGE OF ALLEGIANCE & ROLL CALL**
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
- 3) ACCEPTANCE OF AGENDA**
- 4) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
 - a) Legislative Update – Sunrise Group (City Lobbyist)
 - b) Citrus County Sheriff's Office Quarterly Report
- 5) PUBLIC HEARINGS / WORKSHOPS**
 - a) FY 2023-24 Mid-Year Budget Amendment*
 - b) Lincoln Park Unnamed Road Vacation - Adoption Hearing
 - c) Ordinance 2024-831 Canvassing Board Referendum - Final Adoption*
- 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*

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- b) Council Minutes* - 06/04/2024

9) CITY CLERK'S REPORT

10) CITY MANAGER'S REPORT

- a) Utilities Rate Study Findings - Raftelis*
- b) Project/Program Updates
- Holden Park Reclaim Water Project Update
 - July 3 - Patriotic Evening
 - West Inverness Trail
 - Budget Development
 - Other

11) MAYOR & COUNCIL SUBJECTS / REPORTS

- a) Mayor Plaisted
- b) Councilwoman Bega
- c) Councilwoman Hepfer
- d) Councilwoman Lizanich
- e) Councilman Davis
- f) Councilman McBride

12) NON-SCHEDULED PUBLIC COMMENT

(Speaking time limit: Individual - 3 minutes; Group/Organization - 5 minutes)

13) ADJOURNMENT

- a) **DATES TO REMEMBER**
- Kids \$1 Movie Days – A Bug's Life
Wednesday, June 19, 2024 @ 12:00 noon & 3:00pm
Valerie Theatre
- Third Friday Car Show
Friday, June 21, 2024 from 5:00pm – 8:00pm
Downtown Inverness
- Valerie Players Presents: The Red Hot Lovers
Friday, June 21, 2024 @ 7:00pm

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Saturday, June 22, 2024 @ 7:00pm

Sunday, June 23, 2024 @ 2:00pm

Valerie Theatre

Market at the Depot

Wednesday, June 26, 2024 from 5:00pm – 8:00pm

Depot Pavilion

Billy Buchanan "I'm a Soul Man" 6 Piece Band

Saturday, June 29, 2024 @ 7:00pm

Valerie Theatre

Inverness City Council Regular Meeting

Tuesday, July 2, 2024 @ 5:30pm

Inverness Government Center

**Every Tuesday @ 6:00pm Kickball League Whispering Pines Park*

Agenda Memorandum - *City of Inverness*

June 18, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: FY 2023-24 Mid-Year Budget Amendment*

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

Enclosures: 1. Resolution 2024-08
2. Notice of Budget Hearing
3. Budget Summary

This is an annual activity to amend the FY 2023-24 Budget to correct and adjust various departmental contracts, operational expenditures and capital projects. The total amount of all funds being amended represents \$1,742,713.00 inclusive of General, ICRA Capital Projects, Water/Sewer Projects, and Cemetery Funds. Additional detailed information is found below.

General Fund Operations and Maintenance

Adjustment to Expense Accounts:

Event Rental Security Service	Increase	\$ 755.00
Ticket Sales Distribution	Increase	\$ 82,797.00
Entertainment District Cup Sales	Increase	\$ 13,017.00
Reserve Cash Carried Forward	Decrease	\$ 1,000,000.00
Infrastructure Reserve	Increase	\$ 420,687.00
Land Reserve	Increase	\$ 579,313.00

Adjustment to Revenue Accounts:

Entertainment District Cup Sales	Increase	\$ 13,017.00
Valerie Ticket - Distribution	Increase	\$ 82,797.00
Event Rental Security Service Fee	Increase	\$ 755.00

The above detailed items include adjustments in revenue and expenditures for events and shows relating to event security procured for and ticket sales taken in on behalf of events hosted by other organizations. An adjustment is also being made to reflect the anticipated revenues and expenses to be spent/collected for the Entertainment district cups, as previously approved by council. Additionally, an adjustment is being made to reserves to reflect additional allocation of funds to the Infrastructure and Land reserves.

ICRA Fund

Adjustment to Expense Accounts:

CRA Wayfinding Signs	Increase	\$ 150,000.00
Gateway	Decrease	\$ 150,000.00

The above detail reflects the merger of the CRA Wayfinding Signs and Gateway projects into one singular project. Previously, funding had been allocated separately, but the projects have since been combined.

Capital Projects - CIP

Adjustment to Expense Accounts:

Security Cameras – IP	Decrease	\$ 27,000.00
Access Control System	Increase	\$ 12,200.00
Equipment – Computerization City	Increase	\$ 14,800.00
Fire Station Bay Renovations	Decrease	\$ 75,000.00
Fire Bay Floor Resurfacing	Decrease	\$ 7,514.00
Fire Training Grounds	Increase	\$ 75,000.00
Fencing Fire Station	Decrease	\$ 633.00
Fire Extrication Gear	Increase	\$ 2,386.00
Fire Supply Hose Upgrade	Increase	\$ 3,385.00
Fire SCBA State Grant	Increase	\$ 46,974.00
Fire Nozzles	Increase	\$ 2,376.00
Pine Ave Stormwater	Increase	\$ 95,701.00
Theater Audio/Video	Increase	\$ 627.00
Parks Shade Structure	Increase	\$ 5,500.00
Liberty Park Theme Lighting	Increase	\$ 20,000.00
Parks Vehicle Replacement	Decrease	\$ 210.00
Pool Complex Building Rehab	Decrease	\$ 10,000.00
Pool/Splashpad Shade Structures	Decrease	\$ 4,700.00
Parks Picnic Tables, Bench, Trash Cans	Decrease	\$ 1,944.00
WPP AC Repair/Replace	Decrease	\$ 490.00
Parks Mowers	Decrease	\$ 4,313.00
Pool Deck Furniture	Decrease	\$ 1,397.00
Depot Fencing	Increase	\$ 2,427.00
Reserve Cash Carried Forward	Decrease	\$ 5,500.00

Adjustment to Revenue Accounts:

FEMA Fire Grant	Increase	\$ 46,974.00
FDEP Springs Grant	Increase	\$ 95,701.00

The above detail represents projects budgeted in FY 2023-24 that are in process and/or will be completed in the current fiscal cycle and require a transfer of funds from projects that have been completed or will be deferred. In addition, the details include an adjustment to reflect projects that were added to the current year's budget due to the award of grant funds.

Water/ Sewer Capital Projects

Adjustment to Expense Accounts:

Utility Rate Study	Increase	\$ 19,300.00
WTP Upgrade PLC/Install SCADA	Increase	\$ 118,472.00
WWTP PLC Upgrades	Decrease	\$ 8,680.00
Sprayfield Rehab WWTP	Decrease	\$ 10,000.00
WWTP Flow Meter	Decrease	\$ 285.00
Effluent Sampler WWTP	Decrease	\$ 10,000.00
WWTP VFD Replacement	Increase	\$ 8,704.00
Headworks Spare Motor	Decrease	\$ 1,777.00
Actuator Valve Replacement	Decrease	\$ 646.00
Lift Station Rehab	Increase	\$ 34,892.00
Water Line	Increase	\$ 25,000.00
Water Line Replacement/Mapping	Decrease	\$ 25,000.00
Reserve Cash Carried Forward	Decrease	\$ 141,276.00

Adjustment to Revenue Accounts:

Insurance Proceeds – Equipment	Increase	\$ 8,704.00
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The above detail represents projects budgeted in FY 2023-24 that are in process and/or will be completed in the current fiscal cycle and require a transfer of funds from projects that have been completed. In addition, the above detail also represents adjustments made to revenue and expenses to insurance proceeds for the cost WWTP VFD Replacement.

Oakridge Cemetery Fund

Adjustment to Expense Accounts:

Utilities – Electric	Decrease	\$ 180.00
Misc. Expense	Decrease	\$ 220.00
Supplies Maintenance	Increase	\$ 400.00
Monument Engraving	Increase	\$ 8,000.00

Adjustment to Revenue Accounts:

Monument Engraving	Increase	\$ 8,000.00
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The above detail represents adjustment to revenues and expenditures related to monument engraving for columbarium niche sales. Additionally, the above reflects a reallocation of expenses to cover maintenance supplies for the cemetery expected to be incurred due to the addition of the columbarium.

Recommended Action:

1. Open the Public Hearing
2. Motion, second, and vote to read Resolution 2024-08 by title only.
3. Allow Staff to Speak
 1. Those For
 2. Those Against
 3. Deliberate the Matter
4. Motion, second, and vote to adopt Resolution 2024-08 by roll call.
5. Close the Public Hearing

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

Eric C. Williams
City Manager

RESOLUTION 2024-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AMENDING THE ADOPTED BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, AMENDING THE GENERAL FUND, CAPITAL PROJECTS 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 2023-24 budget to provide for recognition of adjustments to reserves, expenditures and revenues in the General, ICRA, Capital Projects, Utility, and Cemetery funds.

WHEREAS, the City Council desires to appropriate the reserves and amend authorized project expenses appropriated in Fiscal Year 2024; and

WHEREAS, the City Council held a public hearing on June 18, 2024; as required by Florida Statute 200.065; and

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF INVERNESS AS FOLLOWS:

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

Expenditure	Current Budget	Revised Budget	Adjustment
Event Rental Security Service	\$ 0.00	\$ 755.00	\$ 755.00
Ticket Sales Distribution	\$ 70,000.00	\$ 152,797.00	\$ 82,797.00
Entertainment District Cup Sales	\$ 0.00	\$ 13,017.00	\$ 13,017.00
Reserve Cash Carried Forward	\$ 6,581,217.25	\$ 5,581,217.25	(\$ 1,000,000.00)
Infrastructure Reserve	\$ 2,305,731.00	\$ 2,726,418.00	\$ 420,687.00
Land Reserve	\$ 420,687.00	\$ 1,000,000.00	\$ 579,313.00

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

Revenue	Current Budget	Revised Budget	Adjustment
Entertainment District Cup Sales	\$ 0.00	(\$ 13,017.00)	(\$ 13,017.00)
Valerie Ticket - Distribution	(\$ 70,000.00)	(\$ 152,797.00)	(\$ 82,797.00)
Event Rental Security Service Fee	\$ 0.00	(\$ 755.00)	(\$ 755.00)

Section 3. That expenditure accounts in the ICRA Fund shall be amended as follows:

Expenditure	Current Budget	Revised Budget	Adjustment
CRA Wayfinding Signs	\$ 219,440.50	\$ 369,440.50	\$ 150,000.00
Gateway	\$ 150,000.00	\$ 0.00	(\$ 150,000.00)

Section 4. That expenditure accounts in the Capital Projects Fund shall be amended as follows:

Expenditure	Current Budget	Revised Budget	Adjustment
Security Cameras – IP	\$ 50,000.00	\$ 23,000.00	(\$ 27,000.00)
Access Control System	\$ 0.00	\$ 12,200.00	\$ 12,200.00
Equipment – Computerization City	\$ 10,000.00	\$ 24,800.00	\$ 14,800.00
Fire Station Bay Renovations	\$ 75,000.00	\$ 0.00	(\$ 75,000.00)
Fire Bay Floor Resurfacing	\$ 30,000.00	\$ 22,486.00	(\$ 7,514.00)
Fire Training Grounds	\$ 0.00	\$ 75,000.00	\$ 75,000.00
Fencing Fire Station	\$ 15,000.00	\$ 14,367.00	(\$ 633.00)
Fire Extrication Gear	\$ 8,970.00	\$ 11,356.00	\$ 2,386.00
Fire Supply Hose Upgrade	\$ 14,514.00	\$ 17,899.00	\$ 3,385.00
Fire SCBA State Grant	\$ 0.00	\$ 46,974.00	\$ 46,974.00
Fire Nozzles	\$ 6,000.00	\$ 8,376.00	\$ 2,376.00
Pine Ave Stormwater	\$ 0.00	\$ 95,701.00	\$ 95,701.00
Theater Audio/Video	\$ 16,012.00	\$ 16,639.00	\$ 627.00
Parks Shade Structure	\$ 50,000.00	\$ 55,500.00	\$ 5,500.00
Liberty Park Theme Lighting	\$ 0.00	\$ 20,000.00	\$ 20,000.00
Parks Vehicle Replacement	\$ 113,000.00	\$ 112,790.00	(\$ 210.00)
Pool Complex Building Rehab	\$ 10,000.00	\$ 0.00	(\$ 10,000.00)
Pool/Splashpad Shade Structures	\$ 8,000.00	\$ 3,300.00	(\$ 4,700.00)
Parks Picnic Tables, Bench, Trash Cans	\$ 20,000.00	\$ 18,056.00	(\$ 1,944.00)
WPP AC Repair/Replace	\$ 15,000.00	\$ 14,510.00	(\$ 490.00)
Parks Mowers	\$ 15,000.00	\$ 10,687.00	(\$ 4,313.00)
Pool Deck Furniture	\$ 6,000.00	\$ 4,603.00	(\$ 1,397.00)
Depot Fencing	\$ 35,000.00	\$ 37,427.00	\$ 2,427.00
Reserve Cash Carried Forward	\$ 6,928,692.32	\$ 6,923,192.32	(\$ 5,500.00)

Section 5. That revenue accounts in the Capital Projects Fund shall be amended as follows:

Revenue	Current Budget	Revised Budget	Adjustment
FEMA Fire Grant	\$ 0.00	(\$ 46,974.00)	(\$ 46,974.00)
FDEP Springs Grant	\$ 0.00	(\$ 95,701.00)	(\$ 95,701.00)

Section 6. That expenditure accounts in the Water/Sewer Capital Projects Fund shall be amended as follows:

Expenditure	Current Budget	Revised Budget	Adjustment
Utility Rate Study	\$ 30,000.00	\$ 49,300.00	\$ 19,300.00
WTP Upgrade PLC/Install SCADA	\$ 0.00	\$ 118,472.00	\$ 118,472.00
WWTP PLC Upgrades	\$ 60,000.00	\$ 51,320.00	(\$ 8,680.00)
Sprayfield Rehab WWTP	\$ 10,000.00	\$ 0.00	(\$ 10,000.00)

WWTP Flow Meter	\$ 13,500.00	\$ 13,215.00	(\$ 285.00)
Effluent Sampler WWTP	\$ 10,000.00	\$ 0.00	(\$ 10,000.00)
WWTP VFD Replacement	\$ 0.00	\$ 8,704.00	\$ 8,704.00
Headworks Spare Motor	\$ 7,500.00	\$ 5,723.00	(\$ 1,777.00)
Actuator Valve Replacement	\$ 60,000.00	\$ 59,354.00	(\$ 646.00)
Lift Station Rehab	\$ 225,000.00	\$ 259,892.00	\$ 34,892.00
Water Line	\$ 200,000.00	\$ 225,000.00	\$ 25,000.00
Water Line Replacement/Mapping	\$ 196,068.81	\$ 171,068.81	(\$ 25,000.00)
Reserve Cash Carried Forward	\$ 3,286,679.67	\$ 3,145,404.67	(\$ 141,276.00)

Section 9. That revenue accounts in the Water/Sewer Capital Projects Fund shall be amended as follows:

Revenue	Current Budget	Revised Budget	Adjustment
Insurance Proceeds – Equipment	\$ 0.00	(\$ 8,704.00)	(\$ 8,704.00)

Section 8. That expenditure accounts in the Oakridge Cemetery Fund shall be amended as follows:

Revenue	Current Budget	Revised Budget	Adjustment
Utilities – Electric	\$ 180.00	\$ 0.00	(\$ 180.00)
Misc. Expense	\$ 2,300.00	\$ 2,080.00	(\$ 220.00)
Supplies Maintenance	\$ 0.00	\$ 400.00	\$ 400.00
Monument Engraving	\$ 0.00	\$ 8,000.00	\$ 8,000.00

Section 9. That revenue accounts in the Oakridge Cemetery Fund shall be amended as follows:

Revenue	Current Budget	Revised Budget	Adjustment
Monument Engraving	\$ 0.00	(\$ 8,000.00)	(\$ 8,000.00)

PASSED AND ADOPTED THIS 18TH DAY OF JUNE 2024, ____ PM.

Jacquie Hepfer, Council President

ATTEST:

Susan Jackson, City Clerk

NOTICE OF BUDGET HEARING

The City Council of the City of Inverness will hold a public hearing on Tuesday June 18, 2024 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, 2023 and ending September 30, 2024.

BUDGET SUMMARY

CITY OF INVERNESS

2023-2024 FISCAL YEAR

THE PROPOSED OPERATING EXPENDITURES OF THE CITY OF INVERNESS ARE 4.0% HIGHER THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES

GENERAL FUND 7.7600

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
TAXES									
AD-VALOREM MILLAGE PER \$1000 7.7600	4,626,068						4,626,068		4,626,068
AD-VALOREM Delinquent Taxes	75,000						75,000		75,000
SALES & USE TAXES	350,000						350,000		350,000
UTILITY SERVICE TAXES	959,000						959,000		959,000
COMMUNICATIONS SERVICES TAX	330,000						330,000		330,000
LOCAL BUSINESS TAX	70,000						70,000		70,000
FRANCHISE FEES	953,784						953,784		953,784
LICENSES & PERMITS	442,000						442,000		442,000
GRANTS	809,794	142,675	3,336,853				4,289,322		4,289,322
STATE SHARED REVENUE	917,500						917,500	756,765	1,674,265
CHARGES FOR SERVICES	1,692,308		4,528,178	98,000			6,318,486		6,318,486
FINES & FORFEITS	34,215						34,215		34,215
INTEREST EARNINGS	170,000	60,000	72,750	11,500	500	11,000	325,750	20,000	345,750
RENTS & ROYALTIES	202,600		426				203,026		203,026
SPECIAL ASSESSMENTS/IMPACT FEE			100,000		58,000		158,000		158,000
CONTRIBUTIONS/DONATIONS	-						-		-
SALE OF FIXED ASSET-EQUIP							-		-
PENSION CONTRIBUTIONS							-		-
OTHER MISCELLANEOUS REVENUES	30,000		59,454	8,000			97,454		97,454
TOTAL SOURCES	11,662,269	202,675	8,097,661	117,500	58,500	11,000	20,149,605	776,765	20,926,370
TRANSFERS IN	1,099,000	1,783,184	4,539,354	34,929			7,456,467	765,866	8,222,333
FUND BALANCES/RESERVES/NET ASSETS	14,146,427	7,935,447	9,138,088	1,176,492	618,788	262,699	33,277,940	2,048,743	35,326,682
TOTAL REVENUES, TRANSFERS & BALANCES	26,907,696	9,921,306	21,775,103	1,328,921	677,288	273,699	60,884,012	3,591,374	64,475,385
EXPENDITURES									
GENERAL GOVERNMENTAL	\$2,656,997	205,839	40,500			11,000	\$2,914,336		\$2,914,336
ECONOMIC ENVIRONMENT	609,679						609,679		609,679
PUBLIC SAFETY	2,150,705	286,698					\$2,437,403		\$2,437,403
PHYSICAL ENVIRONMENT	1,325,709		11,072,116	109,424			12,507,249	1,481,695	13,988,944
TRANSPORTATION	1,284,099	1,989,339					3,273,438		3,273,438
CULTURE AND RECREATION	2,140,909	516,238					2,657,147		2,657,147
DEBT SERVICE			428,251				428,251	745,800	1,174,051
TOTAL EXPENDITURES	10,168,098	2,998,114	11,540,867	109,424	-	11,000	24,827,503	2,227,495	27,054,998
TRANSFERS OUT	2,549,050		5,148,354	38,429			7,735,833	286,500	8,022,333
FUND BALANCE RESERVES AND NET ASSETS	14,190,547	6,923,192	5,085,882	1,181,068	677,288	262,699	28,320,676	1,077,379	29,398,054
TOTAL APPROPRIATED EXPENDITURES,									
TRANSFERS, RESERVES & BALANCES	26,907,696	9,921,306	21,775,103	1,328,921	677,288	273,699	60,884,012	3,591,374	64,475,385

Agenda Memorandum - *City of Inverness*

June 18, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Lincoln Park Unnamed Road Vacation - Adoption Hearing

CC: Susan Jackson, City Clerk, Frank Calascione, Assistant City Manager,
Christopher Shoemaker, Director of Community Development

Enclosures: 1. 6.18 Encl Resolution 2024-06 Lincoln Park Road Vacate
2. 6.18 Encl Six Exhibits Vacate Lincoln Park

Background

Street vacation is the legal process of undoing the creation of a public street typically created by the platting process. If approved, the City will renounce any claim or right to the land described. The vacated street ceases to be a public street and can no longer be accessed by the public. This request is for the vacation of an unnamed road that was created in 1949.

General Location Map



Street Vacation Policy

The City of Inverness has a detailed street vacation policy dating back to 1989. To initiate the process, the applicant(s) must submit a petition with the six exhibits listed below and included as an enclosure to this agenda item.

1. Completed, notarized Petition containing a legal description of the street/alley/easement being petitioned for vacation.
2. Map clearly showing the location and vicinity of the street/alley/easement being petitioned for vacation.
3. If it is determined there are utility lines within the street/alley/easement, or if there are plans to install utilities in that location, a duly executed Utility Easement Agreement indicating the area to be used. The Easement must be submitted and recorded when the Resolution vacating the street/alley/easement is recorded (NOT APPLICABLE)
4. Current Property Owner Information Report from a title company verifying ownership of all contiguous property owners.
5. A copy of the subdivision plat cover sheet, if applicable, for review of the dedication.
6. Consent/Objection/Comment form from all utility companies, signed by authorized representative which shall indicate their approval, objection or comments regarding the proposed vacation.

Street Vacation Approval Process

1. Planning and Zoning Committee recommends action on the petition 5.1.24

2. City Council reviews action by Planning and Zoning Committee
3. City Council initiates action to cause a Public Hearing
4. City Clerk provides Notice of Public Hearing for publication Citrus Chronicle
5. City Council conducts Public Hearing 6.18.24
6. City Council considers final passage to vacate by Resolution (4 votes required)
7. City Clerk provides Notice of Council Action for publication in the Citrus Chronicle
8. City Clerk records final Resolution and public notices

This property was platted in 1949 and the road is “on paper only” as it was never paved or used for ingress and egress for the subdivision. The 25-foot road is split by the property boundary of the Florida Trail owned by the State of Florida and the private property owned by the applicant. A typical road vacation splits the road and provides fifty-percent of the vacated area to the property owner on either side of the centerline of the road. This vacation is to remove the platted roadway so the applicant may develop the 12.5 feet of their property where the platted road is located. The State of Florida declined to participate in this process as they own the land and provided notice of no participation that is included in Exhibit 6.

Recommended Action:

1. Open the Public Hearing
2. Allow staff to present
3. Motion, second, and vote to approve Resolution 2024-06 by title only.
4. Those For, Those Against
5. Council deliberates the matter
6. Motion, second, and vote to adopt Resolution 2024-06 by roll call.
7. Close the Public Hearing

Agenda Memorandum - *City of Inverness*

June 18, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Lincoln Park Unnamed Road Vacation - Adoption Hearing

CC: Susan Jackson, City Clerk, Frank Calascione, Assistant City Manager,
Christopher Shoemaker, Director of Community Development

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2. 6.18 Encl Six Exhibits Vacate Lincoln Park

Background

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3. If it is determined there are utility lines within the street/alley/easement, or if there are plans to install utilities in that location, a duly executed Utility Easement Agreement indicating the area to be used. The Easement must be submitted and recorded when the Resolution vacating the street/alley/easement is recorded (NOT APPLICABLE)
4. Current Property Owner Information Report from a title company verifying ownership of all contiguous property owners.
5. A copy of the subdivision plat cover sheet, if applicable, for review of the dedication.
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Recommended Action:

1. Open the Public Hearing
2. Allow staff to present
3. Motion, second, and vote to approve Resolution 2024-06 by title only.
4. Those For, Those Against
5. Council deliberates the matter
6. Motion, second, and vote to adopt Resolution 2024-06 by roll call.
7. Close the Public Hearing

RESOLUTION 2024 – 06

**A RESOLUTION OF THE CITY COUNCIL, CITY OF INVERNESS, FLORIDA
VACATING A CERTAIN STREET, ALLEY AND/OR EASEMENT WITHIN THE
CITY OF INVERNESS.**

WHEREAS Bryan Mobley did petition the City Council of the City of Inverness, Florida to vacate, abandon, discontinue, and close that certain street located in the City of Inverness, Florida, and described in the Exhibit A to follow;

Exhibit A – Legal Description of Area to be Vacated

COMMENCE AT THE SOTHWEST CORNER OF LOT 1, BLOCK D, LINCOLN PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 85°13'00" WEST, A DISTANCE OF 46.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°13'00" WEST FOR 27.91 FEET TO THE NORTHEAST RAILROAD RIGHT OF WAY LINE; THENCE NORTH 31°11'53" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 307.26 FEET; THENCE SOUTH 89°56'53" EAST, A DISTANCE OF 29.24 FEET; THENCE SOUTH 31°11'53" EAST, A DISTANCE OF 304.50 FEET TO THE POINT OF BEGINNING

WHEREAS, pursuant to said petition and in accordance with the law, this City Council did publish, or cause to be published, a notice of public hearing to be held on the 18th day of June 2024; and

WHEREAS, said hearing was held on the 18th day of June 2024, at 5:30 pm, in the Inverness Government Center, Inverness, Florida; and

WHEREAS it appears to this City Council that it would be in the best interest of the City to renounce and disclaim any right of the City in and to said land described above.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, in meeting duly assembled on this 18th day of June 2024, that the above-described streets located in the City of Inverness, Florida be and the same is hereby vacated, renounced, and disclaimed.

Be it further Resolved that a copy of this Resolution be signed by the PRESIDENT of the City Council, attested by the Clerk and that the seal of the City be affixed thereto, and the same recorded in the Public Records of Citrus County.

Be it further Resolved that Notice of adoption of this Resolution be published one time following its adoption in one issue of a newspaper of general publication published in the County of Citrus.

DATE: _____, 2024

CITY OF INVERNESS

BY: _____

Jacquie Hepfer
City Council President

ATTEST:

Susan Jackson
City Clerk

PARCEL ID.
#20E19S172
ALTKEY:

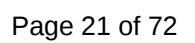


EXHIBIT 1 - PETITION AND LEGAL DESCRIPTION OF ROAD TO BE VACATED



City of Inverness

Community Development Department
212 West Main Street – Inverness, Florida 34450
(352)726-3401 - Fax (352)726-5473

DDS@Inverness.gov

PLANNING AND ZONING APPLICATION

Please note: All applicants should attend a pre-application conference with the Community Development Director prior to filing this application.

Date: 1/12/24 Application No: _____

Applicant Name: Bryan Mobley Phone # _____

Address: 14573 Copeland Way Bradenton FL 34604

Email Address: Deputy Mobley@inverness.com Fax # _____

Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee ☐ Other _____

Owner's Name: Bryan Mobley Phone # _____

Address: _____

Email Address: _____ Fax # _____

Application Type:

- | | | |
|--|---|---|
| ☐ Annexation | ☐ Rezoning | ☐ Comprehensive Plan Amendment |
| ☐ Variance – Residential | ☐ Administrative Appeal | ☐ Preliminary Plat Review |
| ☐ Variance | ☐ Final Plat | ☐ Special Exception Use |
| ☒ Road/Easement Vacation | ☐ Planned Unit Development | |
| ☐ Other: _____ | | |

Reason for Request: Vacate prop. roadway 25'

Project Title (If any): _____

Property Address: 318 Washington Ave Inverness FL 34450

Property size (acres): 2.37 Parcel ID Number: _____

Existing use of Property: Undeveloped Existing Zoning: _____

Existing land-use designation: Residential

Current number of structure(s) on the property: 0

Type of Structure(s) on the property (house, shed, etc.): N/A

Proposed use of Property: Multi family

Proposed Zoning: MOR4 Proposed land use designation: _____

Please explain your request for the proposed zoning and/or future land use: _____

What utilities currently exist on the site?

☐ Water ☐ Sewer ☒ Well ☐ Septic ☐ None

What utilities are proposed to be used?

☐ Water ☐ Sewer ☐ Well ☐ Septic ☐ None

Have any previous applications been filed within the last year in connection with this property?

☐ Yes ☐ No

If yes, please describe and give application numbers: _____

Submittal Requirements: (Check Box for each item you are attaching)

All applications MUST provide the following:

- ☐ Completed Planning and Zoning Application.
- ☐ Copy of the Recorded Deed(s) for the property.
- ☐ Copy of Property Record Card(s) (available online at <http://www.citruspa.org>)
- ☐ Owner's/Agent's affidavit (last page of this application)

All Applications MUST provide the following upon request by the City:

- ☐ Lot Plan
- ☐ Survey of the Property
- ☐ Diagram

Specific attachments:

- ☐ Annexation: Complete electronic legal description in MS Word Format.
- ☐ Large Scale Comprehensive Plan Amendment (LPSPA): Complete electronic legal description in Word.
- ☐ Variance: Survey of property detailing variance request.
- ☐ Special Exception: Survey of property detailing special exception request.
- ☐ Preliminary Plat Application: 7 copies of site plan and 1 electronic copy.
- ☐ Final Plat Application: 7 copies of the plat and 1 electronic copy.
- ☐ Road/Lot/Parcel/Plat/Easement Vacation: Survey detailing request.
- ☐ Planned Unit Development (PUD) Zoning: 7 copies of site plan and 1 electronic copy.
- ☐ Other: _____

ONLY CONCURRENT ANNEXATION, REZONING AND COMPREHENSIVE PLAN AMENDMENTS ARE ALLOWED ON A SINGLE APPLICATION



City of Inverness

Community Development Department
212 West Main Street – Inverness, Florida 34450
(352)726-3401 - Fax (352)726-5473
DDS@Inverness-fl.gov

Property Owner & Agent Affidavit

Before me, the undersigned authority personally appeared, Byron Mobley (property owner's name), who being by me duly on oath, deposes and says:

1. That said authority is a fee-simple owner of the property legal described in this application.
2. That said authority desires to: vacate Easement
3. That said authority (Property owner) has appointed _____ (Agent's name to act in his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
 - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations and provisions of the City of Inverness, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Inverness, Florida are not returnable.
 - B. That the submittal requirements for the application have been completed and attached hereto as part of the application.

[Signature]
Property Owner's Signature

Agent's Signature

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed) before me on

11/1/2024 (date) by
Byron Mobley (name) of an affiant
deponent or other signer. He/She is personally known to me
or has presented DL as identification.

[Signature]
Public Notary

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed before me on

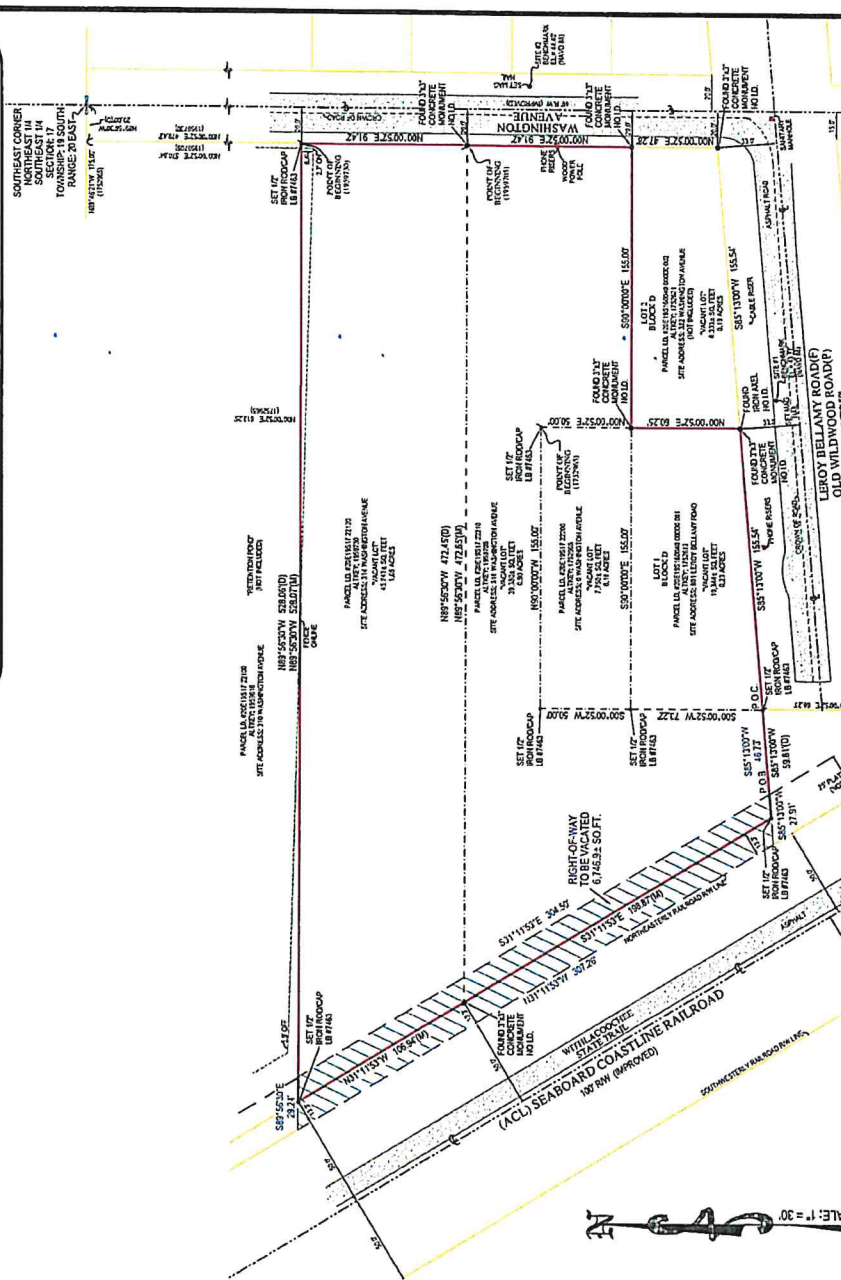
____ (date) by
____ (name) of an affiant
deponent, or other signer. He/She is personally known to me
or has presented _____ as identification.

Public Notary

LEGAL DESCRIPTION OF RIGHT-OF-WAY TO BE VACATED:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK D, LINCOLN PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 85°13'00" EAST, A DISTANCE OF 46.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°13'00" WEST FOR 27.91 FEET TO THE TO THE NORTHEAST RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 31°11'53" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 307.26 FEET; THENCE SOUTH 89°56'53" EAST, A DISTANCE OF 29.24 FEET; THENCE SOUTH 31°11'53" EAST, A DISTANCE OF 304.50 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
BRYAN MOBLEY



NOTES:
1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
3. NO SURFACE IMPROVEMENTS WERE LOCATED AT THIS SURVEY.
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE AS SHOWN.
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF 109° 10' 00" W.

SUPPLIER'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SUPPLY IS A
TRUE AND CORRECT REPRESENTATION OF A
PREPARED UNDER MY DIRECTION, NOT VALID
A SIGNED UNDISCLOSED SEAL AND SIGNATURE.

Project C-587136	Date 05-15-2023
------------------	-----------------

10E1



COMPASS SURVEYING
WE

6250 N. MILITARY TRAIL
SUITE 102
T PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

Exhibit 2. Location Map of Area to be Vacated



**EXHIBIT 3 – UTILITY LINES WITHIN THE ROAD AND EASEMENT
(NOT APPLICABLE)**

EXHIBIT 4 - PROPERTY OWNERSHIP REPORT



Bryan Mobley
14573 Copeland Way
Brooksville, FL 34604

June 12, 2024

AGSC File No.: 31742-P

PROPERTY INFORMATION REPORT

Pursuant to your request, we have made a search of the Official Records of Citrus County, Florida, through June 11, 2024 at 8:00 a.m. for Bryan Mobley, pertaining to that real property which is more particularly described as follows:

See Exhibit "A", attached hereto.

1. Owner(s) of record: Bryan Mobley

By: Warranty Deed

From: Deborah Hagin, individually and as Successor Trustee of the Pasco Land Trust #1 dated June 25, 1987

Dated: June 8, 2022

Filed and Recorded: June 9, 2022

In Official Records

Book: 3292 Page: 285

2. Based on a Fifty-Year ownership search and a Twenty-Year judgment search of the public records, we have found the above-described property to be subject to the following liens, encumbrances and other matters of public record:

None

3. Reservations as may have been issued by the Trustees of the Internal Improvement Trust Fund:

None

Note: All of the above instruments are recorded in Citrus County, Florida, unless otherwise noted.

4. Taxes:

Parcel Number: 20E19S1722120
Tax Account No.: 1959730
The 2023 Taxes were paid in the amount of \$334.96.
Homestead Exemption was not filed for 2023.

Parcel Number: 20E19S1722210
Tax Account No.: 1959705
The 2023 Taxes are paid in the gross tax amount of \$201.38.
Homestead Exemption was not filed for 2023.

Name and Mailing Address as listed on Tax Roll:
Bryan Mobley
14573 Copeland Way
Brooksville, FL 34604

Certification:

AS TO THE ORIGINAL SEARCH REPORT:

The undersigned hereby certifies that the foregoing PROPERTY INFORMATION REPORT reflects a comprehensive search of the Public Records of Hillsborough County, Florida, showing the apparent ownership of the lands described above, together with outstanding encumbrances affecting the lands.

American Government Services Corporation assumes no responsibility for any defects or omissions in or from the instruments appearing in the chain of title to the property described herein, which defects or omissions would render such instruments void.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

COUNTERSIGNED: Wmcf

AMERICAN GOVERNMENT SERVICES CORPORATION
3812 W. LINEBAUGH AVENUE
TAMPA, FL 33618
813-933-3322

EXHIBIT "A"

PARCEL 1:

PARCEL NUMBER: 20E19S1722120

TAX ALTKEY NUMBER: 1959730

Parcel 47PASCO.02: Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ Section 17, Township 19 South, Range 20 East, thence run North $89^{\circ}50'30''$ West a distance of 20 Feet to the Westerly right of way line of Washington Street as shown on the plat of Lincoln Park Subdivision, as recorded in Plat Book 2, Page 50, of the Public Records of Citrus County, Florida, thence run South along said Westerly right of way line a distance of 479.42 Feet to the Point of Beginning, thence run North $89^{\circ}56'30''$ West a distance of 528.06 Feet to the Northeasterly right of way line of the Seaboard Coastline Railroad (ACL Railroad). Thence run South $31^{\circ}11'53''$ East along said right of way line a distance of 107.34 Feet, thence run South $89^{\circ}56'30''$ East 472.45 Feet to the aforementioned Westerly right of way line of Washington Street, thence North along said right of way line 91.42 Feet to the Point of Beginning.

AND

PARCEL 2:

PARCEL NUMBER: 20E19S1722210

TAX ALTKEY NUMBER: 1959705

Parcel 47PASCO.01: Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 19 South, Range 20 East, thence North $89^{\circ}56'30''$ West, a distance of 20 Feet to the Westerly right-of-way line of Washington Street as Shown on the plat of Lincoln Park Subdivision, as recorded in Plat Book 2, Page 50, of the Public Records of Citrus County, Florida, thence South along said Westerly right-of-way line a distance of 570.84 Feet to the Point of Beginning, thence North $89^{\circ}56'30''$ West a distance of 472.45 Feet to the Northeasterly right-of-way line of the Seaboard Coastline Railroad (ACL Railroad), thence South $31^{\circ}11'53''$ East along said right-of-way line, a distance of 198.49 Feet, to the Northerly right-of way line of the Old Wildwood Road, thence North $85^{\circ}31'00''$ East along said right-of-way line, a distance of 59.81 feet to the Southwesterly corner of Lot 1, Block D of said Lincoln Park Subdlvision, thence North 73.22 feet to the Northwest corner of said Lot 1, Block D, thence continue North 50 Feet, thence run East 155 Feet, thence run South 50 Feet, thence run East along the Northerly boundary of Lot 2, Block D, of Lincoln Park Subdivision a distance of 155 Feet to the Northeast corner of said Lot 2, Block D, thence run North along the aforementioned Westerly right of way of Washington Street a distance of 91.42 Feet to the Point of Beginning.

The above Parcel being a part of 17-19-20, known as Parcel 22210 on Citrus County Assessment Maps, more fully described in Official Records Book 549, Page 822, Less part described in Official Records Book 576, Page 1122 to McMahon (Parcel 22200) of the Public Records of Citrus County, Florida. Said Parcel also described in Official Records Book 832, Page 1707.

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2023 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1959730		000T

MOBLEY BRYAN
14573 COPELAND WAY
BROOKSVILLE, FL 34604

314 WASHINGTON AVE

PT OF 17-19-20 KNOWN AS PARCEL 22120 ON CITRUS
CO ASSESSM

See Additional Legal on Tax Roll

Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	15,270	0	15,270	6.9951	106.82
Transportation Trust	15,270	0	15,270	0.9860	15.06
Health Department	15,270	0	15,270	0.0564	0.86
Library	15,270	0	15,270	0.3147	4.81
Fire District	15,270	0	15,270	0.0000	0.00
Schools Local Req'd Effort	15,270	0	15,270	3.1960	48.80
Schools Capital Outlay	15,270	0	15,270	1.5000	22.91
Schools Discretionary	15,270	0	15,270	0.7480	11.42
City of Inverness	15,270	0	15,270	7.7600	118.50
SWFWMD General	15,270	0	15,270	0.2043	3.12
Mosquito Control	15,270	0	15,270	0.3958	6.04
TOTAL				22.1563	\$338.34

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		
		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$338.34	See reverse side for important information.
--------------------------------	----------	---

If Postmarked By	Feb 29, 2024				
Please Pay	\$0.00				

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2023 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1959730		000T

MOBLEY BRYAN
14573 COPELAND WAY
BROOKSVILLE, FL 34604

314 WASHINGTON AVE

PT OF 17-19-20 KNOWN AS PARCEL
22120 ON CITRUS CO ASSESSM
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Postmarked By	Feb 29, 2024				
Please Pay	\$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

DO NOT WRITE ON BOTTOM PORTION

RETURN WITH PAYMENT.

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2023 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1959705		000T

MOBLEY BRYAN
14573 COPELAND WAY
BROOKSVILLE, FL 34604

318 WASHINGTON AVE

COM AT THE SE CORNER OF THE NE 1/4 OF THE SE
1/4 OF S17,
See Additional Legal on Tax Roll

Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	9,180	0	9,180	6.9951	64.22
Transportation Trust	9,180	0	9,180	0.9860	9.05
Health Department	9,180	0	9,180	0.0564	0.52
Library	9,180	0	9,180	0.3147	2.89
Fire District	9,180	0	9,180	0.0000	0.00
Schools Local Req'd Effort	9,180	0	9,180	3.1960	29.34
Schools Capital Outlay	9,180	0	9,180	1.5000	13.77
Schools Discretionary	9,180	0	9,180	0.7480	6.87
City of Inverness	9,180	0	9,180	7.7600	71.24
SWFWMD General	9,180	0	9,180	0.2043	1.88
Mosquito Control	9,180	0	9,180	0.3958	3.63
TOTAL				22.1563	\$203.41

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		
		\$0.00

COMBINED TAXES AND ASSESSMENTS \$203.41

See reverse side for
important information.

If Postmarked By Feb 29, 2024
Please Pay \$0.00

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2023 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW/CD	MILLAGE CODE
1959705		000T

MOBLEY BRYAN
14573 COPELAND WAY
BROOKSVILLE, FL 34604

318 WASHINGTON AVE

COM AT THE SE CORNER OF THE
NE 1/4 OF THE SE 1/4 OF S17,
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Postmarked By Feb 29, 2024
Please Pay \$0.00

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

DO NOT WRITE ON BOTTOM PORTION

This Instrument Prepared By:
Aaron A. Blair
AGS Title Agency
3812 West Linebaugh Avenue
Tampa, Florida 33618
AGS File Number: 31742

Warranty Deed

Consideration: \$40,000.00
State Documentary Stamps Paid: \$280.00

THIS INDENTURE, made this 8th day of June, 2022, between **Deborah Hagin**, Individually and as Successor Trustee of the Pasco Land Trust #1 dated June 25, 1987, whose address is 10384 Southwest 41st Avenue, Ocala, Florida 34476, Grantor, to **Bryan Mobley**, whose address is 14573 Copeland Way, Brooksville, Florida 34604, Grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Citrus County, Florida, to-wit:

See Attached Exhibit "A" – Legal Descriptions

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Remainder of this page intentionally left blank

IN WITNESS WHEREOF the grantor has hereunto set grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in
the presence of:

Betty Clark
(Signature of First Witness)

Betty Clark
(Printed, Typed or Stamped Name
of First Witness)

Deborah Hagin
Deborah Hagin, Individually and as
Successor Trustee of the Pasco Land
Trust #1

Shalini Kesari
(Signature of Second Witness)

Shalini Kesari
(Printed, Typed or Stamped Name
of Second Witness)

STATE OF FLORIDA
COUNTY OF MANATEE

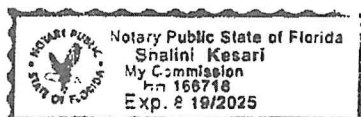
The foregoing instrument was acknowledged before me **by** means of physical presence on
this 8th day of June, 2022, by Deborah Hagin. Such person (Notary Public must
check applicable box):

☐ is personally known to me.

☒ produced a driver license.

☒ produced Florida DL as identification.

(NOTARY PUBLIC SEAL)



Shalini Kesari
Notary Public - State of Florida
Printed Name of Notary: Shalini Kesari
Commission No.: 111166718
My Commission Expires: 2/19/2025

Exhibit "A"
Legal Descriptions

PARCEL 1:

PARCEL NUMBER: 20E19S1722120

TAX ALTKEY NUMBER: 1959730

Parcel 47PASCO.02: Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ Section 17, Township 19 South, Range 20 East, thence run North 89° 50' 30" West a distance of 20 Feet to the Westerly right of way line of Washington Street as shown on the plat of Lincoln Park Subdivision, as recorded in Plat Book 2, Page 50, of the Public Records of Citrus County, Florida, thence run South along said Westerly right of way line a distance of 479.42 Feet to the Point of Beginning, thence run North 89° 56' 30" West a distance of 528.06 Feet to the Northeasterly right of way line of the Seaboard Coastline Railroad (ACL Railroad). Thence run South 31° 11' 53" East along said right of way line a distance of 107.34 Feet, thence run South 89° 56' 30" East 472.45 Feet to the aforementioned Westerly right of way line of Washington Street, thence North along said right of way line 91.42 Feet to the Point of Beginning.

AND

PARCEL 2:

PARCEL NUMBER: 20E19S1722210

TAX ALTKEY NUMBER: 1959705

Parcel 47PASCO.01: Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 19 South, Range 20 East, thence North 89° 56' 30" West, a distance of 20 Feet to the Westerly right-of-way line of Washington Street as Shown on the plat of Lincoln Park Subdivision, as recorded in Plat Book 2, Page 50, of the Public Records of Citrus County, Florida, thence South along said Westerly right-of-way line a distance of 570.84 Feet to the Point of Beginning, thence North 89° 56' 30" West a distance of 472.45 Feet to the Northeasterly right-of-way line of the Seaboard Coastline Railroad (ACL Railroad), thence South 31° 11' 53" East along said right-of-way line, a distance of 198.49 Feet, to the Northerly right-of way line of the Old Wildwood Road, thence North 85° 31' 00" East along said right-of-way line, a distance of 59.81 feet to the Southwesterly corner of Lot 1, Block D of said Lincoln Park Subdivision, thence North 73.22 feet to the Northwest corner of said Lot 1, Block D, thence continue North 50 Feet, thence run East 155 Feet, thence run South 50 Feet, thence run East along the Northerly boundary of Lot 2, Block D, of Lincoln Park Subdivision a distance of 155 Feet to the Northeast corner of said Lot 2, Block D, thence run North along the aforementioned Westerly right of way of Washington Street a distance of 91.42 Feet to the Point of Beginning.

The above Parcel being a part of 17-19-20, known as Parcel 22210 on Citrus County Assessment Maps, more fully described in Official Records Book 549, Page 822, Less part described in Official Records Book 576, Page 1122 to McMahon (Parcel 22200) of the Public Records of Citrus County, Florida. Said Parcel also described in Official Records Book 832, Page 1707.

—LINCOLN PARK—
ec. 16. —SUBDIVISION—

SUBDIVISION

IN SECTIONS 16 & 17. T. 19 S., R. 20 E.

CITRUS CO. — FLORIDA.

-JUNE 1949.- — SCALE 1" 50F

— MOORHEAD ENG. CO. —

— OCALA — FLORIDA. —

DESCRIPTION—

The S½ of W½ of Government Lot 2, Section 16 Twp 19S., R20E., more particularly described as follows: Beginning at the S.W. Corner of Section 16, T19S., R20E., run thence East along the South line of said Section 16, 531.96 ft, thence N 2° 48' E, 932.85 ft, thence West 577.57 ft to the West line of said Section 16, thence South along the West boundary of said Section 16, 931.75 ft to the point of beginning , and the E½ of the SE¼, of SE¼, of SE¼, Section 17, Twp 19S., R20E lying East of the A.C.L. Railway R/W.

STATE OF FLORIDA }
COUNTY OF CITRUS } SS

The undersigned Corporation which is duly organized under the Laws of the State of Florida, and the owners of the real estate situate and included in this plat, does hereby authorize the same to be recorded in the Public records of Citrus County, Florida, and does hereby dedicate to the public and to the purchasers of the property herein, all streets, alleys and public places shown on this plat, and does hereby warrant that it is the owner of the said property situate and included in said plat, with full authority to authorize the record of the plat thereof, and to execute this dedication.

IN WITNESS whereof the said corporation has caused its name to be
hereinto subscribed and its corporate seal affixed by its undersigned officials hereinto
duly authorized by its Board of Directors.

Attest. Secretary.

Central Land and Mortgage Company
W. W. Smith
 President.

STATE OF FLORIDA }
COUNTY OF CITRUS } SS.

Before me this day personally appeared G.W. Scofield and M.C. Scofield, President and Secretary, respectively of the Central Land and Mortgage Company, a Florida corporation, and acknowledged before me that they executed the dedication herein shown for the uses and purposes therein stated on behalf of the said Central Land and Mortgage Company as its act and deed and have been duly authorized so to do by the Board of Directors thereof.

Whitness my hand and seal this 6th day of June AD. 1949.

My Commission Expires Dec. 31 - 1952

Mary B. Tristram
Notary Public

I, J.R. Moorhead, of the Moorhead Engineering Co., makers of this plat do hereby certify that it is a correct representation of the land platted, and that Permanent Reference Monuments have been placed thereon as called for under Section 7, Chapter 10275, Laws of Florida.

J. R. Moorhead
State Surveyors Licence No. 56.

This certifies that this plat was presented to the Board of County Commissioners of Citrus County, Florida, and approved by them for record on the 6th day of June 1949.

This is not an approval of title to the land platted and has no reference to the value thereof.

Attest J. A. Stevens, Clerk
Bryant Union, N.Y.

James E. Frazier
Chairman

I, F.D. Stevens, Clerk of the Circuit Court of Citrus County, Florida, do hereby certify that this foregoing conforms to the provisions of Chapter 10275, Laws of Florida, was filed in my office for recording on the 6th day of June 1949 and was recorded in the public records of said County on the 6th day of June 1949, in Plat Book 2 at page 50.

F. D. Stevens.
(Clerk)

Exhibit 6 – No Objection Utility Providers

From: E
To: S
Subject: F
Date: Tuesday, January 23, 2024 8:45:40 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from Yahoo Mail on Android

----- Forwarded Message -----

From: "Sunshine 811 Exactix" <no-reply@exactix.sunshine811.com>

To: "deputymobley@yahoo.com" <deputymobley@yahoo.com>

Sent: Tue, Jan 23, 2024 at 7:01 AM

Subject: Responses for Sunshine 811 locate request 018403726

The following facility operators have responded for this locate request:

Ticket 018403726

FL : CITRUS County, INVERNESS
314-318 WASHINGTON AVE

CENTRAL FLORIDA GAS-CITRUS

- Clear No Facilities

CENTURYLINK

- No Conflict - utility is outside of the requested work site

CITY OF INVERNESS

- Marked **WATER AND SEWER WASHINGTON AVE ONLY NOT IN PROJECT AREA**

COMCAST COMMUNICATIONS/PREV LK CNTY CBLV

- No Conflict - utility is outside of the requested work site

LIKWID COMMUNICATIONS **THIS COMPANY IS NO LONGER IN BUSINESS**

- ***Response has not been entered***

SUMTER ELECTRIC COOPERATIVE INC

- Clear No Facilities

CHARTER COMMUNICATIONS - SPECTRUM CABLE NO OBJECTION LETTER

ATTACHED

The most up-to-date response status can always be gathered at
<https://exactix.sunshine811.com/> or by calling 1 - (800) 852 - 8057.



January 31 2024

Mr. Bryan Mobley

RE: Street Vacate Request: Section 17, Township 19 South, Range 17 East Inverness
Citrus County Florida.

Mr. Bryan Mobley,

Please be advised that Charter Communications has no objection to the Street Vacate proposed on your request. I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

Sincerely,

Dwayne Leachman

Dwayne Leachman | Construction Supervisor Citrus and Marion Counties | 407-532-8510



From: [Richardson, Brad](#)
To: [Chris Shoemaker](#)
Cc: [Raby, Christopher](#); [Pallone, Debra](#); [Granger, Angel](#)
Subject: Re: ROW Vacation
Date: Wednesday, May 15, 2024 8:23:44 AM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The state does not object to this ROW being vacated. Please proceed and provide the final resolution to the Department when completed.

Thanks Chris

B. Richardson
850-245-2563

From: Chris Shoemaker <cshoemaker@Inverness.Gov>
Sent: Wednesday, May 15, 2024 8:16 AM
To: Richardson, Brad <Brad.Richardson@FloridaDEP.gov>
Subject: RE: ROW Vacation

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Brad, two views. The sketch shows the roadway in relations to owner and state property, but the legal description is only for the portion on the owners property that is being vacated. Let me know what else you may need

Thanks
Chris

Christopher A. Shoemaker
Community Development Department Director
Email: cshoemaker@inverness.gov
Phone: 352.726-2611x1103
Mobile: **352.419.3727**
212 W. Main Street, Inverness, FL 34450
www.inverness-FL.gov

From: Richardson, Brad <Brad.Richardson@FloridaDEP.gov>
Sent: Wednesday, May 15, 2024 8:01 AM
To: Chris Shoemaker <cshoemaker@Inverness.Gov>
Cc: Raby, Christopher <Christopher.Raby@dep.state.fl.us>; Pallone, Debra <Debra.Pallone@FloridaDEP.gov>; Granger, Angel <Angel.Granger@FloridaDEP.gov>
Subject: ROW Vacation

CAUTION: This email originated from outside of the organization. Do not click links

or open attachments unless you recognize the sender and know the content is safe.

Chris,

Thanks for taking my call this morning. As discussed, please provide the survey and/or legal description of the 12.5' affecting state owned property.



Brad Richardson, Chief
Bureau of Public Land Administration
Division of State Lands
3800 Commonwealth Blvd., MS 125
Tallahassee, FL 32399
850-245-2563 (o)
850-519-0244 (c)

To Apply for Release of Reservations [Click Here](#)

To Apply for Use of State-Owned Uplands [Click Here](#)

[Dep Customer Survey](#)

Agenda Memorandum - *City of Inverness*

June 18, 2024

TO: Elected Officials
FROM: Susan Jackson, City Clerk
SUBJECT: Ordinance 2024-831 Canvassing Board Referendum - Final Adoption*
CC: Eric Williams, City Manager, Frank Calascione, Assistant City Manager
Enclosures: 1. Ordinance 2024-831 Amending Charter - Inverness Canvassing Board
JTH 05-08-23 (v2)

As discussed at the June 4, 2024 City Council meeting, the matter of language in the City Charter regarding a City Canvassing Board, as referenced in Article IV, Section 4.06 of the City Charter, was addressed. Since approx. 2006 the approved, existing interlocal agreement between the City and the Citrus County Supervisor of Elections Office (SOE), agrees for the Citrus County Canvassing Board to canvass City ballots. Following discussions with Citrus County Supervisor of Elections Baird, the Department of State's Office of General Counsel, and research of City records, it was recommended that the City delegate the function of canvassing the election to the County's Canvassing Board to insure the most secure, efficient, and accurate canvassing of General Election ballots. This Ordinance for Council adoption calls for amending the City Charter to provide consistency with the intended practice. This solution serves the best interests of the City and electorate. This matter has now been brought back for Council consideration. It is recommended that Council adopt the Ordinance as presented.

Recommended Action –

1. Open the Public Hearing.
2. Motion, second, and vote to read Ordinance 2024-831 by title only.
3. Those For, Those Against
4. Deliberate the matter.
5. Motion, second, and vote to adopt Ordinance 2024-831 on final reading by roll call.
6. Close the Public Hearing.

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

Susan Jackson
City Clerk

ORDINANCE 2024-831

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, PROVIDING FOR A REFERENDUM ELECTION TO BE HELD ON AUGUST 20, 2024; AMENDING THE CITY CHARTER BY REPEALING PART I, ARTICLE IV, SECTION 4.06. – CITY CANVASSING BOARD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS:

- A. The Charter of the City of Inverness, Florida (the “City Charter”) was adopted by Chapter 63-1442, Laws of Florida.
- B. Pursuant to Section 166.021(4), Florida Statutes, changes in the City Charter that govern the distribution of powers among elected officers or matters prescribed by the Charter relating to appointed boards may only be repealed or amended by referendum.
- C. Section 166.031, Florida Statutes, provides the methods by which a municipality may amend its Charter by referendum.
- D. The City Council recommends that the City Charter be amended by repealing Section 4.06 as set forth below.
- E. Section 4.06 of the Charter requires canvassing of city elections by a City canvassing board, thereby prohibiting canvassing of City elections by anyone other than the City canvassing board.
- F. The City Council believes that amending such provision is appropriate because most, if not all, City of Inverness ballot items appear on Citrus County-wide general or special election ballots, which are administered by the Citrus County Supervisor of Elections (“SOE”) and canvassed by the Citrus County Canvassing Board. In light of the foregoing and applicable election laws, it is impracticable for a City canvassing board to canvass a City ballot item alongside a County Canvassing Board charged with canvassing other items on the same ballot.
- G. Delegating canvassing oversight to the SOE increases the effectiveness, efficiency and cost effectiveness of City Elections.
- H. The proposed amendment set forth herein promotes public welfare and advances the interests of the City of Inverness, its resident voters, and the strength and stability of the election process.
- I. The City Council hereby submits the question of amending the City Charter to a vote of the electors of the City as set forth below at a referendum called for such purpose pursuant to Section 166.031, Florida Statutes.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Inverness, Florida as follows:

Section 1. The foregoing recitals are confirmed as being true and correct, and are hereby incorporated into this ordinance upon adoption.

Section 2. The City Council hereby calls for and orders for the holding of a referendum election to be held on August 20, 2024, the same day as the Primary Election. To determine whether the amendment to the City Charter appearing in Section 3 of this ordinance shall be adopted, all qualified electors of the City of Inverness shall be entitled and permitted to vote in the referendum. The referendum shall be held and conducted in the same manner prescribed by law (including the City Charter) for other City elections.

Section 3. That Section 4.06 of City Charter, City of Inverness, Florida, is hereby repealed, effectively deleting the following language shown in ~~strikethrough~~:

~~Section 4.06. — City canvassing board.~~

~~The city canvassing board shall be composed of three (3) members, which shall be composed of the Charter officers and the mayor or councilmen, but none of these members may be candidates for election. The chairman shall be the city clerk. At the close of the polls of any city election, or as soon thereafter as practicable, the board shall meet at a place and time designated by the chairman and shall proceed to publicly canvass the absentee elector's ballots and then publicly canvass the vote as shown by the returns then on file in the office of the supervisor of city elections. The board shall prepare and sign a certificate containing the total number of votes cast for each candidate or other measure voted on. The certificate shall be placed on file with the city clerk. In the event of a protest of the election returns, the canvassing board shall follow the procedures outlined in Section 102.166, Florida Statutes, as amended, or any successor statute, to determine the result of said protest.~~

Section 4. The form of the ballot for the Charter amendment provided for by this ordinance shall be as follows:

REPEALING SECTION 4.06 CITY OF INVERNESS CHARTER, ENTITLED “CITY CANVASSING BOARD”	
Pursuant to its home rule powers granted by the Florida Constitution and Florida Statutes, the City Council has provided for administration of City elections by the Citrus County Supervisor of Elections. Shall the City Charter be amended to repeal Section 4.06, “City Canvassing Board,” thereby deleting a requirement to utilize a City canvassing board for City elections and allow canvassing to be performed by the Citrus County Canvassing Board?	
_____	Yes, for approval.
_____	No, for rejection.

Section 5. The City Clerk is hereby authorized and directed to advertise the referendum election contemplated herein as required by law and to take all appropriate actions necessary to carry out the provisions of this ordinance.

Section 6. Upon approval by a majority of the electors voting in the referendum, the amendment shall be incorporated into the City Charter and the City Clerk shall file the revised Charter with the Florida Department of State.

Section 7. The Citrus County Supervisor of Elections is requested to conduct the election scheduled hereby, canvas the ballots and certify the election results to City Clerk. The City Clerk shall declare the results thereof and shall include such certified returns in the minutes of the Inverness City Council at its first meeting after certification.

Section 8. The City Clerk shall request that a copy of this ordinance be posted at each of the office of the County Supervisor of Elections and at each place where electors of the City will be voting at the referendum.

Section 9. Should any provision or section of this ordinance be held by a court of competent jurisdiction to be held unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 10. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 11. This ordinance shall take effect upon approval by the mayor, or upon becoming law without such approval.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the _____ 4th day of _____ June _____, 2024.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____, 2024.

CITY OF INVERNESS

By: _____
Jacquie Hepfer
President, Inverness City Council

ATTEST:

By: _____
Susan Jackson
City Clerk

Approved/Denied by me as Mayor of the City of Inverness, Florida, on _____, 2024.

By: _____
Robert "Bob" Plaisted
Mayor

Approved as to form and legality:

By: _____
Robert W. Batsel, Jr.
City Attorney

June 4, 2024
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 Hepfer – *Absent*
Vice President Davis
Councilwoman Bega
Councilwoman Lizanich
Councilman McBride
Mayor Plaisted – *Absent*

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

The Invocation was given by Councilman McBride and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

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

PRE-SCHEDULED APPEARANCES

Inverness Fire Department Community Awards Recognition with Fire Chief Bessler stating several of our Fire Department members recently received local and federal awards in recognition of their heroism and outstanding service to our community. Lieutenant Samuel Schey and Firefighter Caleb Deal received the VFW Post 4337 Public Servant of the Year Award for the heroic rescue of an elderly woman and dog from a house fire. Lieutenant Matthew Hare received the U.S. Congressional 12th District 1st Responder of the Year Award from Congressional Representative Gus Bilirakis for outstanding work ethic and steadfast dedication and service to the Fire Department and our community. All were congratulated and thanked for their continued commitment to excellence and community service.

PUBLIC HEARINGS / WORKSHOP

None

OPEN PUBLIC MEETING

Mimi Clark spoke of the Market at the Depot and the vendors that cancel, are no shows, or late arrivals. She recommended for Council to consider a fee or suspension for those offenders.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 05/21/2024*
 - Recommendation – Approval

Councilman McBride motioned to accept the Consent Agenda. Seconded by Councilwoman Lizanich. The motion carried.

CITY CLERK'S REPORT

9)a) Ordinance 2024-831 Canvassing Board Referendum – First Reading* with City Clerk Jackson stating this Ordinance is to address language in the City Charter regarding a City Canvassing Board, as referenced in Article IV, Section 4.06 of the City Charter. City Attorney Hartley stated since approx. 2006, there has been an Interlocal agreement between the City and the Citrus County Supervisor of Elections Office (SOE) during an election year, which agreed for the Citrus County Canvassing Board to canvass City ballots. Following discussions with Citrus County Supervisor of Elections Baird, the Department of State's Office of General Counsel, and research of City records, it was recommended that the City delegate the function of canvassing the election to the County's Canvassing Board to insure the most secure, efficient, and accurate canvassing of General Election ballots. This Ordinance for Council consideration calls for amending the City Charter to provide consistency with the intended practice. This solution serves the best interests of the City and electorate. **Councilwoman Lizanich motioned to have the Clerk read Ordinance 2024-831 by Title only. Seconded by Councilman McBride. The motion carried.**

ORDINANCE 2024- 831

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, PROVIDING FOR A REFERENDUM ELECTION TO BE HELD ON AUGUST 20, 2024; AMENDING THE CITY CHARTER BY REPEALING PART I, ARTICLE IV, SECTION 4.06. – CITY CANVASSING BOARD; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Councilman McBride motioned to approve Ordinance 2024-831 by roll-call vote on a first reading. Seconded by Councilwoman Bega. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Lizanich, yes; Councilman McBride, yes; Vice President Davis, yes. The motion carried.

CITY MANAGER'S REPORT

10)a) Fiscal Year End 2023 Audit Report* with City Manager Williams stating audit is an essential and required critical review of the financial status and inner workings of City Government. Public entities are in part measured by how they collect, appropriate, invest, expense and account for monetary resources. The process to conduct a thorough audit takes months and requires interaction between City Finance staff with representatives from the independent audit firm. Tammy Campbell of McDirmit Davis & Company reported the purpose of the internal audit is to provide independent assurance that the City's risk management, governance, investment, and internal control processes are operating effectively. the audit covered financial statements for Fiscal Year 2022-2023. She stated the City is in good financial health and in compliance and provided details of the positive financial report. It was reported this audit was unmodified, which is the best, and included various increases and good reserves. Internal controls are operating well and there were no comments or issues to be addressed. Councilman McBride questioned the corrections on page 2 with Ms. Campbell explaining the reasons. **Councilman McBride motioned to accept the Financial Statements, Supplementary Information and Independent Auditor Reports for year**

ending September 30, 2023, and authorize the documents be forwarded with all related paperwork to the Office of the State Auditor General. Seconded by Councilwoman Lizanich. The motion carried.

10)b) Contract Award – Wayfinding Signage Phase 1* with City Manager Williams stating calling Community Development Director Shoemaker to make the presentation. The bid process, the 2 phases of the project, bid tabulation, etc. was detailed. GAI-Community Services Group (CSG) assisted with creating welcoming experience entering the City with a new street signage system to match the City's brand to guide residents and visitors to key points within the City. The project RFP 2024-01-CDD was published in the Citrus Chronicle, on the City's website and through Demand Star, on March 3 with a mandatory pre-bid meeting on March 15. There were twelve requests for the bid package, eight participants at the pre-bid meeting and four bids submitted on April 3, 2024. Gateway signage includes two of the Type A Landscape Gateway Monuments, large entry monuments to the City to be installed at the Northeast corner of Highway 44 and Pleasant Grove Road; and the Southeast corner of Highway 44 and U.S. 41. Gateway signage also includes five of the Type B Portrait Gateway Monuments. These entry pillars will be installed at the following locations: U.S. 41 at Zephyr Street; Pleasant Grove and Grove Manor Boulevard; South Apopka and Inverness Boulevard; U.S. 41 and Mossy Oak Drive; and Independence at Reagan Street West. The final Gateway group included five Type C Downtown Gateway at Tompkins Street and North Citrus Way; Main Street and Seminole Avenue; Main Street and South Apopka Avenue; U.S. Hwy 41 South and MLK Blvd; and at an undesignated location. Phase 2 of the bid included 71 Wayfinding signs as follows: forty-nine (49) directional signs; eight (8) parking directional signs; seven (7) pedestrian kiosks; and seven (7) pedestrian directional signs. The FY 24 budgeted funds for the Gateway and Wayfinding Signage Project total \$354,000, moving forward with only the Phase 1 Gateway Signage work. Councilman McBride questioned the start date with Director Shoemaker noting approx. 30 days, followed by 3-4 months of fabrication, for a total of approx. 7-9 months. Councilwoman Bega questioned if the 2 phases could have different contractors with City Manager Williams stating there could be a rebid of Phase II in the future. Councilwoman Lizanich asked of the materials would be the same from different contractors with it being noted there are specs that will be met when fabricating the signage. **Councilman McBride motioned to select AC Signs as vendor to furnish and install twelve (12) Gateway Signs in the amount of \$285,785 and authorize the City Manager to execute the peccary documents and manage change orders to the project accordingly. Seconded by Councilwoman Bega. The motion carried.**

10)c) 310 E. Dampier Street – Lot Purchase* with City Manager Williams stating for many years the City has attempted to acquire the vacant lot located at 312 East Dampier Street, the former site of the Standard Oil Company distribution location. The property has been in the ownership of the Smith family for decades with no plans for future development. The property lies adjacent to the master lift station, Wallace Brooks Park and the Withlacoochee State Trail with frontage along Cooter Pond. Environmental concerns hindered previous attempts to acquire the property. however, the current owners have taken extraordinary steps to remediate the site and obtained full clearances from the Florida Department of Environmental Protection for site. In March 2024, the City obtained an appraisal for the property for a fair market value of \$224,000. The City made an offer for \$200,000 that has been accepted by the owner contingent on Council approval. In the

proposed offer, the City will fund the title commitment and review/acceptance of the environmental assessments and remediation performed previously. Councilman McBride asked how the offer of \$200,000 was determined with City Manager Williams noting the City agreed to handle the title work and there would not be a realtor commission involved. **Councilwoman Lizanich motioned to approve the purchase agreement as presented and authorize the City Manager to proceed with the acquisition. Seconded by Councilman McBride. The motion carried.**

10)d) Project/Program Updates (Verbal)

- July 3 Patriotic Evening is a big event with huge interest. This year it will be under City management. Sponsors and partners have donated approx. \$40,000 to date for the event.
- Code Compliance Initiatives regarding an uptick in unpermitted work. There are proper requirements to be followed and staff is working to get this under control. Spoke of rules regarding political signs as this is an election year.
- Other included Small Town Saturday Night being a great event. Noted the metal sculpture of the owls in the tree, located in the IGC lobby, will be moving to another state.

COUNCIL/MAYOR SUBJECTS

Councilwoman Bega stated the Water Tower at the Depot District looks fantastic with the new lighting. Questioned the company marking lines on Dampier with City Manager stating it involves high speed internet. Public Works Director Dilmore added it includes gas lines, fiber, etc. as well. Question a possible vendor for the Wallace Brooks Park vendor building with City Manager Williams stating that will be a focus after July 4.

Councilman McBride questioned the building next to Mama's Kountry Kitchen with City Manager speaking of interest in the condition of the building, etc.

Councilman Davis thanked the City Manager and staff for all they do and the great financial report.

CITIZENS NOT ON AGENDA

Leslie Barras spoke of the Dampier St. property and the possible past uses and chemicals involved.

Meeting adjourned at 6:26 p.m.

City Clerk

Council President

Agenda Memorandum - *City of Inverness*

June 18, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Utilities Rate Study Findings - Raftelis*

CC: Cory Dilmore, Public Works Director, Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Alexis Koter

Enclosures: 1. Inverness W&S Revenue Sufficiency Study_v2_06.12.2024

On January 16 the City Council approved an engagement with Raftelis (Formerly known as Public Resources Management Group, Inc. (PRMG)) to conduct a standard utility rate study to provide recommended rate adjustment to ensure rates fully fund operations, maintenance, and present and future capital costs. The last formal rate study completed in 2019 has reached the end of its term and requires an updated analysis to adequately reflect current Capital Improvement Budget objectives and costs. A clear comprehensive rate study is the foundation to achieve quality in the delivery of service for current and future utility customers.

The professional services engagement with Raftelis developed an updated financial forecast to review the sufficiency of water and wastewater monthly service rates, assisting the City with prioritizing City contributions towards certain strategically important capital projects and presenting the results of the study to the City Council. More specifically, the professional services engagement included the following major tasks:

- Data Request and Data Gathering
- Identification of Fiscal Policies and Objectives
- Customer, Sales and Revenue Forecast
- Review of Capital Improvements Program
- Development of Projected Revenue Requirements
- Design of Water and Wastewater Monthly Service Rates
- Presentation of Rate Study Results

This evening, council will receive a presentation of the resulting rate analysis to adequately reflect current Capital Improvement Budget objectives and costs. It is recommended that Council discuss the resulting rate analysis, discuss any concerns, and provide consensus direction on bringing back an ordinance at an upcoming council meeting to effectuate the rate study as presented. No formal action is needed this evening by council.

Recommended Action –

1. Allow staff and consultant to present.
2. Discuss the matter

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

Eric C. Williams
City Manager

City of Inverness

Water and Wastewater Revenue Sufficiency Analysis

Presented on: June 18, 2024



Background

- The City last completed a revenue sufficiency study in May of 2019
 - › Water & Wastewater rate increases of 2.5% per year for FY2020 through FY2024 were adopted by the City Council
 - › For Fiscal Years beginning on and after October 1, 2024, the City Council adopted an automatic annual rate index based on the Florida Public Service Commission (FPSC) Index, not to exceed 3% without additional approval of City Council

Background (cont.)

- The City recently completed a water and wastewater master plan and updated the capital maintenance program
 - › After considering allowances for future inflation, total capital expenditures are estimated to exceed \$50 million including the following major projects:
 - Water main improvements / upgrades providing fire protection
 - Wastewater Treatment Plant – De-Nitrification Filters
 - Master Lift Station Rehabilitation
 - Ongoing Clean Water Improvements / Septic to Sewer Expansion
- City requested that Raftelis update the financial forecast to evaluate the financial position of the utility system and adequacy of monthly service rates

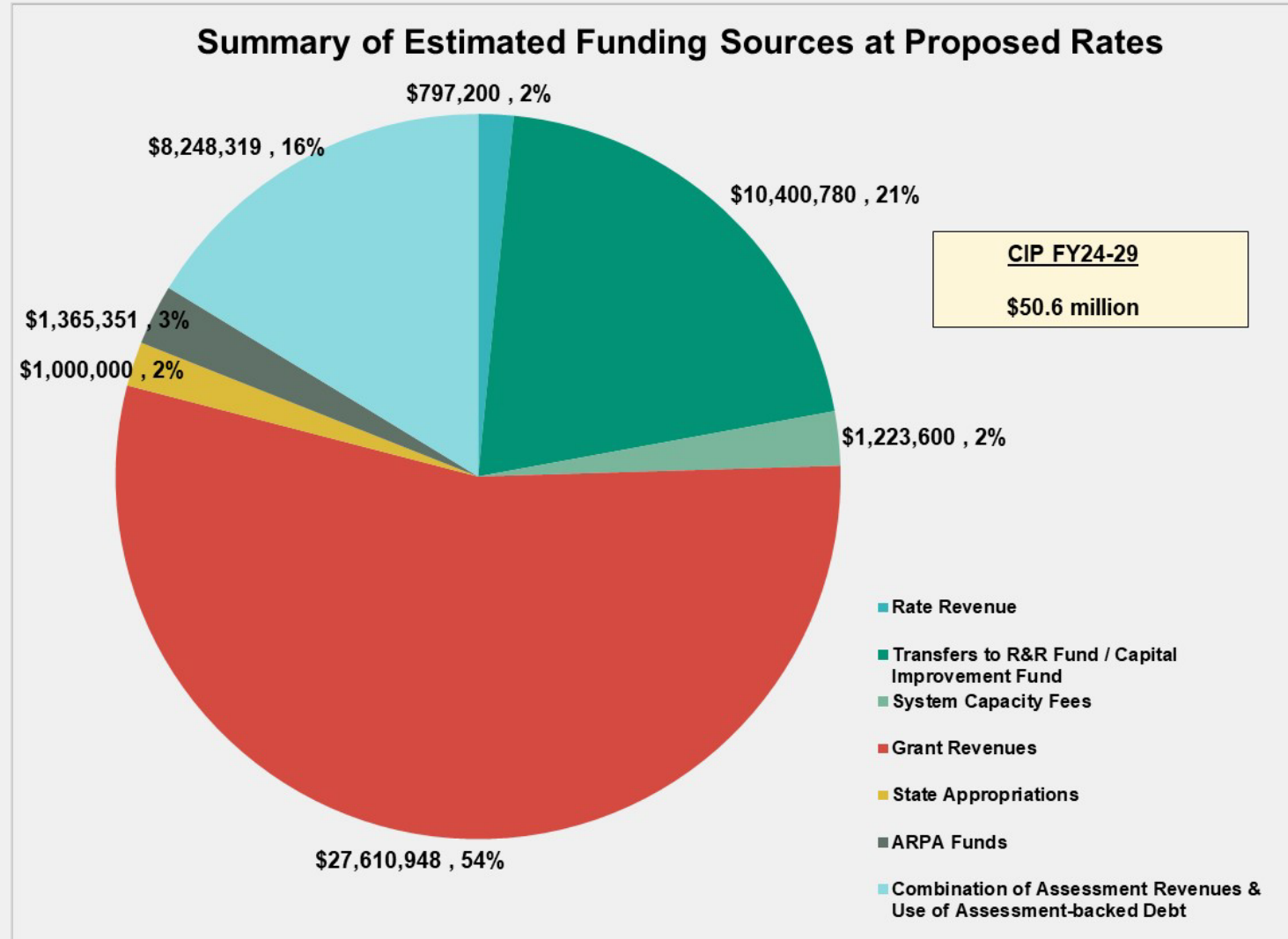
Study Tasks

- Develop a financial forecast through FY2029, including projections of:
 - › Customers and revenues
 - › Operating expenses
 - › Transfers to the General Fund
 - › Capital improvement requirements and funding
 - › Existing and future debt service payments
- Estimate the revenue requirements to be recovered from water and wastewater monthly service rates
- Identify the need for rate adjustments during the study period

Summary of Major Assumptions and Rate Study Results



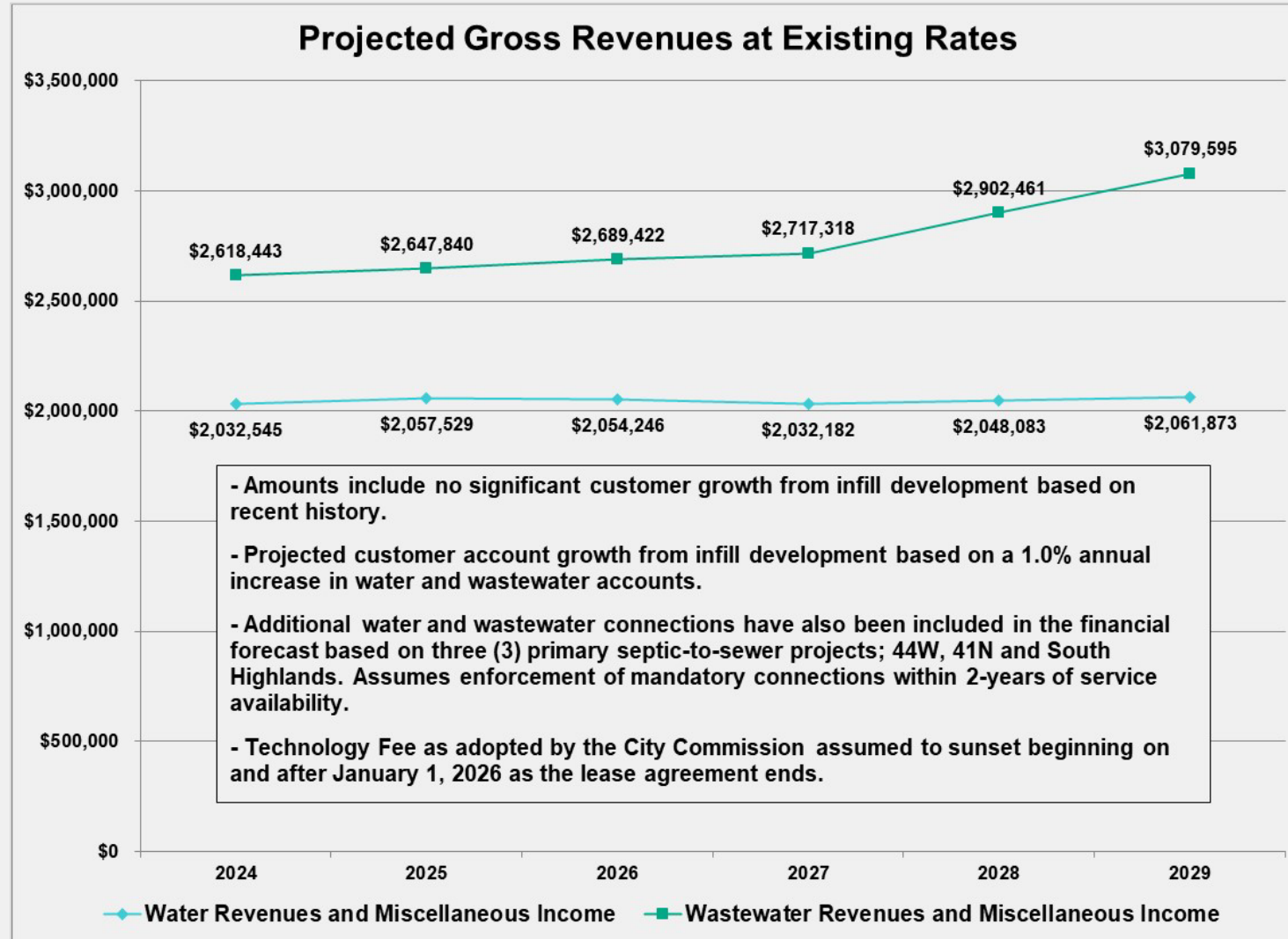
Capital Funding at Proposed Rates



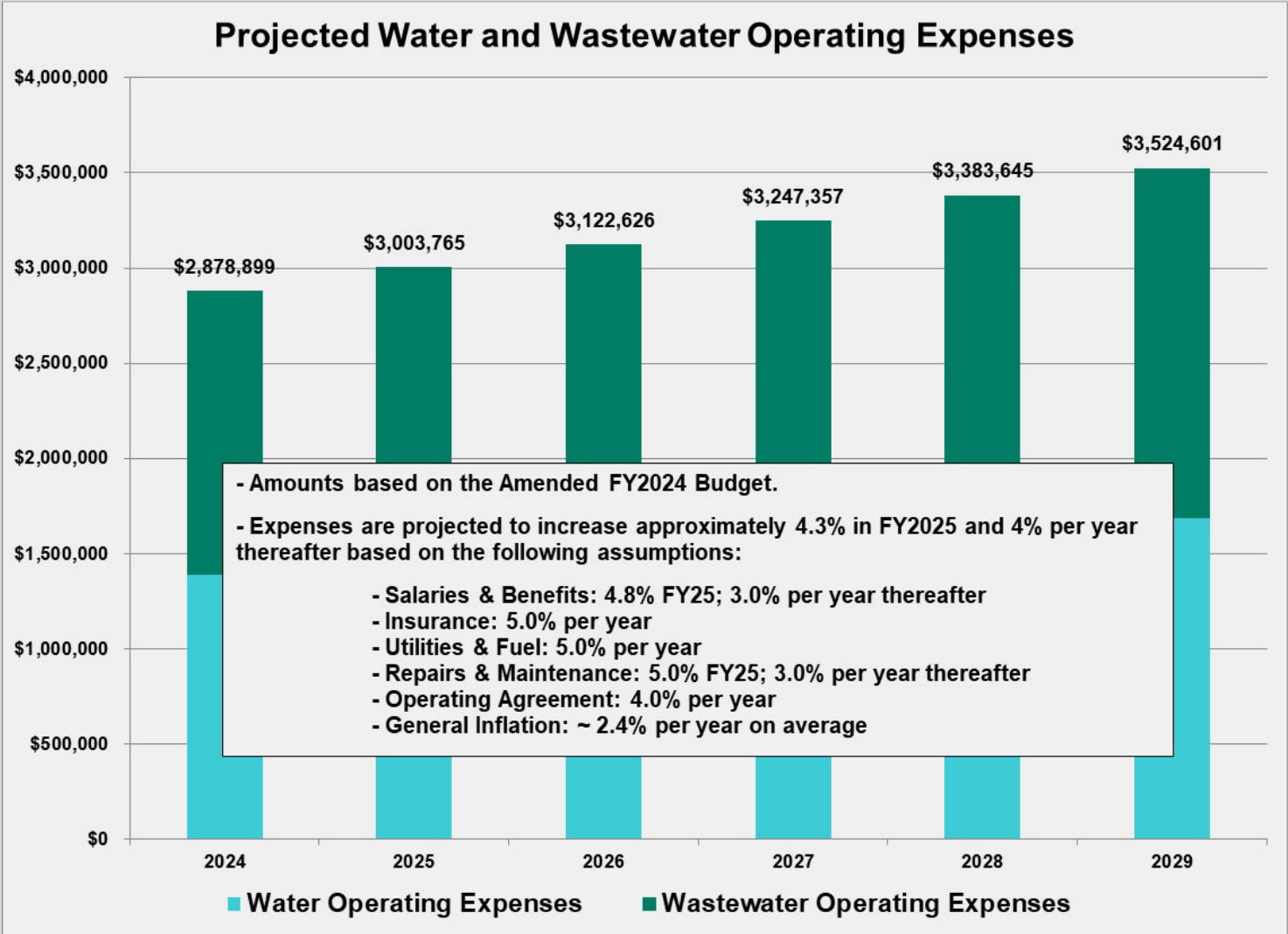
Significant Customer Growth from Septic to Sewer Projects

- 44W – 4 water and 88 wastewater (developed) connections
 - › Assumed connections FY2026/2027
- 41N – 67 water and wastewater (developed) connections
 - › Assumed connections FY2027/2028
- South Highlands – 539 wastewater (developed) connections
 - › Most already have City water service
 - › Assumed connections FY2028/2029

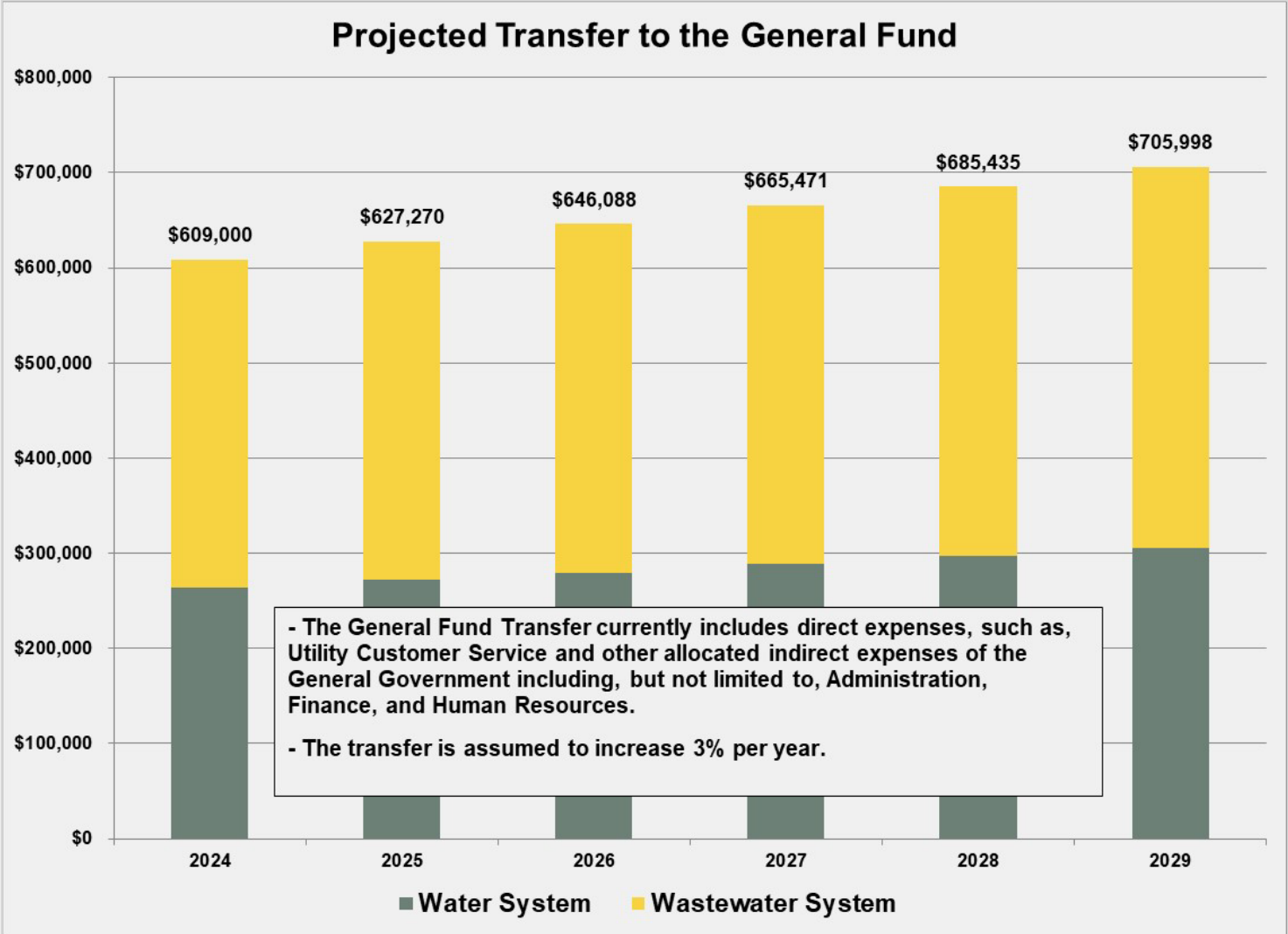
Summary of Projected Gross Revenues



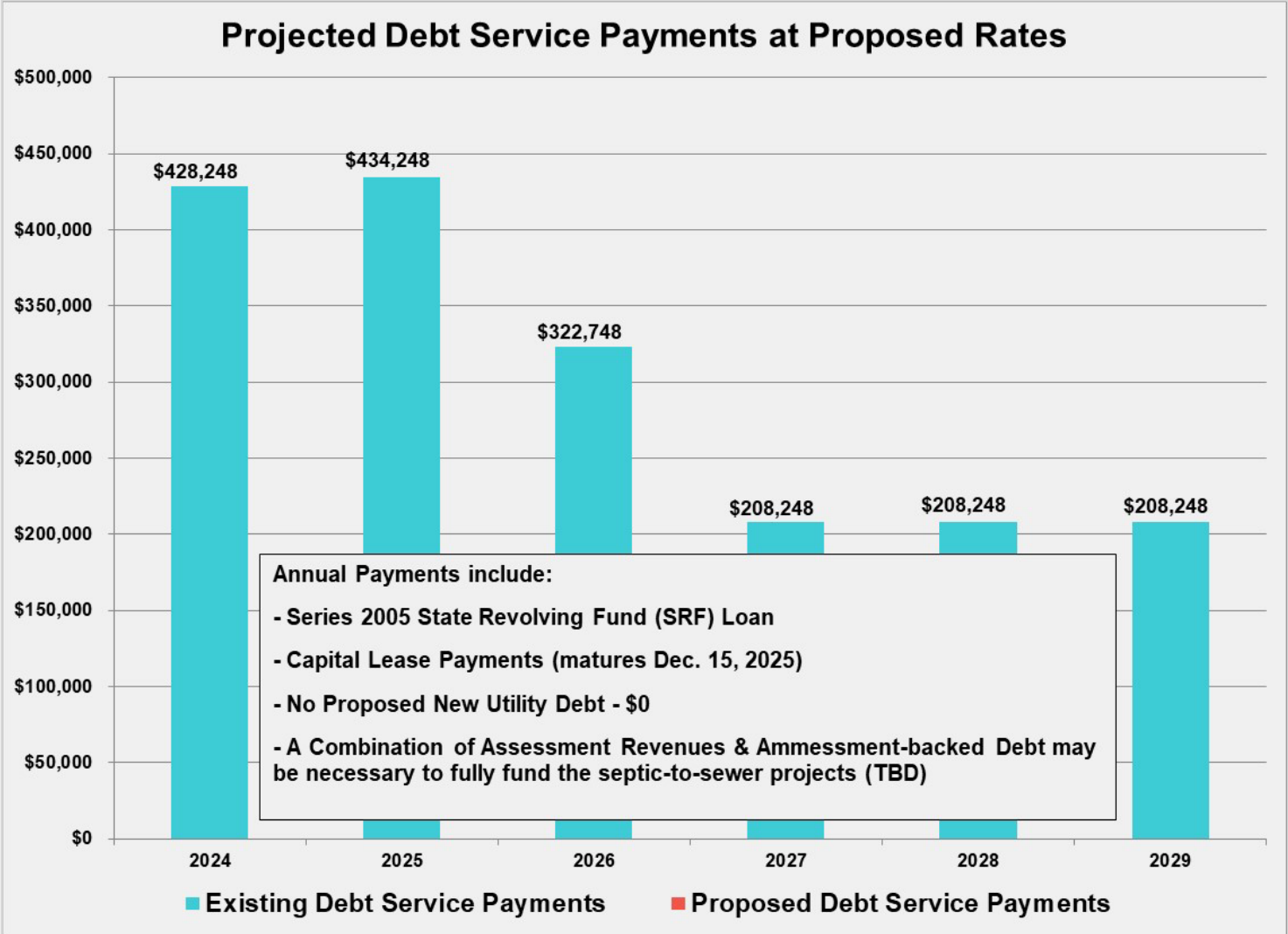
Summary of Projected Operating Expenses



Projected General Fund Transfer



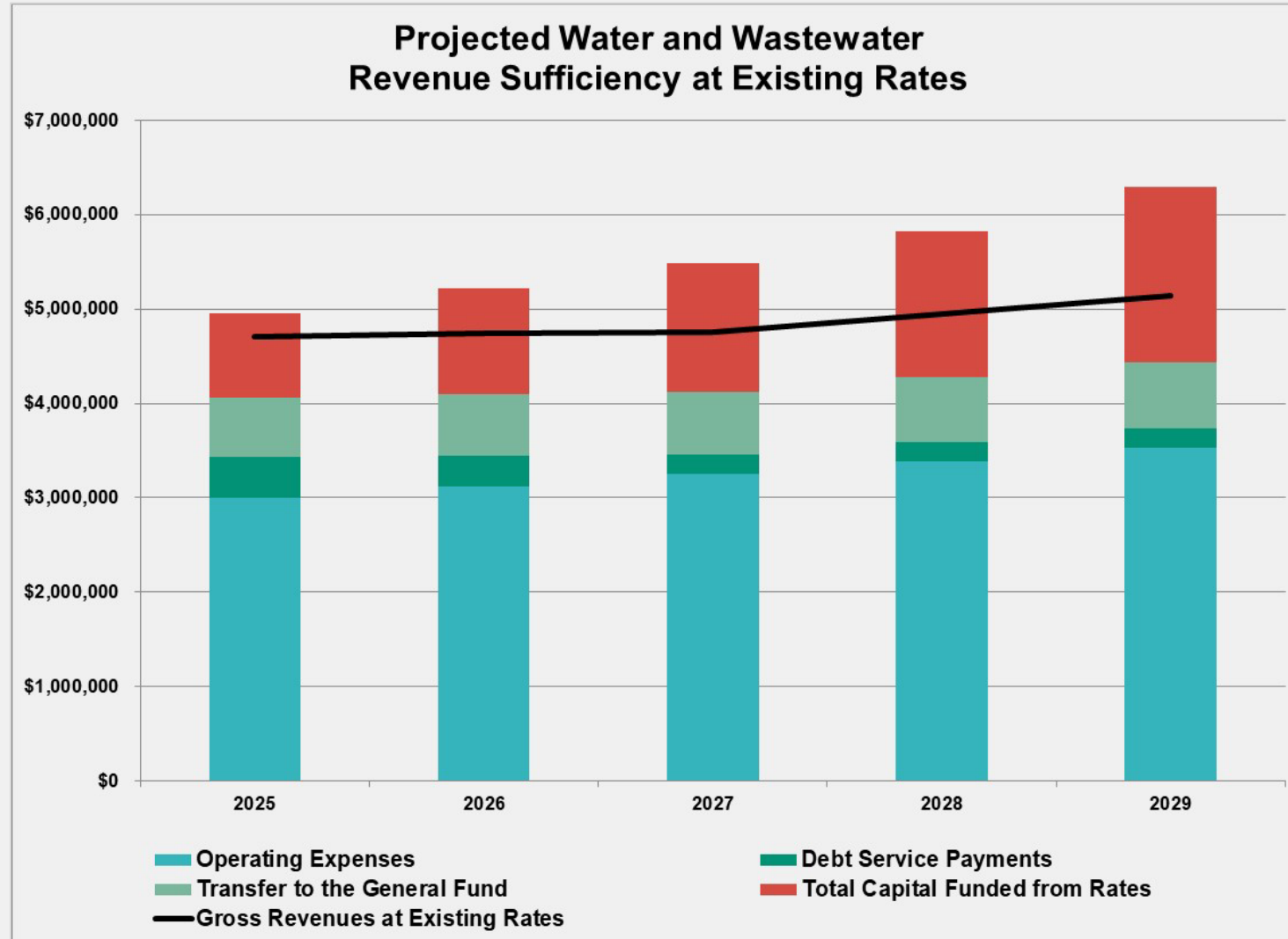
Summary of Existing Debt Service



Study Considerations

- Establish rates that fully fund the projected net revenue requirements of the system over time providing a “break-even” cash flow
- Avoid “rate shock” by using a portion of unrestricted reserves to help phase in rate adjustments
- Target minimum unrestricted reserve balance of not less \$5.0 million to meet the working capital requirements of the system
- Exceed the minimum required debt service coverage ratio - 115%

Projected Adequacy Existing Rates

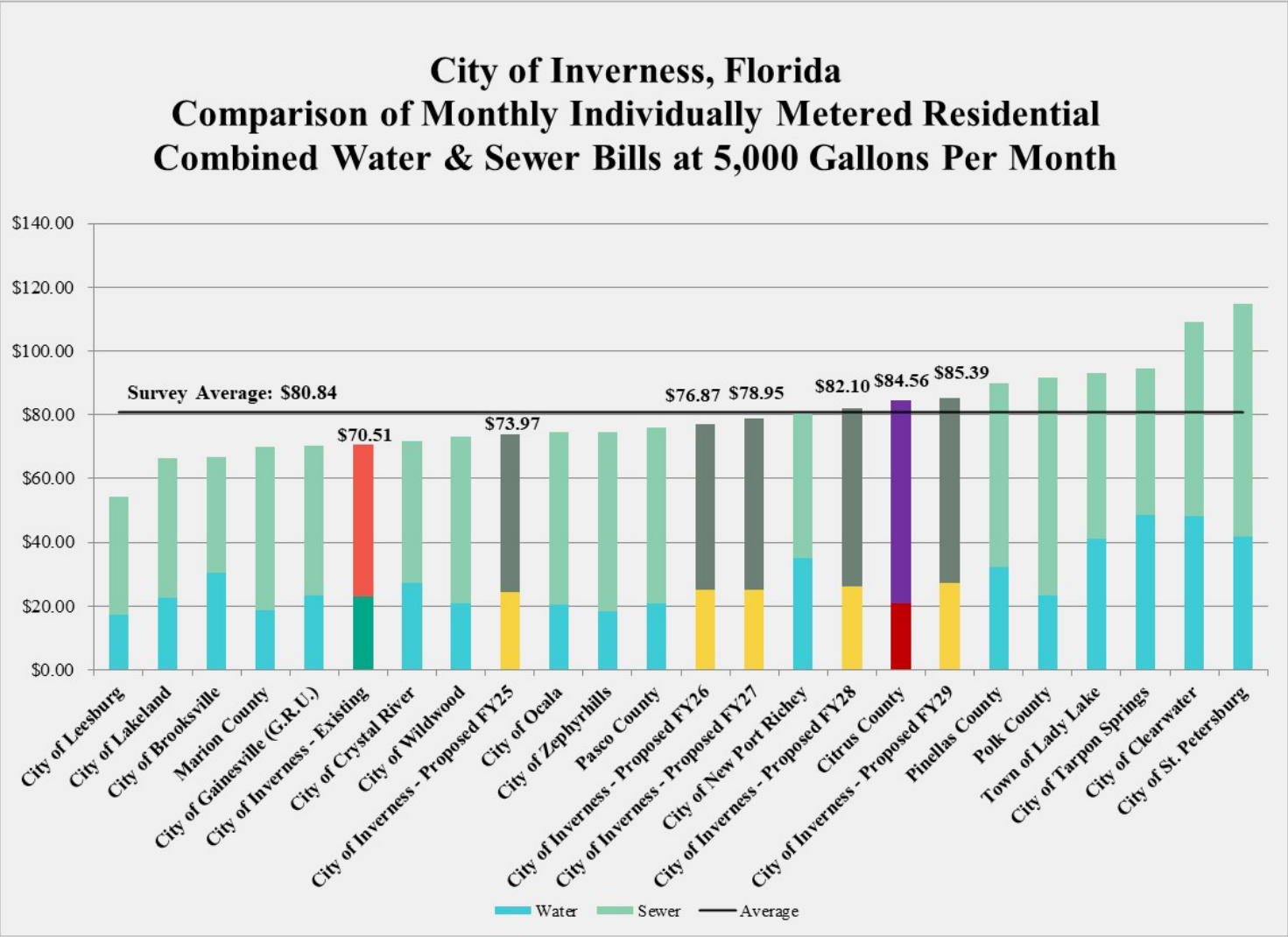


Proposed Rate Adjustments

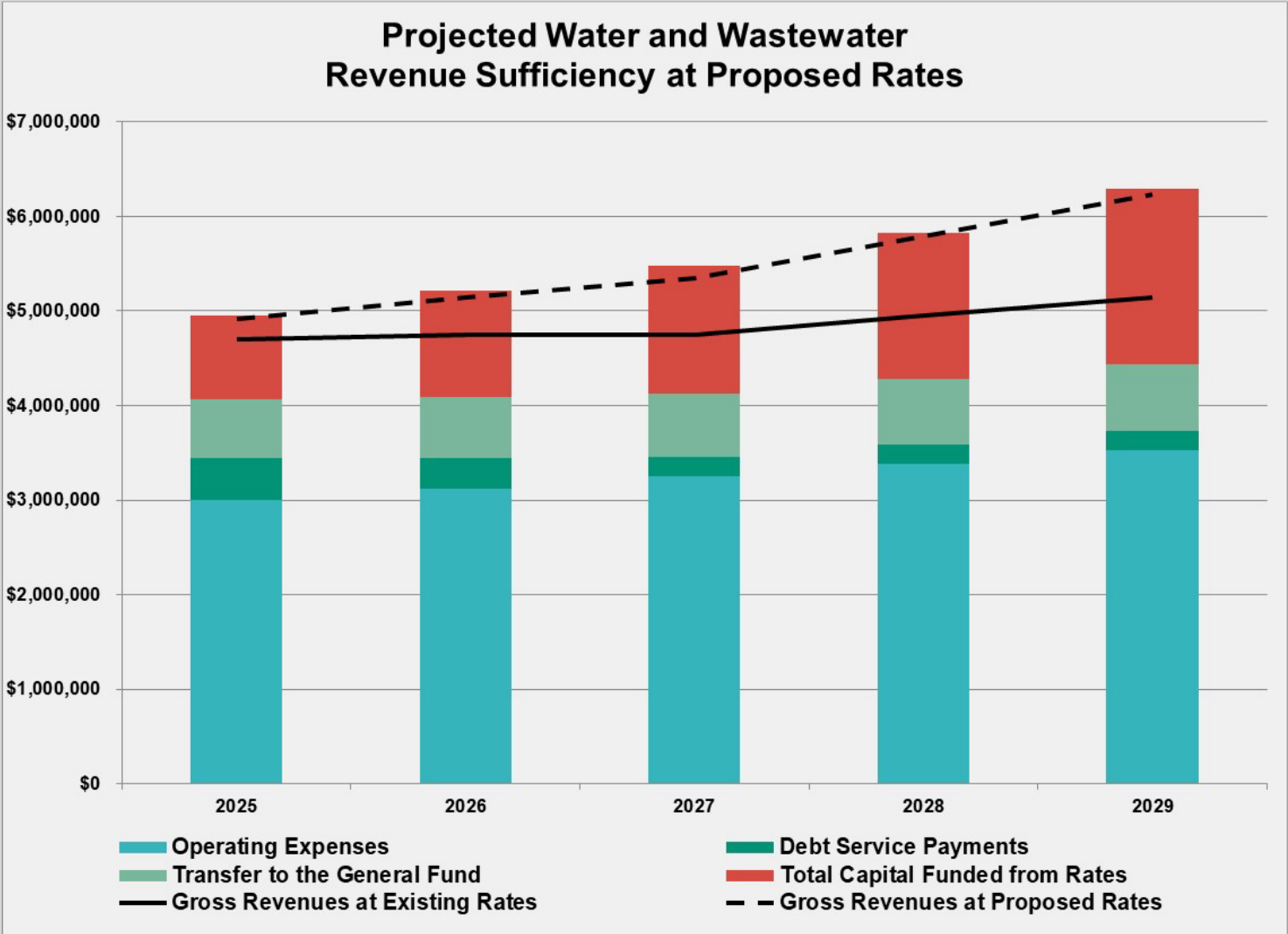
Description	Existing	FY25	FY26	FY27	FY28	FY29
Proposed Rate Adjustments						
Water and Wastewater System - Percent Rate Increase		5%	4%	4%	4%	4%
Increase in Residential Water and Wastewater Bill (5,000 Gallons)		<u>\$3.46</u>	<u>\$2.90</u>	<u>\$2.08</u> ^[*]	<u>\$3.15</u>	<u>\$3.29</u>
Existing/Projected Residential Bill	\$70.51	\$73.97	\$76.87	\$78.95	\$82.10	\$85.39

[*] The Technology Fee of \$0.92 per bill assumed to sunset on and after January 1, 2026.

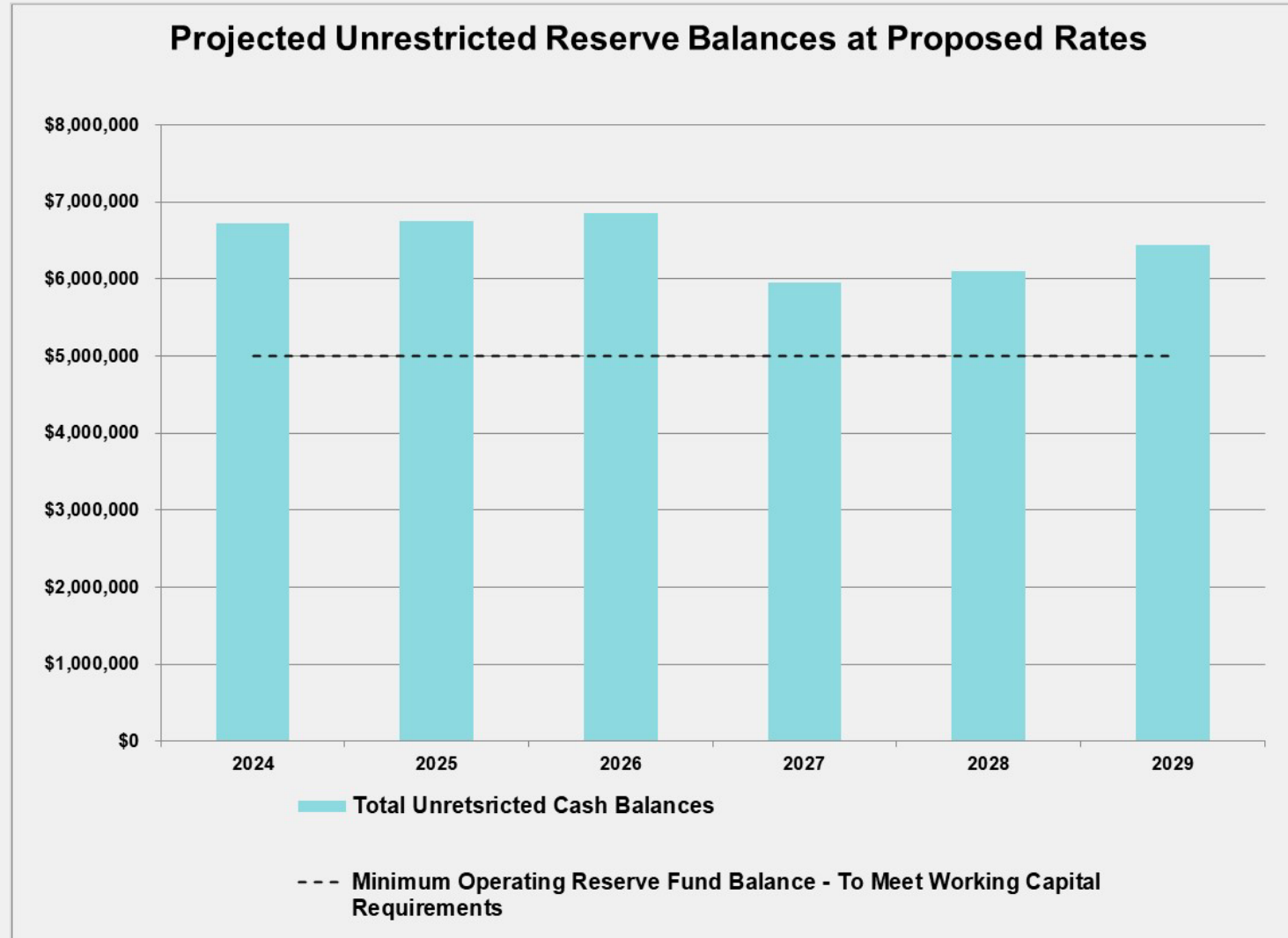
Proposed Residential Rates



Summary of Results



Summary of Results (cont.)



Conclusions and Recommendations

- The City's existing rates are not adequate to fully fund the projected revenue requirements of the System
 - › The City should consider adopting the proposed water and wastewater rate adjustments through FY2029
- The proposed rates are estimated to fund the projected expenditure requirements of the System while maintaining adequate cash reserves over the study period
- Beyond the implementation period of the proposed rates, the City should continue to index the rates annually to keep pace with inflation until a new study may be completed

Q&A



Thank you!

Contact: Murray Hamilton, Vice President
407 628 2600

Agenda Memorandum - ***City of Inverness***

June 18, 2024

TO: Elected Officials

FROM:

SUBJECT: Project/Program Updates

- Holden Park Reclaim Water Project Update
- July 3 - Patriotic Evening
- West Inverness Trail
- Budget Development
- Other

CC:

Enclosures:
