

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
September 3, 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) CALL TO ORDER**
- 2) TENTIVE BUDGET AND MILLAGE LEVY - ADOPTION***
 - a) Tentative FY 2024-25 Millage Levy and Budget Adoption
- 3) ADJOURN**
- 4) CALL TO ORDER**
- 5) INVOCATION, PLEDGE OF ALLEGIANCE & ROLL CALL**
- 6) PLEASE SILENCE ELECTRONIC DEVICES**
- 7) ACCEPTANCE OF AGENDA**
- 8) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
 - a) Cooter Kudo - Sister City Inverness Scotland Youth Sculpture Project
 - b) Cooter Kudo - Cornerstone Baptist Church
 - c) Cooter Kudo - Twistid Arts Initiative
 - d) City's Bond/Credit Rating*
- 9) PUBLIC HEARINGS / WORKSHOPS**
 - a) Ordinance 2024-832 Utility Fees and Charges - Final Adoption*

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
September 3, 2024 - 5:30 PM**

- b) Annexation 1155 S. Prospect Terrace - Final Adoption*
- c) Annexation 1157 S. Prospect Terrace - Final Adoption*

10) OPEN TO THE PUBLIC

*The public is invited to speak. (Speaking time limit: Individual - 3 minutes;
Group/Organization - 5 minutes)*

11) CITY ATTORNEY REPORT

12) CONSENT AGENDA

- a) Bill Listing*
- b) Council Minutes* - 08.20.2024

13) CITY CLERK'S REPORT

- a) Charter Referendum Update

14) CITY MANAGER'S REPORT

- a) Cootertober 2024*
- b) Entertainment District Amendment*
- c) Sunrise Group - Lobbying Services Renewal*
- d) Utility Operations and Maintenance Agreement - US Water - Piggyback Amendment *
- e) Project/Program Updates
 - 911 Ceremony/Exhibit
 - Budget Development
 - Other

15) MAYOR & COUNCIL SUBJECTS / REPORTS

- a) Mayor Plaisted
- b) Councilwoman Bega
- c) Councilwoman Hepfer
- d) Councilwoman Lizanich

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
September 3, 2024 - 5:30 PM**

- e) Councilman Davis
- f) Councilman McBride

16) NON-SCHEDULED PUBLIC COMMENT

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

17) ADJOURNMENT

a) **DATES TO REMEMBER**

Market at the Depot

Saturday, September 7, 2024 from 9:00am – 1:00pm
Depot Pavilion

CASA Garage Sale

Saturday, September 7, 2024 from 8:00am – 12:00Noon
IGC Parking Lot

9/11 Ceremony and Exhibit

Wednesday, September 11, 2024
Ceremony at the Depot Pavilion at 8:30am
Exhibit at the Valerie Theatre 9:30am – 6:00pm

Cooter Pageant

Friday, September 13, 2024 @7:00pm
Valerie Theatre

Comedy Night at the Valerie

Saturday, September 14, 2024 @7:00pm
Valerie Theatre

Chamber Business Expo

Saturday, September 14, 2024 from 9:00am – 1:00pm
Depot Pavilion

Knights of Columbus Car Show

Saturday, September 14, 2024 from 7:00am – 3:00pm
Wallace Brooks Park

Inverness City Council Regular Meeting

Tuesday, September 17, 2024 @ 5:30pm
Inverness Government Center

Agenda Memorandum - *City of Inverness*

September 3, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Tentative FY 2024-25 Millage Levy and Budget Adoption

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

Enclosures: 1. Resolution 2024-11 Tentative Mill Levy
2. Resolution 2024-12 Tentative Budget

This evening, Council should refer to the below recommended actions for the conduct of a public hearing to consider the adoption of the FY 24/25 Tentative Millage and Budget Adoption Resolutions respectively. The below recommended actions are in keeping with the statutory provided process and requirements therein.

The proposed budget for the FY 24/25 can be found on the City's website and has been previously distributed to the Mayor and City Council for review.

Recommended Action –

1. Call the Public Hearing to order.
2. Make the following announcement:
 - *"The purpose of this hearing is to tentatively adopt a property tax rate (or millage) and budget for the 2024-2025 fiscal year for the City of Inverness."*
3. Introduction of first substantive issue:
 - *"A proposed property tax rate was advertised on the TRIM notices of 7.7600 mills. The City of Inverness budget has been finalized using the rate 7.6600 mills. The tentative millage rate is greater than the rolled back rate of 7.2564 mills by 5.56%."*
4. Ask for Council input.
5. Ask for Public input:
 - *"Is there anyone here who wishes to address the Council as to any item within the Budget or millage levy?"*
6. Make the following announcement:
 - *"Be advised that the proposed budget was developed using the rate of 7.6600 mills. The next motion must be to adopt the tentative millage rate. Any budget amendments may be made after adoption of the tentative millage rate."*
7. Motion, Second, and vote to read the Tentative Mill Levy Resolution by title only.
8. Motion, Second, and vote to adopt the Tentative Mill Levy Resolution adopting a tentative millage rate of 7.6600 mills for the 2024-2025 fiscal year by roll call.
9. Motion, Second, and vote to read the Tentative Budget Resolution by title only.
10. Motion, Second, and vote to adopt the Tentative Budget Resolution adopting a tentative budget for the 2024-2025 fiscal year by roll call.

11. Announce the final adoption hearing for September 17, 2024.
12. Close the Public Hearing.

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

Eric C. Williams
City Manager

RESOLUTION NO. 2024-11

A RESOLUTION OF THE CITY OF INVERNESS OF CITRUS COUNTY, FLORIDA, ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES FOR THE CITY OF INVERNESS FOR FISCAL YEAR COMMENCING ON OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Inverness of Citrus County, Florida, on September 3, 2024, held a public hearing on the tentative levy of Ad Valorem Taxes as required by Florida Statute 200.065; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation with the City of Inverness, Citrus County has been certified by the County Property Appraiser to the City of Inverness as \$ 684,862,476.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA at the City Council Public Hearing on the 3rd day of September 2024 as follows:

SECTION 1. That the City of Inverness, Florida City Council does hereby adopt its tentative millage rate of 7.6600 to be levied for the General Fund upon all real and tangible personal property located within the boundaries of the above-named taxing authority.

SECTION 2. That the Fiscal Year 2024 tentative operating millage is greater than the rolled back rate of 7.2564 mills by 5.56%.

SECTION 3. This tentative millage rate of 7.6600 mills for the General Fund is to fund the expenses for the fiscal year commencing October 1, 2024, and ending September 30, 2025.

SECTION 4. This resolution will take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF SEPTEMBER 2024, ____PM.

Jacquie Hepfer, Council President

ATTEST:

Susan Jackson, City Clerk

RESOLUTION NO. 2024-12

A RESOLUTION OF THE CITY OF INVERNESS OF CITRUS COUNTY, FLORIDA ADOPTING A TENTATIVE BUDGET COMMENCING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR PROPOSED EXPENDITURES; PROVIDING TAXABLE VALUES; PROVIDING FOR OPERATIVE FISCAL YEAR; PROVIDING FOR EXPENDITURES DURING FISCAL YEAR AND SUBSEQUENT HOLD OVER FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Inverness of Citrus County, Florida, on September 3, 2024, held a public hearing as required by Florida Statute 200.065.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA at the City Council Public Hearing on the 3rd day of September 2024 as follows:

SECTION 1. That the City of Inverness, Florida hereby adopts as its tentative budget that which is set forth in the Budget Summary attached hereto, marked as Exhibit "A" and incorporated herein by reference.

SECTION 2. That proposed expenditures in the tentative budget are \$ 87,965,666. The budget is based upon 95% of the taxable value of real property (\$ 601,143,192) and personal property (\$ 83,719,284) and anticipated non-ad-valorem revenues and reserves of \$ 82,906,922.

SECTION 3. That the tentative budget is hereby approved by the City Council of the City of Inverness, Florida and shall become effective at the beginning of the 2024-2025 fiscal year and the taxing authority funds may be expended commencing on October 1, 2024 and ending September 30, 2025.

SECTION 4. That funds of the 2023-2024 fiscal year budget not expended during the current fiscal year may be used and expended during subsequent fiscal years following budget approvals.

SECTION 6. This resolution will take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF SEPTEMBER 2024, ____ PM.

Jacquie Hepfer, Council President

ATTEST:

Susan Jackson, City Clerk

Agenda Memorandum - *City of Inverness*

September 3, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: City's Bond/Credit Rating*

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

Enclosures: 1. S&P Global Ratings Letter
2. S&P Global Rating

On August 21, S&P Global issued a Rate Action increasing the current City rating. Due to everyone's hard work and dedication to Plan Fund and Execute, Inverness has once again moved the needle on an upgraded rating from an A+ to AA- rating. This is further encouragement that we are headed in the best possible direction for our Small Town Done Right.

Many small communities and agencies struggle with credit rating and financial stability. Over the last several budget cycles the City has made impressive strides and accomplishments to get to what is outlined in the attached. S&P highlights in the attachment that Inverness has a strong institutional framework created by our diligence in budget planning and practices. These strengths are noted as having caused the judgment for our bond rating to increase, where similar communities may experience a decrease.

Jeff Larson, the City Financial Advisor, is here this evening and can provide a better understanding of the Rating Action issued and what factors lead to this determination.

Recommended Action – Verbal Update

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

Eric C. Williams
City Manager

August 21, 2024

City Of Inverness
212 West Main Street
Inverness, FL 34450--4801
Attention: Eric Williams, City Manager

Re: ***Inverness Community Redevelopment Agency (Inverness) Tax Increment, Florida***

Dear Eric Williams

S&P Global Ratings has reviewed the rating on the above-listed obligations. Based on our review, we have raised the underlying rating (SPUR) from "A+" to "AA-" while affirming the stable outlook. A copy of the rationale supporting the rating and outlook is enclosed.

This letter constitutes S&P Global Ratings' permission for you to disseminate the above-assigned ratings to interested parties in accordance with applicable laws and regulations. However, permission for such dissemination (other than to professional advisors bound by appropriate confidentiality arrangements or to allow the Issuer to comply with its regulatory obligations) will become effective only after we have released the ratings on standardandpoors.com. Any dissemination on any Website by you or your agents shall include the full analysis for the rating, including any updates, where applicable. Any such dissemination shall not be done in a manner that would serve as a substitute for any products and services containing S&P Global Ratings' intellectual property for which a fee is charged.

To maintain the rating, S&P Global Ratings must receive all relevant financial and other information, including notice of material changes to financial and other information provided to us and in relevant documents, as soon as such information is available. Relevant financial and other information includes, but is not limited to, information about direct bank loans and debt and debt-like instruments issued to, or entered into with, financial institutions, insurance companies and/or other entities, whether or not disclosure of such information would be required under S.E.C. Rule 15c2-12. You understand that S&P Global Ratings relies on you and your agents and advisors for the accuracy, timeliness and completeness of the information submitted in connection with the rating and the continued flow of material information as part of the surveillance process. Please send all information via electronic delivery to pubfin_statelocalgovt@spglobal.com. If SEC rule 17g-5 is applicable, you may post such information on the appropriate website. For any information not available in electronic format or posted on the applicable website,

Please send hard copies to:

S&P Global Ratings
Public Finance Department
55 Water Street
New York, NY 10041-0003

The rating is subject to the Terms and Conditions, if any, attached to the Engagement Letter applicable to the rating. In the absence of such Engagement Letter and Terms and Conditions, the rating is subject to the attached Terms and Conditions. The applicable Terms and Conditions are incorporated herein by reference.

S&P Global Ratings is pleased to have the opportunity to provide its rating opinion. For more information please visit our website at www.standardandpoors.com. If you have any questions, please contact us. Thank you for choosing S&P Global Ratings.

Sincerely yours,

S&P Global Ratings
a division of Standard & Poor's Financial Services LLC

ma
enclosure

S&P Global Ratings
Terms and Conditions Applicable To Public Finance Credit Ratings

General. The credit ratings and other views of S&P Global Ratings are statements of opinion and not statements of fact. Credit ratings and other views of S&P Global Ratings are not recommendations to purchase, hold, or sell any securities and do not comment on market price, marketability, investor preference or suitability of any security. While S&P Global Ratings bases its credit ratings and other views on information provided by issuers and their agents and advisors, and other information from sources it believes to be reliable, S&P Global Ratings does not perform an audit, and undertakes no duty of due diligence or independent verification, of any information it receives. Such information and S&P Global Ratings' opinions should not be relied upon in making any investment decision. S&P Global Ratings does not act as a "fiduciary" or an investment advisor. S&P Global Ratings neither recommends nor will recommend how an issuer can or should achieve a particular credit rating outcome nor provides or will provide consulting, advisory, financial or structuring advice. Unless otherwise indicated, the term "issuer" means both the issuer and the obligor if the obligor is not the issuer.

All Credit Rating Actions in S&P Global Ratings' Sole Discretion. S&P Global Ratings may assign, raise, lower, suspend, place on CreditWatch, or withdraw a credit rating, and assign or revise an Outlook, at any time, in S&P Global Ratings' sole discretion. S&P Global Ratings may take any of the foregoing actions notwithstanding any request for a confidential or private credit rating or a withdrawal of a credit rating, or termination of a credit rating engagement. S&P Global Ratings will not convert a public credit rating to a confidential or private credit rating, or a private credit rating to a confidential credit rating.

Publication. S&P Global Ratings reserves the right to use, publish, disseminate, or license others to use, publish or disseminate a credit rating and any related analytical reports, including the rationale for the credit rating, unless the issuer specifically requests in connection with the initial credit rating that the credit rating be assigned and maintained on a confidential or private basis. If, however, a confidential or private credit rating or the existence of a confidential or private credit rating subsequently becomes public through disclosure other than by an act of S&P Global Ratings or its affiliates, S&P Global Ratings reserves the right to treat the credit rating as a public credit rating, including, without limitation, publishing the credit rating and any related analytical reports. Any analytical reports published by S&P Global Ratings are not issued by or on behalf of the issuer or at the issuer's request. S&P Global Ratings reserves the right to use, publish, disseminate or license others to use, publish or disseminate analytical reports with respect to public credit ratings that have been withdrawn, regardless of the reason for such withdrawal. S&P Global Ratings may publish explanations of S&P Global Ratings' credit ratings criteria from time to time and S&P Global Ratings may modify or refine its credit ratings criteria at any time as S&P Global Ratings deems appropriate.

Reliance on Information. S&P Global Ratings relies on issuers and their agents and advisors for the accuracy and completeness of the information submitted in connection with credit ratings and the surveillance of credit ratings including, without limitation, information on material changes to information previously provided by issuers, their agents or advisors. Credit ratings, and the maintenance of credit ratings, may be affected by S&P Global Ratings' opinion of the information received from issuers, their agents or advisors.

Confidential Information. S&P Global Ratings has established policies and procedures to maintain the confidentiality of certain non-public information received from issuers, their agents or advisors. For these purposes, "Confidential Information" shall mean verbal or written information that the issuer or its agents or advisors have provided to S&P Global Ratings and, in a specific and particularized manner, have marked or otherwise indicated in writing (either prior to or promptly following such disclosure) that such information is "Confidential."

S&P Global Ratings Not an Expert, Underwriter or Seller under Securities Laws. S&P Global Ratings has not consented to and will not consent to being named an "expert" or any similar designation under any applicable securities laws or other regulatory guidance, rules or recommendations, including without limitation, Section 7 of the U.S. Securities Act of 1933. S&P Global Ratings has not performed and will not perform the role or tasks associated with an "underwriter" or "seller" under the United States federal securities laws or other regulatory guidance, rules or recommendations in connection with a credit rating engagement.

Disclaimer of Liability. S&P Global Ratings does not and cannot guarantee the accuracy, completeness, or timeliness of the information relied on in connection with a credit rating or the results obtained from the use of such information. S&P GLOBAL RATINGS GIVES NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. S&P Global Ratings, its affiliates or third party providers, or any of their officers, directors, shareholders, employees or agents shall not be liable to any person for any inaccuracies, errors, or omissions, in each case regardless of cause, actions, damages (consequential, special, indirect, incidental, punitive, compensatory, exemplary or otherwise), claims, liabilities, costs, expenses, legal fees or losses (including, without limitation, lost income or lost profits and opportunity costs) in any way arising out of or relating to a credit rating or the related analytic services even if advised of the possibility of such damages or other amounts.

No Third Party Beneficiaries. Nothing in any credit rating engagement, or a credit rating when issued, is intended or should be construed as creating any rights on behalf of any third parties, including, without limitation, any recipient of a credit rating. No person is intended as a third party beneficiary of any credit rating engagement or of a credit rating when issued.

Summary:

**Inverness Community Redevelopment
Agency, Florida
Inverness; Tax Increment**

Primary Credit Analyst:

Michael Ryter, Chicago +1 312 233 7016; michael.ryter@spglobal.com

Secondary Contact:

Michael Parker, New York + 1 (303) 721 4701; michael.parker@spglobal.com

Table Of Contents

Credit Highlights

Outlook

Credit Opinion

Related Research

Summary:

Inverness Community Redevelopment Agency,
Florida
Inverness; Tax Increment

Credit Profile		
Inverness Community Redevelopment Agency, Florida		
Inverness, Florida		
Inverness Comnty Redev Agy (Inverness) tax incre (BAM)		
Unenhanced Rating	AA-(SPUR)/Stable	Upgraded
Many issues are enhanced by bond insurance.		

Credit Highlights

- S&P Global Ratings raised its long-term rating to 'AA-' from 'A+' on Inverness Community Redevelopment Agency (ICRA), Fla.'s series 2017 tax increment revenue refunding bonds, secured by an interlocal agreement with the city of Inverness.
- The outlook is stable.
- The upgrade reflects our view of the city's significant reserve growth as a result of sustained operating surpluses, combined with increasing market values and our improved view of the Homosassa Springs metropolitan statistical area (MSA).

Security

Securing the bonds are pledged revenues, which consist of pledged tax increment revenue and amounts held in the funds, accounts, and subaccounts established by the bond resolution, including the 2017 bonds reserve subaccount. If the pledged tax increment revenues are not sufficient, the City of Inverness has covenanted in an interlocal agreement with the agency to budget and appropriate in its annual budget, from specified support revenue, an amount to cure any deficiency. Support revenues consist of non-ad valorem revenues as defined in the interlocal agreement and include taxes on local communications services; franchise fees associated with the collection of solid waste; the provision of electricity, natural gas, and propane; and proceeds of the local government half-cent sales tax distributed to the city from the local government half-cent sales tax clearing trust fund.

The interlocal agreement contains an anti-dilution test that stipulates that before additional debt secured by the support revenue can be issued, the average of support revenues for the two most recent fiscal years (for which audited financial statements are available) is equal to or greater than 1.50x maximum annual debt service.

Securing debt service on the bonds are by payments from tax increment revenues within the development area; however, we view the city's covenant to budget and appropriate from certain non-ad valorem revenues as the stronger pledge. We rate the 2017 bonds as a non-ad valorem pledge under our "Issue Credit Ratings Linked To U.S. Public

Finance Obligors' Creditworthiness" criteria, published Nov. 20, 2019, on RatingsDirect, due to Inverness's obligation to satisfy any deficiency in the event of tax increment revenue shortfalls with legally available funds. In our view, the non-ad valorem pledge effectively constitutes an ongoing obligation of the city that is indistinguishable from its general creditworthiness.

Credit overview

Inverness' general creditworthiness is supported by its cautious budgeting practices, which have led to annual operating surpluses since fiscal 2018 and available fund balance growth to more than \$8 million. Although operating reserves exceed the city's reserve target, management plans to grow the general fund further by transferring unexpended capital projects funds into its operating reserve and continuing to budget conservatively, without plans to materially spend down the fund balance. The city's local economy remains stable, with moderate assessed value growth and lower taxpayer concentration, and residents benefit from participation in the Homosassa Springs MSA, which we consider broad and diverse. Although its income metrics are lower than its similarly-rated peers reflective of the large retiree population, we view this weakness as mitigated by the city's financial strength, although the area's income metrics currently limit additional upward movement. Inverness' manageable fixed costs, regular budget monitoring, and capital planning practices also support the rating.

The rating reflects our view of Inverness':

- Large retiree population small town with limited new development, but access to jobs throughout the Homosassa Springs area;
- Track record of operating surplus that we expect will continue in fiscal 2024 and beyond, supported by operating revenues from property taxes (56%) charges for services (18%), and intergovernmental sources (16%), and anticipated maintenance of very strong reserves;
- Cautious budgeting practices, capital planning, and large informal reserve target; and
- Strong debt profile with low carrying charges; expected maintenance of manageable fixed costs despite future debt plans, due partially to limited pressure from pension and other postemployment benefit obligations.

Environmental, social, and governance

We view the city's physical risk as slightly elevated, given its elevated exposure to tropical storms and extreme heat. Management notes that the portion of the Gulf of Mexico nearest the city is relatively shallow, limiting the strength of storms when they reach Inverness. Management regularly reviews its storm management practices, which include debris removal and utility backups, and notes its lakes are dam-controlled, which limits flood risk. We view social and governance factors as neutral in our credit rating analysis.

Outlook

The stable outlook reflects our expectation that Inverness will continue to produce balanced-to-positive operations and very strong reserves.

Downside scenario

We could lower the rating if reserves materially decrease, due to either budgetary imbalance or a one-time drawdown, without a plan to restore them.

Upside scenario

We could raise the rating if economic indicators improved to levels commensurate with higher-rated peers, combined with increased formalization of financial policies and practices.

Credit Opinion

Small residential city with large retiree community

Roughly 60 miles north of Tampa, Inverness is a predominantly residential city that management says is desirable for its small-town character and access to employment opportunities throughout the broad and diverse Homosassa Springs metropolitan area. The city is home to a large retired population--38% of residents are 65 or older, more than double the national average--which in our view is reflective of the city's lower-than-average income metrics when compared to its similarly-rated peers despite comparable wealth metrics. However, management reports that more young families are moving to the city and that there is growth in various new service industry businesses and health care. With limited new development planned, we expect Inverness' economic metrics will remain stable.

Operating surpluses driven by cautious budgeting

Inverness expects to produce its seventh consecutive surplus in fiscal 2024, due to higher-than-anticipated revenue from property taxes and interest income as well as year-to-date expenditures tracking to budget. In addition, we understand that Inverness plans to transfer roughly \$3 million to its general fund from its capital projects fund, to return unexpended capital appropriations from prior years to the general fund, and several million more in fiscal 2025 for the same reason. Inverness used its American Rescue Plan Act funds primarily for wastewater capital projects, as well as to support cultural arts in its commercial district. In fiscal 2025, management plans to raise salaries for certain positions to reflect market conditions but does not anticipate other significant changes; we expect the city to maintain at least breakeven operations due to its conservative revenue forecasting and largely predictable expenditures.

Available fund balance totaled \$8.3 million in fiscal 2023 and is expected to grow further in fiscals 2024 and 2025 as capital projects funds are transferred to the general fund. While the city has no plans to materially spend down reserves--its general fund capital expenditures are expected to decrease after 2025, according to the capital improvement plan--we understand it may consider using reserves to apply for matching grants or address unanticipated opportunities. Overall, we expect the available fund balance to remain very strong at above the city's informal \$5 million reserve target and its formal policy requirements.

Cautious budgeting practices, capital planning, and some formalized policies

When crafting the budget, management reviews state revenue projections, conservatively estimates property tax collections, and budgets expenditures based on expected salary and contract increases. Elected officials review monthly budget-to-actual and quarterly investment holdings reports, in accordance with its formalized investment policy, which limits authorized investments to highly liquid securities and confirms to state statutes. The city's rolling five-year capital plan identifies planned capital expenditures by fund but does not identify funding sources, although

we understand most projects will be funded on a pay as you go basis. Inverness' formal fund balance policy requires a minimum unassigned fund balance of 25% of expenditures, although the city informally targets maintenance of at least \$5 million in fund balance (currently higher than its target) in each of its general fund and water and sewer utility fund. Inverness has taken steps to mitigate cyber risk but does not have a formal debt policy or conduct long-term financial planning.

The institutional framework score is strong.

Manageable debt with limited governmental debt plans

Inverness has \$14.4 million in outstanding debt, including nearly \$2.9 million backed by utility revenue. It is considering up to \$2 million in additional borrowing through the ICRA to fund various capital needs, as well as up to \$15 million in wastewater infrastructure improvements related to a sewer to septic program that would be backed by pledged water and wastewater revenues and assessments to benefitted homeowners. We expect debt service, as well as retirement costs, to remain a manageable budgetary cost.

Pension/other postemployment benefits (OPEB)

- Pension and OPEB liabilities are not an immediate source of credit pressure for Inverness, although plan funding status and elevated discount rates could lead to escalating costs and contribution volatility in the future.
- OPEB costs are currently low and the overall liability remains manageable, in our view.

The county participated in the following multiple-employer, defined-benefit pension plans as of June 30, 2022:

- Florida Retirement System, 82% funded, with a proportional share of the net pension liability (NPL) equal to \$3.3 million;
- Health Insurance Subsidy Program, which provides a monthly payment to retirees to assist in paying their health insurance costs: 4% funded, with a \$1 million share of the NPL; and
- Inverness also provides other postemployment benefits, allowing eligible retirees and their spouses to purchase health insurance through the city: \$49,480 liability funded on a pay-as-you-go basis.

Inverness, Florida--key credit metrics				
	Most recent	Historical information		
		2023	2022	2021
Adequate economy				
Projected per capita EBI % of U.S.	64			
Market value per capita (\$)		108,300	103,301	95,633
Population		7,887	7,536	7,508
County unemployment rate(%)			4.1	
Market value (\$000)		854,162	778,474	718,009
Ten largest taxpayers % of taxable value	20.0			
Strong budgetary performance				
Operating fund result % of expenditures		10.4	16.3	34.4
Total governmental fund result % of expenditures		5.8	8.1	27.3

Inverness, Florida--key credit metrics (cont.)

	Most recent	Historical information		
		2023	2022	2021
Very strong budgetary flexibility				
Available reserves % of operating expenditures		78.0	75.2	114.0
Total available reserves (\$000)		8,267	6,667	8,790
Very strong liquidity				
Total government cash % of governmental fund expenditures		75	144	101
Total government cash % of governmental fund debt service		1,179	1,940	1,217
Strong management				
Financial Management Assessment	Good			
Strong debt & long-term liabilities				
Debt service % of governmental fund expenditures		6.4	7.4	8.3
Net direct debt % of governmental fund revenue	93			
Overall net debt % of market value	1.3			
Direct debt 10-year amortization (%)	45			
Required pension contribution % of governmental fund expenditures		3.9		
OPEB actual contribution % of governmental fund expenditures		0.0		
Strong institutional framework				

EBI--Effective buying income. OPEB--Other postemployment benefits. Data points and ratios may reflect analytical adjustments.

Related Research

Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.spglobal.com/ratings for further information. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

Copyright © 2024 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives. Rating-related publications may be published for a variety of reasons that are not necessarily dependent on action by rating committees, including, but not limited to, the publication of a periodic update on a credit rating and related analyses.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw or suspend such acknowledgment at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, www.spglobal.com/ratings (free of charge), and www.ratingsdirect.com (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at www.spglobal.com/usratingsfees.

STANDARD & POOR'S, S&P and RATINGSDIRECT are registered trademarks of Standard & Poor's Financial Services LLC.

Agenda Memorandum - *City of Inverness*

September 3, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Ordinance 2024-832 Utility Fees and Charges - Final Adoption*

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Alexis Koter, Finance Director, Rob Pell, Assistant Public Works Director

Enclosures: 1. BUSINESS IMPACT STATEMENT Ord. 2024-832
2. ORDINANCE 2024-832 Utility Fees
3. Public Notice Ad

At the June 18 Council meeting, an updated rate study for the City's water and wastewater utility was presented. The study looked at user fees and charges necessary to operate and maintain the system for the next five years. Following the presentation, Council provided direction that the resulting recommended rates be brought forward for formal adoption prior to the commencement of the FY 2025 budget.

On August 6th, Council considered the first reading of an ordinance modifying the aforementioned rates in concert with revised costs of meter installations based on current prices for meters and supplies. Additionally, the proposed ordinance will better clarify the deposits and fees to be incurred when establishing services and when certain fees are to be applied. Tonight, Council will consider the final reading the ordinance.

It is recommended that Council proceed to approve the ordinance as presented to be implemented by the commencement of the FY 2025 budget.

Recommended Action –

1. Open the Public Hearing
2. Allow Staff to Speak/Present
3. Motion, Second, and vote to read Ordinance 2024-832 by title only.
4. Those For, Those Against
5. Council Deliberate the Matter
6. Motion, Second, and vote to adopt Ordinance 2024-832 on first reading 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

Business Impact Estimate

This form is to be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Inverness website by the time notice of the proposed ordinance is published.

Ordinance 2024-832 Utilities Charges and Fees

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Inverness is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Inverness is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Inverness hereby publishes the following information:

1. Summary of the proposed ordinances

¹ See Section 166.041(4)(c), Florida Statutes.

The proposed ordinance re-words several sections for clarity and better defines cause of fees charged for water/sewer services. The proposed also increases fees associated with meter installation, and the water/sewer/reclaimed water usage rates and availability fees. A Utility Rate Study was performed to determine the increase in rates.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Inverness, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

Business will experience an increase in usage and availability fees for water and sewer services received. Estimated impact for water/sewer usage and availability fees is 5% increase in monthly bills for first fiscal year and 4% increase for the next four years after. These increases are in accordance with the Utility Rate Study performed. Any business requesting a meter installation will also experience increased costs. Costs have increased in relation to the cost of meters and material, which is dependent on the meter size.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses /will be financially responsible:

N/A. All fees provided have already previously been established. The changes to fees within the ordinance is rewording for clarity on the fee and/or increases the fee amount.

(c) An estimate of the City of Inverness regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

The City incurs increased costs to operate and maintain the Utility systems each year. The increased rates will provide the City the increase in revenue needed to continue to sufficiently operate the Utility system.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

All businesses that are provided water/sewer services by the City.

4. Additional information the governing body deems useful (if any):

The notice of meetings discussing proposed changes were included in monthly bills for service mailed to customers. The Ordinances are posted twice on the City of Inverness website for City Council agenda to set a public hearing and to hold the public hearing.

ORDINANCE NO. 2024-832

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 22-91 OF THE CODE OF ORDINANCES ENTITLED CAPACITY CHARGES TO INCLUDE A NEW FEE SCHEDULE; AMENDING SECTION 22-92 OF THE CITY'S CODE OF ORDINANCES ENTITLED DEPOSITS; RETURN OF DEPOSITS; AND SERVICES WITHOUT DEPOSIT FOR CERTAIN CUSTOMERS TO ADD CLARIFICATION OF THE PROCESS FOR DETERMINING, COLLECTING, AND REFUNDING DEPOSITS; AMENDING SECTION 22-93 OF THE CITY'S CODE OF ORDINANCES ENTITLED PAYMENT OF FEES AND BILLS REQUIRED TO ADD CLARIFICATION ON PENALTIES AND FEES ASSOCIATED WITH PAYMENT OF BILLS; AMENDING SECTION 22-98 OF THE CITY'S CODE OF ORDINANCES ENTITLED BASIC RATE SCHEDULE FOR POTABLE WATER, SEWER AND RECLAIMED WATER SERVICE TO INCLUDE A NEW RATE SCHEDULE; PROVIDING FOR SEVERABILITY AND INTERPRETING THIS ORDINANCE; PROVIDING FOR INCLUSION INTO THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INVERNESS,

THIS _____ DAY OF _____, 2024 AS FOLLOWS:

Section 1. Section 22-91 of the Code of Ordinances entitled "Capacity charges" is hereby amended as set forth in Exhibit "A" attached hereto and made a part hereof.

Section 2. Section 22-92 of the Code of Ordinances entitled "Utility deposits; return of deposits; service without deposit for certain customers" is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof.

Section 3. Section 22-93 of the Code of Ordinances entitled "Payment of fees and bills required" is hereby amended as set forth in Exhibit "C" attached hereto and made a part hereof.

Section 4. Section 22-98 of the Code of Ordinances entitled "Basic rate schedule for potable water, sewer and reclaimed water service" is hereby amended as set forth in Exhibit "D" attached hereto and made a part hereof.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 6. Inclusion in the Code of Ordinances. The provisions of this Ordinance shall be included and incorporated in the Code of Ordinances of the City of Inverness as an addition, or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code of Ordinances.

Section 7. Effective Date. This ordinance shall become effective immediately upon its adoption.

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

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

CITY OF INVERNESS, FLORIDA

Jacquie Hepfer, Council President

Robert Plaisted, Mayor

ATTEST:

Susan Jackson, City Clerk

Approved as to form and correctness:

Robert Batsel, City Attorney

EXHIBIT A

Sec. 22-91. Installation, Capacity, and Disconnection charges.

(a) Meter Installations/Connections for Water, Sewer, and Reclaimed Water:

- (1) Meter size and type must be approved by Public Works Director, the Community Development Director or their designee.
- (2) Water meter installation fees (meter, material, and labor).

Meter Size (inches)	Meter Installation Fee	Meter Size (inches)	Meter Installation Fee
$\frac{5}{8}'' \times \frac{3}{4}''$	\$632.00	2"	\$2,437.00
1"	\$783.00	Above 2"	Determined upon request by actual costs
1½"	\$2,024.00		

- a. *1" meter option:* An individual residential unit owner may request the meter be upgraded to a 1" meter for an additional four hundred four dollar (\$404.00) charge.
 - b. *Master meter option:* For five (5) or more residential units, a master meter may be requested. The meter size and request must be approved by the Public Works Director and the Community Development Director, or their designee.
 - c. There will be an additional charge for "long-side tap", where any street or road is crossed. The charge will be equal to the actual cost of the materials, labor, and equipment used for crossing the street or road as determined by the Public Works Director, or his designee.
- (3) The size of the building lateral must be approved by the Public Works Director and the Community Development Director, or their designee.
 - (4) No sewer service shall be connected until the plumbing and connections incident thereto shall have been inspected and approved by the Community Development Director and the Public Works Director, or their designee.
 - (5) All meters and appurtenances thereto shall be and remain the property of the City, except as otherwise specified herein.
 - (6) Where meters or appurtenances are broken or damaged by the negligence of the owners, tenants or occupants of the premises, the cost of repair or replacement to include administrative overhead, shall be paid by the owner, tenant or occupant of the premises; These charges shall be included on the next monthly bill for services and are subject to the guidelines established in Sec. 22-93.

(b) Capacity Fees:

(1) Water Capacity fees (based on meter size).

Meter Size (inches)	Commercial Unit Capacity Fee	Meter Size (inches)	Commercial Unit Capacity Fee
$\frac{5}{8}'' \times \frac{3}{4}''$	\$710.00	2" compound	\$1,780.00
1"	\$920.00	3"	\$3,340.00
1½"	\$1,210.00	4"	\$4,190.00
2"	\$1,630.00	6"	\$6,320.00

- a. *Master meter option:* Upon approval, a master meter may be used for five (5) or more residential units. The capacity fee for a meter will be inclusive of the unit rate listed above per residential unit served by master meter.
- (2) Sewer Capacity fees (based on meter size)
- a) Residential unit capacity fee: Two thousand seven hundred twenty dollars (\$2,720.00) per residential unit lateral, whether a single connection or manifold.
 - b) Commercial unit capacity fee (based on the size of sewer lateral leaving the building):

Lateral Size	Commercial Unit Connection Fee
3 inch or 4 inch	\$2,720.00

6 inch	\$5,980.00
8 inch and above	\$8,700.00

- (3) Residential or commercial capacity fees, for water or sewer, outside the City limits will be one hundred twenty-five percent (125%) of the above-listed cost.
- (4) Capacity fees shall not apply to reclaimed water connections.
- (5) Installment payment of capacity fees:
 - (a) The water and sewer capacity fees shall be paid either in one lump sum or in equal monthly installments calculated and based upon a forty-eight-month term which shall include costs plus eight percent (8%) interest per annum. There shall be no prepayment penalty.
 - (b) The property owner shall execute a contract with the City which will provide for interest being accrued on the unpaid balance of the fee, and for the acceleration of the remaining balance due after a sixty-day period of default. The contract shall also reflect that enforcement by the City shall result in a claim for prejudgment interest, court costs, and reasonable attorney fees, and that the capacity fees shall constitute a lien on the property pursuant to F.S. § 159.17. This remedy shall be cumulative with that provided by general law. The initial interest rate accrued on the unpaid balance of the connection fee shall be eight percent (8%) per annum, or as established by City Council. A one-time contract setup fee of two percent (2%) of the installment agreement principal balance will be charged at the time of contract execution.
 - (c) Should this property (owner's property) be sold or transferred during the term of this contract, then all sums still owed shall be accelerated, and immediately due and payable in full.
- (e) Service disconnection for building demolition, removal, or temporary disconnection.
 - (1) "Turn Off": The owner, tenant, or occupant on record may request that water/sewer services to their meter be turned off. This request is subject to turn-off fees as described in Sec. 22-93 (6).
 - a. Upon request of turn-off, the Public Works Department will turn off the meter. Turning off a meter will only stop the usage of water. The customer will continue to receive a monthly bill which will include a monthly availability charge, but should no longer incur charges for water/sewer usage beyond the date the meter was turned off.
 - b. Turn on fees, as described in Sec. 22-93 (5) shall be assessed to resume water/sewer services if the request for turn on is a different date/time than turn off. At this time the customer will resume incurring charges for water/sewer usage. Turn on fees may be waived in instances where the turn off and turn on are performed in the same visit to customer residence.
 - (2) "Paid Inactive": The owner of record who has a City water meter installed to service their property and/or has property connected to a City water/sewer line and wishes to have service discontinued, shall be assessed a seventy-five-dollar (\$75.00) fee (paid-inactive fee) for the discontinuation of said service and related availability fees, notwithstanding any other provision of this chapter to the contrary.
 - a. Upon written request of disconnection, the Public Works Department will turn off and lock, or at City's discretion remove, the meter and services will be made inactive. Customer will receive a bill for charges incurred, but not yet billed, through date of request. Future bills will not be issued for usage and availability until the customer submits a request for re-establishment of services.
 - b. To qualify for Paid-Inactive status, the customer must maintain a \$0.00 balance due inclusive of Paid-Inactive fee. Should the payment of the "final" bill and/or Paid-Inactive fee not to be paid by the due date of the "final" bill, account will not be considered to be in paid-inactive status. The meter will be considered turned off and the account will continue to receive monthly availability charge. Customer will need to resubmit a written request for disconnection and satisfy any balance due in order for the account to be considered in paid-inactive status.
 - c. A seventy-five-dollar (\$75.00) fee (paid-inactive fee) shall be assessed to the property owner to reconnect discontinued service, notwithstanding any other provisions of this chapter to the contrary. Public Works will remove lock and turn on meter and charges for services and availability will resume.

- (3) Moving of existing water meter or sewer lateral. In the event an existing water meter or sewer lateral must be relocated to accommodate the customer, the charge for the relocation shall be determined by the public works director on a case-by-case basis. The basis for the relocation charge calculated by the public works director shall be the actual costs of labor, materials, equipment and administrative overhead.

EXHIBIT B

Sec. 22-92. Deposits and Fees for Establishing Services

- (a) Prior to beginning services, a deposit shall be required from all customers as outlined below. In addition, a twenty-dollar (\$20.00) fee will be charged to establish (turning on) services in customers name (CID).
- (b) The deposit for residential units shall be based on the applicant's credit information received during a credit screening. Each applicant must have a credit screening completed, unless they are able to meet an exemption as listed in subsection (f) below.
 - (1) Owner applicants, either owning a home or who are in the process of purchasing a home, shall include all persons as stated on the deed as an applicant and each person must be screened. The City's deposit decision will be based the credit worthiness of the applicant who poses the greater credit risk.
 - (2) Tenant applicants will include all persons responsible for the lease of the unit as an applicant and each person shall be screened. The City's deposit decision will be based the credit worthiness of the applicant who poses the greater credit risk.
 - (3) Applicants are to provide a state-issued photo identification card for credit screening purposes. The City cannot demand that an applicant provide their social security number as a requirement for service; however, if credit information cannot be secured by the state identification number, the customer must either provide a valid social security number to obtain the credit screen or pay the maximum deposit for their account classification.
 - (4) A service applicant who provides a social security number that is returned as deceased, non-issued, belonging to a person under the age of eighteen (18), or belonging to a person other than the applicant, or is fraudulent shall be denied service until that person supplies a valid social security number and a federal or state government issued photo identification card.
 - (5) The City will not accept letters of credit in lieu of credit screening an applicant.
 - (6) An applicant who has declared bankruptcy will be considered a substantial credit risk and shall be required to pay a maximum deposit.
 - (7) Any applicant who has an unpaid utility bill from another jurisdiction and is returned as part of their credit record will be considered a significant credit risk and shall be required to pay a maximum deposit.
 - (8) An adverse action letter will be printed and given to each applicant who is denied service or charged a deposit. The Federal Trade Commission and the Fair Credit Reporting Act mandate that a consumer who is charged a deposit based upon their credit information be given notification as to where that information was obtained and detailed procedures as to how they might dispute the information.
 - (9) City staff shall not have access to an applicant's detailed credit report and will only be provided with the deposit decision and listing of unpaid utilities in other governmental and utility jurisdictions.
 - (10) A five-dollar (\$5.00) charge will be applied for each applicant requiring credit screening in order to cover the investigation costs of the application.
- (c) Deposit schedule for establishing services:
 - (1) Residential (per unit):
 - a. *Owner/Tenant-occupied:*

	Owner Occupied			Tenant Occupied		
Return on Credit Screening	Water	Sewer	Water & Sewer	Water	Sewer	Water & Sewer
Substantial Credit Risk	\$90.00	\$135.00	\$225.00	\$120.00	\$ 180.00	\$300.00
Minimal Credit Risk	\$60.00	\$90.00	\$150.00	\$60.00	\$90.00	\$150.00
No Credit Risk	\$0.00			\$0.00		
Maximum Deposit is \$300.00						

- b. Developers and building contractors are to pay a \$100.00 deposit per unit. Developers/building contractors are not qualified for waiver of deposits.

- c. Property management companies must establish an escrow containing a \$200.00 for all properties under management. Property management companies are not qualified for waiver of deposits.
- (2) Commercial establishments including multiple units under a master meter; service station; drug stores; cafeterias and restaurants; industrial users and any commercial users may be required to pay a deposit which will be the greater of one hundred fifty dollars (\$150.00) or an estimate of the equivalent of two (2) months' water and sewer charge with such estimate to be determined by the finance department.
- (3) Outside-City deposits, and maximum deposit amounts, shall be one hundred twenty-five percent (125%) of those listed in subsections (1) and (2).
- (d) If a customer should be disconnected for non-payment on two or more occasions in any fiscal year (October—September) said customer shall be required to pay an additional twenty-five dollars (\$25.00) deposit for each two occurrences to a maximum deposit of three hundred dollars (\$300.00) for in-City customers and three hundred seventy-five dollars (\$375.00) for outside City customers per service location.
- (e) All utility deposits collected by the City pursuant to this chapter will be maintained in a non-interest-bearing account. The City will not pay interest on customer deposits.
- (f) The following customers shall be exempt from certain items stated above relating to deposits and credit checks:
 - (1) A current residential customer who is transferring services from one location within the City to another, using the same Customer ID (CID), is exempt from a credit check. A deposit may be transferred from one service location to another providing the services remain in the name of the person or entity that made the initial deposit. Any unpaid balances from the former account can be transferred to the new account, pursuant to Sec. 22-94(4).
 - (2) A current residential customer who is establishing services at an additional location is exempt from a credit check if they meet all requirements for a deposit refund outlined in sec. 22-92(f)(1). If the customer meets the requirement, they will be considered "No Risk" and no deposit is needed.
 - (3) An applicant that is a former customer, whether using the same or different CID, that has unpaid balances, or balances written off by the City as uncollectable, for prior services shall be considered a substantial credit risk. A credit screening is not needed. In addition, The City shall not allow another utility account to be opened by the customer at another location until all amounts owed have been paid in full.
 - (4) Agencies of the United States of America, the State of Florida, County, other municipalities, or other public bodies, corporate and politic, etc. pursuant to law, shall be exempt from the payment of security deposits, provided that such agencies shall be subject to all other fees and charges.
 - (5) Customers that obtain a payment guarantee/voucher from a City recognized organization are exempt from collection of deposit prior to starting services. The deposit can be charged to the customer to be issued on their first bill.
 - (6) Nothing contained herein shall be construed to prevent the City from requiring a deposit from any customer who shall become delinquent in payments while on a waived or refunded deposit status. Such deposit should be in accordance with the schedule outlined above.
- (g) Refund of Deposits:
 - (1) Residential customers may be entitled to a deposit refund prior to the termination or transfer of services. The refund will be applied to the customer's current account balance and any deposit in excess will be a credit on the customer's account. To qualify, all of the below statements must be true.
 - a. Customer's payments have not been delinquent in the past twenty-four (24) months,
 - b. Customer has not had a returned payment in the last twenty-four (24) months,
 - c. Customer has not been disconnected (shut-off), within the last twenty-four (24) months,
 - d. Customer has not tampered with the meter in the last thirty-six (36) months,
 - e. Customer has not used service in a fraudulent or unauthorized manner within the past thirty-six (36) months,
 - f. Customer is the owner of the residential unit,
 - g. Customer has submitted a written request of refund.

1. Customer may request the refund as paper check instead of account credit. However, the check amount will only be the deposit amount in excess of the current balance due.
- (2) When terminating service, if not already refunded or transferred to new service location, the deposit shall be applied to the customer's account after the issuance of the final bill. If the deposit is greater than the balance due, a refund shall be issued to the customer in the form of a check for the amount for the deposit not applied to the final balance due.
- (h) If a customer should be disconnected for non-payment on two or more occasions in any fiscal year (October—September) said customer shall be required to pay an additional twenty-five dollars (\$25.00) deposit for each two occurrences to a maximum deposit of three hundred dollars (\$300.00) for in-City customers and three hundred seventy-five dollars (\$375.00) for outside City customers per service location

Notwithstanding the foregoing, if subsequent to the refund of the deposit to the residential customer, the customer shall become delinquent for a period in excess of thirty (30) days; the City may require the customer to pay a new deposit within fifteen (15) days of written notice. If the deposit remains unpaid after fifteen (15) days of notice, the City reserves the right to discontinue service until such deposit is paid in full. Said deposit shall also be subject to refund in accordance with the provisions of this section.

EXHIBIT C

Sec. 22-93. Payment of fees and bills required.

- (1) Monthly bills for charges and fees shall be issued by the City to customers on the last business day of the month. Such bills shall be due and payable immediately upon receipt. Bill balances that remain unpaid at the close of the City's business day on the twentieth day of the month following billing will be considered past-due and are subject to a late penalty fee of fifteen dollars (\$15.00). Late fees will be applied on the twenty-first day of the month on accounts with past due balances greater than fifty dollars (\$50.00). However, should the twentieth day of the month fall on a Saturday, Sunday, or legal holiday as defined in the F.S. § 683.01, or any local holiday declared by the City, the customer shall have until the close of the City's next business day to pay said the balance without late penalty fee.
- (2) Past due balances, plus applicable late fees, that are not paid by the issuance of the next month's bill (current bill) may be subject to discontinuation (shut-off) of services and shut-off fees. The current bill will list the past due balance (including late fees) and date of shut off in addition to the current charges. Payment of past due balances, plus the late penalty fees, are due by 5:00 p.m. the day before the shut-off date listed on the current bill. The shut-off date should be no earlier than the 8th of the month following the current bill. Current charges remain due in accordance with Sec 22-93(1). If the past due balance, plus the late penalty fee, is greater than fifty dollars (\$50.00) and is not paid by the shut off date listed, the City shall schedule discontinuation of services. Shut offs will be scheduled the morning of the date listed on the bill. All customers scheduled for shut-off will be charged a service fee in accordance with Sec 22-93(3).
- (3) A forty-dollar (\$40.00) shut-off service fee will be charged for shut-off services fully provided during regular business hours; Monday—Friday 8:00 a.m.—5:00 p.m., excluding City recognized holidays. A sixty-dollar (\$60.00) service fee will be charged for shut-off services that occur, in full or in part, outside of regular business hours.
- (4) Once scheduled for shut-off, a customer's service shall be reinstated only after full payment of all charges currently owed, inclusive current balance, past due balance, penalties, fees, and additional deposits required pursuant to the procedures set forth in section 22-92(d). Reinstatement of services is included as a part of shut-off service fee charged. Please reference Sec. 22-93(3) regarding hours of services.
- (5) A twenty-dollar (\$20.00) service fee will be charged for turning water on Monday—Friday 8:00 a.m.—5:00 p.m., excluding City recognized holidays, with the exception of new water connections and delinquent reinstatements as set forth above. New water connections are those for which a new or used meter is installed for a customer, reference Sec. 22-91(a). A forty-dollar (\$40.00) service fee will be charged for turning water on after 5:00 p.m. Monday—Friday, holidays or weekends.
- (6) A twenty-dollar (\$20.00) service fee will be charged for turning water off Monday—Friday, 8:00 a.m.—5:00 p.m., excluding City recognized holidays, with the exception of delinquent reinstatements as set forth above. A forty-dollar (\$40.00) service fee will be charged for turning water off after 5:00 p.m. Monday—Friday, holidays or weekends.
- (7) If a utility customer pays for services by any form of payment that is returned, the City will not consider this as payment to the balance due. Any payment that is returned shall be subject to a return fee in accordance with the provisions of F.S. § 166.251, as may be amended from time to time. Schedule of return fee amount is listed below. This imposition of a return fee will be in addition to any late payment fee that may be charged to the customer for the delinquent payment of the utility account.

Value of Returned Payment	Return Fee Amount
\$0.01-50.00	\$25.00
\$50.01-300.00	\$30.00
\$300.01-800.00	\$40.00
Greater than \$800.00	5% of value of returned payment

EXHIBIT D

Sec. 22-98. Basic rate schedule for potable water, sewer and reclaimed water service.

(a) The basic monthly rate for each unit for potable water where service shall be available shall be as follows:

(1) *Inside City:*

a. *Residential service:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Water availability fee (all meters)	\$9.61	\$10.00	\$10.40	\$10.82	\$11.26
Water usage fees (per thousand gallons)					
0—10,000 gallons	\$2.74	\$2.85	\$2.97	\$3.09	\$3.22
10,001—20,000 gallons	\$2.95	\$3.07	\$3.20	\$3.33	\$3.47
20,001—30,000 gallons	\$3.21	\$3.34	\$3.48	\$3.62	\$3.77
Above 30,000 gallons	\$3.84	\$4.00	\$4.16	\$4.33	\$4.51

b. *Commercial:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Water Availability Fee (By Meter)					
¾" meter	\$10.14	\$10.55	\$10.98	\$11.42	\$11.88
1" meter	\$25.38	\$26.40	\$27.46	\$28.56	\$29.71
1½" meter	\$50.77	\$52.80	\$54.92	\$57.12	\$59.41
2" meter	\$81.22	\$84.47	\$87.85	\$91.37	\$95.03
3" meter	\$162.46	\$168.96	\$175.72	\$182.75	\$190.06
4" meter	\$253.77	\$263.92	\$274.48	\$285.46	\$296.88
6" meter	\$507.57	\$527.88	\$549.00	\$570.96	\$593.80
Water usage fees (per thousand gallons)					
0—10,000 gallons	\$2.74	\$2.85	\$2.97	\$3.09	\$3.22
10,001—20,000 gallons	\$2.95	\$3.07	\$3.20	\$3.33	\$3.47
Above 20,000 gallons	\$3.21	\$3.34	\$3.48	\$3.62	\$3.77

(2) *Outside City:* One hundred twenty-five percent (125%) of the rates set forth in section 22-98(a)(1) or section 22-98(a)(2).

(b) The basic monthly rate for sewer service shall be as follows:

(1) *Inside City:*

a. *Residential:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Sewer availability fee (all meters)	\$17.95	\$18.67	\$19.42	\$20.20	\$21.01
Sewer usage fees (per thousand gallons)					
0—15,000 gallons	\$6.37	\$6.63	\$6.90	\$7.18	\$7.47
Above 15,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

b. *Commercial:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Sewer Availability Fee (By Meter)					
¾" meter	\$23.62	\$24.57	\$25.56	\$26.59	\$27.66
1" meter	\$58.98	\$61.34	\$63.80	\$66.36	\$69.02
1½" meter	\$118.11	\$122.84	\$127.76	\$132.87	\$138.19
2" meter	\$188.88	\$196.44	\$204.30	\$212.48	\$220.98
3" meter	\$377.62	\$392.73	\$408.44	\$424.78	\$441.78
4" meter	\$590.17	\$613.78	\$638.34	\$663.88	\$690.44
6" meter	\$1,180.16	\$1,227.37	\$1,276.47	\$1,327.53	\$1,380.64
Sewer usage fees (per thousand gallons)					
All metered water use	\$6.37	\$6.63	\$6.90	\$7.18	\$7.47

(2) *Outside City:* One hundred twenty-five percent (125%) of the rates set forth in section 22-98(b)(1) and section 22-8(b)(2).

(3) In the event any meter is damaged, destroyed or fails to register, the consumer will be billed for the period involved but not to exceed thirty-six (36) months, on a basis of the average water consumption for the preceding six (6) months of actual usage.

(c) Basic monthly charges for reclaimed water shall be as follows:

(1) *Residential:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Reclaimed usage fees (per thousand gallons)					
<i>All metered water use</i>	<i>\$0.63</i>	<i>\$0.66</i>	<i>\$0.69</i>	<i>\$0.72</i>	<i>\$0.75</i>

(2) Commercial service will be in accordance with a contract negotiated by the City of Inverness or designee and approved by the City Council.

(3) Availability fees do not apply to reclaimed water.

(d) Annual rate adjustment by index-water availability and usage.

(1) Effective and commencing on October 1, 2029, and for each annual anniversary thereafter, there shall be an automatic water rate adjustment based upon and equal to the then-current percentage increase of the Florida Public Service Commission Deflator Index. In the event that the Deflator Index exceeds three percent (3%), the proposed increase in water rates shall be presented to City Council for approval. The automatic rate adjustment provided herein shall not preclude the City Council from increasing or decreasing the water rates as deemed necessary or appropriate at any time.

(e) Annual rate adjustment by index-sewer availability and usage.

(1) Effective and commencing on October 1, 2029, and for each annual anniversary thereafter, there shall be an automatic sewer rate adjustment based upon and equal to the then-current percentage increase of the Florida Public Service Commission Deflator Index. In the event that the Deflator Index exceeds three (3) per cent, the proposed increase in sewer rates shall be presented to City Council for approval. The automatic rate adjustment provided herein shall not preclude the City Council from increasing or decreasing the sewer rates as deemed necessary or appropriate at any time.

- (f) Annual rate adjustment by index-residential reclaimed water usage charges.
 - (1) Effective and commencing on October 1, 2029, and for each annual anniversary thereafter, there shall be an automatic residential reclaimed water rate adjustment based upon and equal to the then-current percentage increase of the Florida Public Service Commission Deflator Index. In the event that the Deflator Index exceeds three percent (3%), the proposed increase in sewer rates shall be presented to City Council for approval. The automatic rate adjustment provided herein shall not preclude the City Council from increasing or decreasing the reclaimed water rates as deemed necessary or appropriate at any time.

PUBLIC NOTICE OF PROPOSED ENACTMENT

NOTICE is hereby given by the City Council of the City of Inverness, Florida that pursuant to Chapter 166.041, Florida Statutes, Public Notice is hereby given by the City Council of the City of Inverness that an ordinance entitled:

ORDINANCE NO. 2024 – 832

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 22-91 OF THE CODE OF ORDINANCES ENTITLED CAPACITY CHARGES TO INCLUDE A NEW FEE SCHEDULE; AMENDING SECTION 22-92 OF THE CITY'S CODE OF ORDINANCES ENTITLED DEPOSITS; RETURN OF DEPOSITS; AND SERVICES WITHOUT DEPOSIT FOR CERTAIN CUSTOMERS TO ADD CLARIFICATION OF THE PROCESS FOR DETERMINING, COLLECTING, AND REFUNDING DEPOSITS; AMENDING SECTION 22-93 OF THE CITY'S CODE OF ORDINANCES ENTITLED PAYMENT OF FEES AND BILLS REQUIRED TO ADD CLARIFICATION ON PENALTIES AND FEES ASSOCIATED WITH PAYMENT OF BILLS; AMENDING SECTION 22-98 OF THE CITY'S CODE OF ORDINANCES ENTITLED BASIC RATE SCHEDULE FOR POTABLE WATER, SEWER AND RECLAIMED WATER SERVICE TO INCLUDE A NEW RATE SCHEDULE; PROVIDING FOR SEVERABILITY AND INTERPRETING THIS ORDINANCE; PROVIDING FOR INCLUSION INTO THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

will be considered for adoption by the City Council in Council Chambers at 212 West Main Street at 5:30 PM or as soon thereafter the matter can be heard on the following date.

Adoption Public Hearing – Tuesday, September 3, 2024

All interested parties may appear at the meeting and be heard with respect to the proposed Ordinance.

Copy of the proposed ordinance will be on file with and available for inspection by the public in the office of the City Clerk in City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons may wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

Attest: _____
City Clerk

President of City Council

Agenda Memorandum - *City of Inverness*

September 3, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

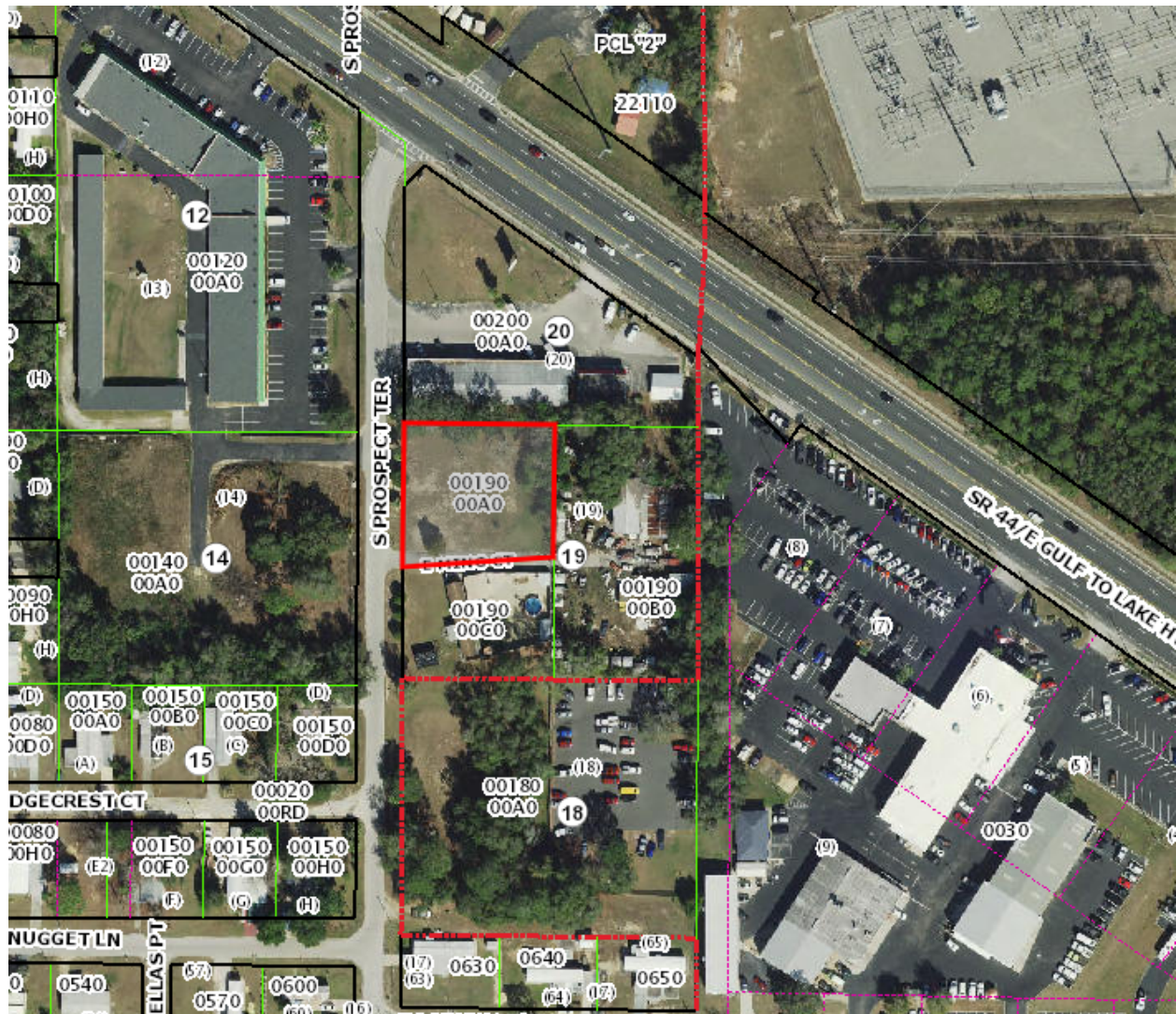
SUBJECT: Annexation 1155 S. Prospect Terrace - Final Adoption*

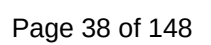
CC: Susan Jackson, City Clerk, Christopher Shoemaker, Director of Community Development

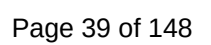
Enclosures: 1. Ordinances 2024-833, 834, 835
2. Staff Report, Land Use and Zoning Maps, Application, Record Card, Deed and Legal Ad

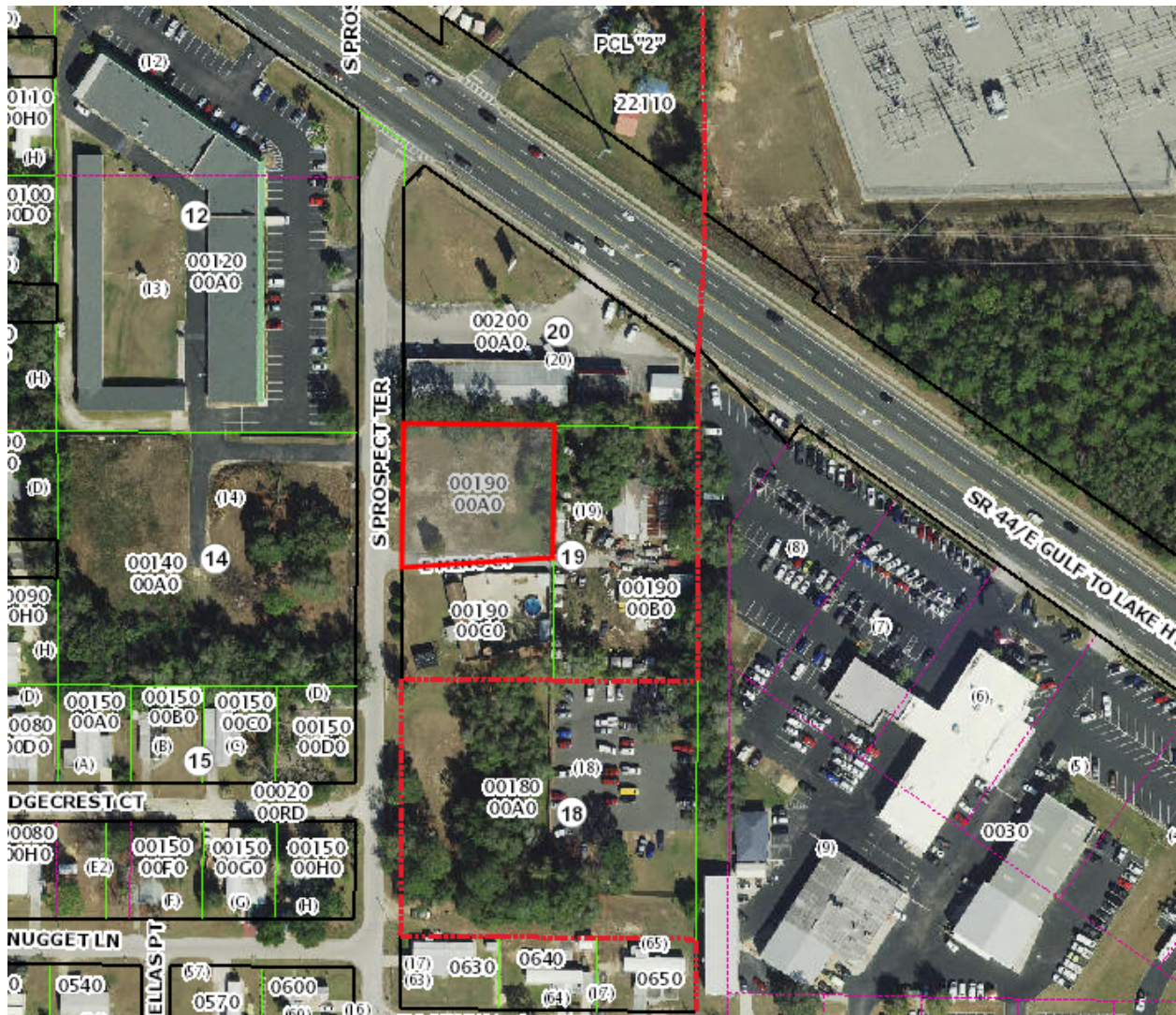
The owner of a 10.81 acre commercial tract at 2901 W. Hwy 44 recently acquired a 0.51 acre tract at 1155 S. Prospect Terrace and the 0.90 acre tract at 1157 S. Prospect Terrace. The property owner, Signet Investment Holding LLLP, submitted an application to annex the two tracts into the City and change the zoning designation from General Commercial (GNC - County) to Commerical (C - City). Each tract will be addressed separately.

Location Map 1155 S. Prospect Terrace









If annexation is approved, staff recommends the following changes to the land use and zoning designations.

EXISTING CONDITIONS

Future Land Use - General Commercial "GNC" (County)
 Zoning - General Commercial "GNC" (County)

POST ANNEXATION PROPOSED CHANGES

Future Land Use - Commercial "C" (City)
 Zoning - Commercial "C" (City)

Recommended Action **Annexation**

1. Open the Public Hearing
2. Allow Staff Presentation

3. Motion, second, and vote to read Ordinance 2024-833 (Annexation) by title only.
4. Those for, Those Against
5. Council deliberates the matter
6. Motion, second and vote to adopt Ordinance 2024-833 on second reading by roll call.

Land Use

1. Motion, second, and vote to read Ordinance 2024-834 (Land Use) by title only.
2. Those for, Those Against
3. Council deliberates the matter
4. Motion, second and vote to adopt Ordinance 2024-834 on first second by roll call.

Zoning

1. Motion, second, and vote to read Ordinance 2024-835 (Zoning) by title only.
2. Those for, Those Against
3. Council deliberates the matter
4. Motion, second and vote to adopt Ordinance 2024-835 on second reading 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

-

ORDINANCE 2024-833

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1155 S. PROSPECT TERRACE, SECTION 11, TOWNSHIP 19 EAST, RANGE 19 SOUTH, CITRUS COUNTY, FLORIDA PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WITNESSETH:

WHEREAS, owners of real property to an unincorporated area of Citrus County which is contiguous to the City of Inverness, Florida, have petitioned the City Council of the City of Inverness that said property be annexed to the City of Inverness, Florida, in accordance with Section 171.044, Florida Statutes; and

WHEREAS, it has been determined by the City Council of the City of Inverness, Florida, that the petition bears the signature of all owners of property in the area proposed to be annexed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, in regular session as follows:

Section 1. City Council of the City of Inverness, Florida in accordance with the powers given and granted to said City of Inverness in and by Chapter 171, Florida Statutes, does hereby redefine the boundary lines of the City of Inverness, so as to include therein the property contiguous thereto and described as follows:

A portion of Lot 19, GOLDEN TERRACE ESTATES, according the to Plat thereof, recorded in Plat Book 5, Page(s) 10 of the Public Records of Citrus County, Florida being described as follows:

That part lying West of the East 150 feet of Lot 19 and North of the centerline of a 20-foot wide easement as recorded on September 12, 1991, in Official Records Book 907, Page 2180, Public records of Citrus County, Florida, described as follows:

Commence at the Southwest Corner of Lot 19, Golden Terrace Estates, as recorded in Plat Book 5, Page 10, Public Records of Citrus County, Florida; thence North 00°04'30" East along the Westerly line of said Lot 19, a distance of 115.25 feet to the Point of Beginning; thence

North 86°37'30" East along said centerline a distance of 157.77 feet to the Westerly line of said East 150 feet and the end of the centerline description.

Parcel ID 19E19SS1100300019000A0 Altkey 3465150

Section 2. Severability Clause. Should any provision or section of this ordinance be held by a Court of competent jurisdiction to be 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 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. 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 this _____ day of _____, 2024.

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

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney

ORDINANCE NO 2024-834

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.51 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL (“GNC”) TO CITY OF INVERNESS COMMERCIAL (“C”); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Inverness, Florida to prepare and adopt a comprehensive plan in accordance with the requirements of said act; and

WHEREAS, the City Council of the City of Inverness recognizes the need to plan for orderly growth and development and has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City Council of the City of Inverness adopted the City of Inverness Comprehensive Plan, Ordinance 2016-713, on July 7, 2016, including a Future Land Use Map, and has approved subsequent amendments; and

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

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness (Comprehensive Plan Amendment 24-03SSA) and shall be effective within the incorporated areas of the City of Inverness.

Section 2. The City of Inverness Comprehensive Plan Future Land Use Map is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, and pursuant to the Code of Ordinances of the City of Inverness, Florida. The following described lands are hereby reclassified on the City of Inverness Comprehensive Plan, Future Land Use Map as set forth in Section 3, below, and as depicted on the attached “Land Use Map” attached hereto, which is incorporated by reference into this ordinance:

A portion of Lot 19, GOLDEN TERRACE ESTATES, according the to Plat thereof, recorded in Plat Book 5, Page(s) 10 of the Public Records of Citrus County, Florida being described as follows:

That part lying West of the East 150 feet of Lot 19 and North of the centerline of a 20 foot wide easement as recorded on September 12, 1991 in Official Records Book 907, Page 2180, Public records of Citrus County, Florida, described as follows:

Commence at the Southwest Corner of Lot 19, Golden Terrace Estates, as recorded in Plat Book 5, Page 10, Public Records of Citrus County, Florida; thence North 00°04'30" East along the Westerly line of said Lot 19, a distance of 115.25 feet to the Point of Beginning; thence North 86°37'30" East along said centerline a distance of 157.77 feet to the Westerly line of said East 150 feet and the end of the centerline description.

Parcel ID 19E19SS1100300019000A0 Altkey 3465150

Section 3. The City of Inverness Comprehensive Plan, Future Land Use Map is hereby amended as follows in the manner depicted on the attached map, which is incorporated by reference into this ordinance:

3.1. 0.51 acres depicted on the "Land Use Map" attached hereto is hereby reclassified from Citrus County General Commercial ("GHC") to City of Inverness Commercial ("C").

Section 4. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Inclusion in the Comprehensive Plan. The provisions of this Ordinance shall become and be made a part of the City of Inverness Comprehensive Plan (City of Inverness Ordinance No. 2016-713). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article", "policy", or other appropriate designation.

Section 7. The effective date of this Comprehensive Plan amendment shall be 31 days after approval by the mayor, or upon becoming law without such approval, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

UPON MOTION DULY MADE AND CARRIED on first reading, the foregoing Ordinance was adopted on the _____ day of _____ 2024.

UPON MOTION DULY MADE AND CARRIED on second reading, the foregoing Ordinance was adopted on the _____ day of _____ 2024.

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

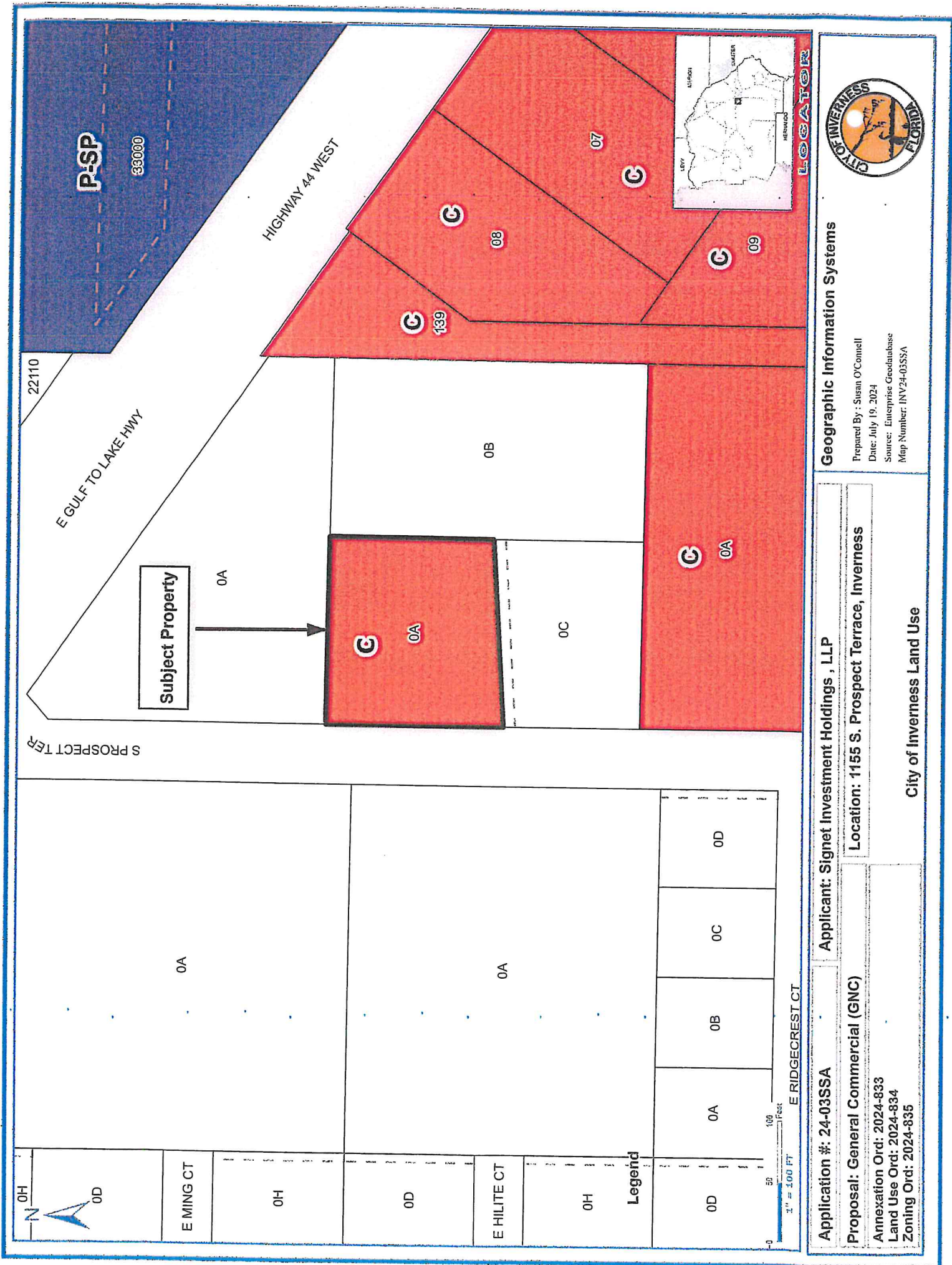
ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney



Geographic Information Systems

Prepared By: Susan O'Connell
Date: July 19, 2024
Source: Enterprise Geodatabase
Map Number: INV24-03SSA

Application #: 24-03SSA Applicant: Signet Investment Holdings, LLP

Proposal: General Commercial (GNC) Location: 1155 S. Prospect Terrace, Inverness

Annexation Ord: 2024-833
Land Use Ord: 2024-834
Zoning Ord: 2024-835

City of Inverness Land Use

ORDINANCE NO 2024-835

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.51 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL (“GNC”) TO CITY OF INVERNESS COMMERCIAL (“C”); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Inverness recognizes the need to plan for orderly growth and development; and

WHEREAS, the City Council of the City of Inverness adopted the City of Inverness Comprehensive Plan, Ordinance 2016-713 on June 7, 2016, and subsequent amendments; and

WHEREAS, Chapter 163 Part II, Florida Statutes provides for and empowers the City to adopt Land Development Regulations, and

WHEREAS, the Planning and Zoning Commission of the City of Inverness held the required public hearings with public notice having been provided and, reviewed and considered all comments received during said public hearing and the amendment report concerning said application for amendment described below; and

WHEREAS, the City Council of the City of Inverness has determined that all provisions of this ordinance are consistent with the City of Inverness Comprehensive Plan.

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

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness Zoning Map Amendment 2024-03-ZO and shall be effective with the incorporated areas of the City of Inverness.

Section 2. Revisions and Additions to the Zoning Map of the City of Inverness. Pursuant to Chapter 4 of the Land Development Code, the City of Inverness Zoning Map is hereby amended in conformity with the Zoning Map attached hereto and hereby incorporated, assigning new zoning designations to the lands described in the attached map. This City of Inverness Zoning Map Amendment 2024-03-ZO is adopted pursuant to Chapter 163 Part II, Florida Statutes, assigning a Residential (LD/R1) to 0.51 acres to the lands described on the corresponding portions of the attached Zoning Map.

Section 3. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be

declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

Section 4. Inclusion in the Land Development Code. The provisions of this Ordinance shall become and be made a part of the City of Inverness Zoning Map. To this end, the sections of this ordinance may be renumbered or re-lettered to accomplish such intention, including graphic revision to the zoning map.

Section 5. The effective date of this ordinance shall be the same as the effective date of Ordinance 2024-833.

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

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

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney



Geographic Information Systems

Prepared By : Susan O'Connell
 Date: July 19, 2024
 Source: Enterprise Geodatabase
 Map Number: INV2024-03SSA

City of Inverness Zoning

Location: 1155 S. Prospect Terrace, Inverness

Application #: 24-03SSA

Applicant: Signet Investment Holdings , LLP

Proposal: General Commercial (GNC)

Annexation Ord: 2024-833
 Land Use Ord: 2024-834
 Zoning Ord: 2024-835

City of Inverness Zoning



DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT

Subject: Annexation Voluntary Request 1155 S. Prospect Terrace
Submitted By: Chris Shoemaker, Director
Department: Community Development

STAFF RECOMMENDATION: Adopt Ordinance 2024-833 annexation of 0.51 acres of property located at 1155 S. Prospect Terrace; Adopt Ordinance 2024-834 Land Use (Case 2024-03SSA); and adopt Ordinance 2024-835 Zoning (Case 2024-03-ZO). The Land Use and Zoning will change from Citrus County General Commercial to City of Inverness Commercial.

PROOF OF PUBLICATION: The required Legal Notice was published in the Citrus Chronicle on July 20 and July 27. Signage was posted at the site and notice was sent to all property owners within 200-feet of the parcel.

BACKGROUND:

- Petitioner: Signet Investment Holdings LLLP
- Property Owner: Signet Investment Holdings LLLP
- Agent: Nick Nicholas
- Annexation request is voluntary.
- Applicant seeks future land use designation of Commercial "C" and zoning designation of Commercial "C" in companion applications.

FINDINGS AND CONCLUSIONS:

The proposed annexation is contiguous to the City limits of Inverness and should be approved. The request is to change the land use and zoning from Citrus County General Commercial ("GNC") to City of Inverness Commercial ("C").

INTERVENING ACTION(S)

The request for annexation was approved by the Planning and Zoning Commission on August 7. The applicant previously applied for annexation of a 1.86 acre at 1211 S. Prospect Terrace in 2020. This request was approved by the City Ordinance 2020-748 and is adjacent to and south of the annexation request at 1155 S. Prospect Terrace.

SUPPORT MATERIALS

Citrus County Land Use Map
City of Inverness Land Use Map
Citrus County Zoning Map
City of Inverness Zoning Map

Application
Property Record Card
Deed
Legal Advertisement



DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT

Subject: Annexation Voluntary Request 1155 S. Prospect Terrace
Submitted By: Chris Shoemaker, Director
Department: Community Development

STAFF RECOMMENDATION: Adopt Ordinance 2024-833 annexation of 0.51 acres of property located at 1155 S. Prospect Terrace; Adopt Ordinance 2024-834 Land Use (Case 2024-03SSA); and adopt Ordinance 2024-835 Zoning (Case 2024-03-ZO). The Land Use and Zoning will change from Citrus County General Commercial to City of Inverness Commercial.

PROOF OF PUBLICATION: The required Legal Notice was published in the Citrus Chronicle on July 20 and July 27. Signage was posted at the site and notice was sent to all property owners within 200-feet of the parcel.

BACKGROUND:

- Petitioner: Signet Investment Holdings LLLP
- Property Owner: Signet Investment Holdings LLLP
- Agent: Nick Nicholas
- Annexation request is voluntary.
- Applicant seeks future land use designation of Commercial "C" and zoning designation of Commercial "C" in companion applications.

FINDINGS AND CONCLUSIONS:

The proposed annexation is contiguous to the City limits of Inverness and should be approved. The request is to change the land use and zoning from Citrus County General Commercial ("GNC") to City of Inverness Commercial ("C").

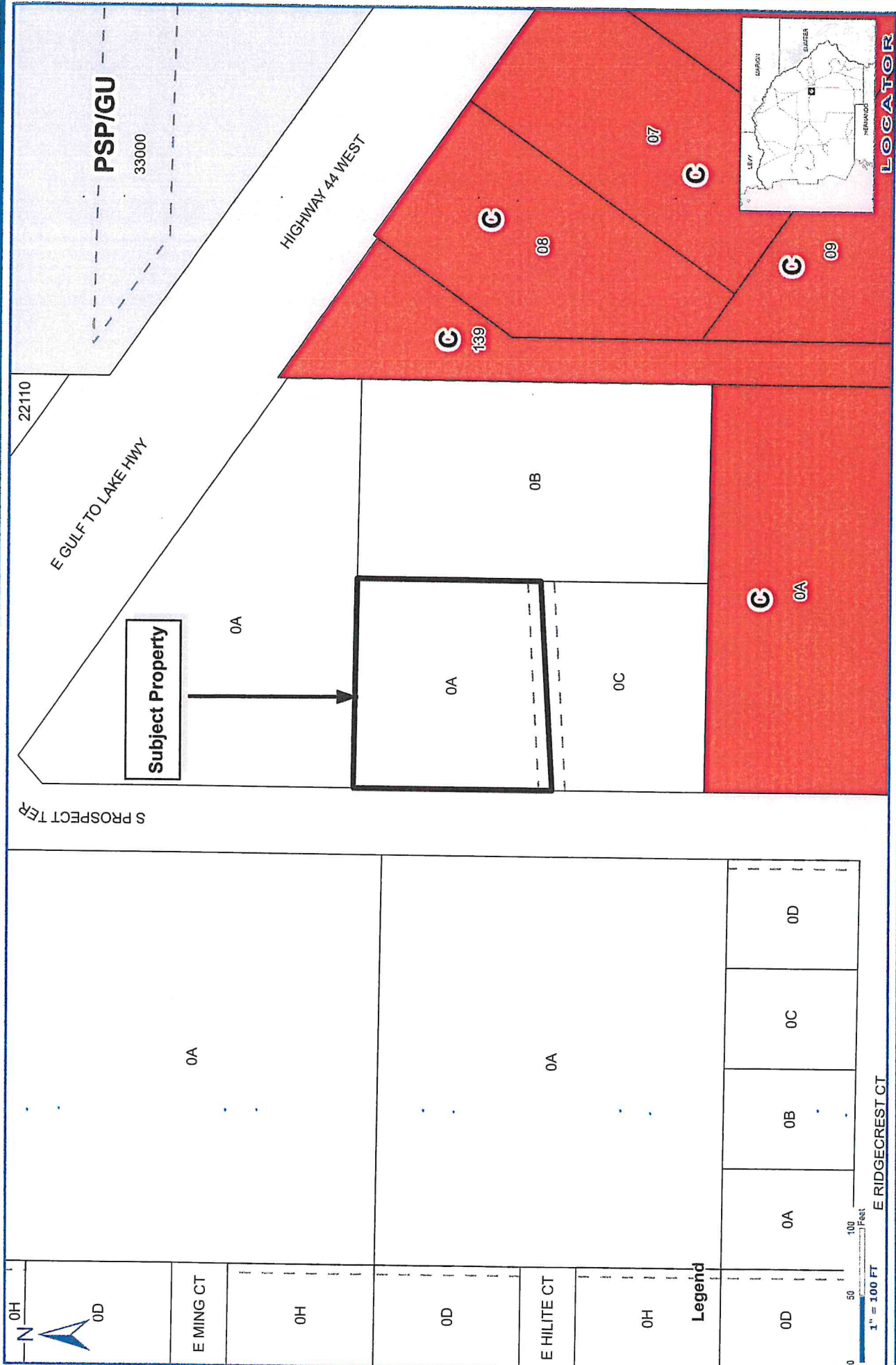
INTERVENING ACTION(S)

The request for annexation was approved by the Planning and Zoning Commission on August 7 and first reading by City Council on August 20. The applicant previously applied for annexation of a 1.86 acres at 1211 S. Prospect Terrace in 2020. This action was approved by Ordinance 2020-748 and is adjacent and south of the annexation request at 1155 S. Prospect Terrace.

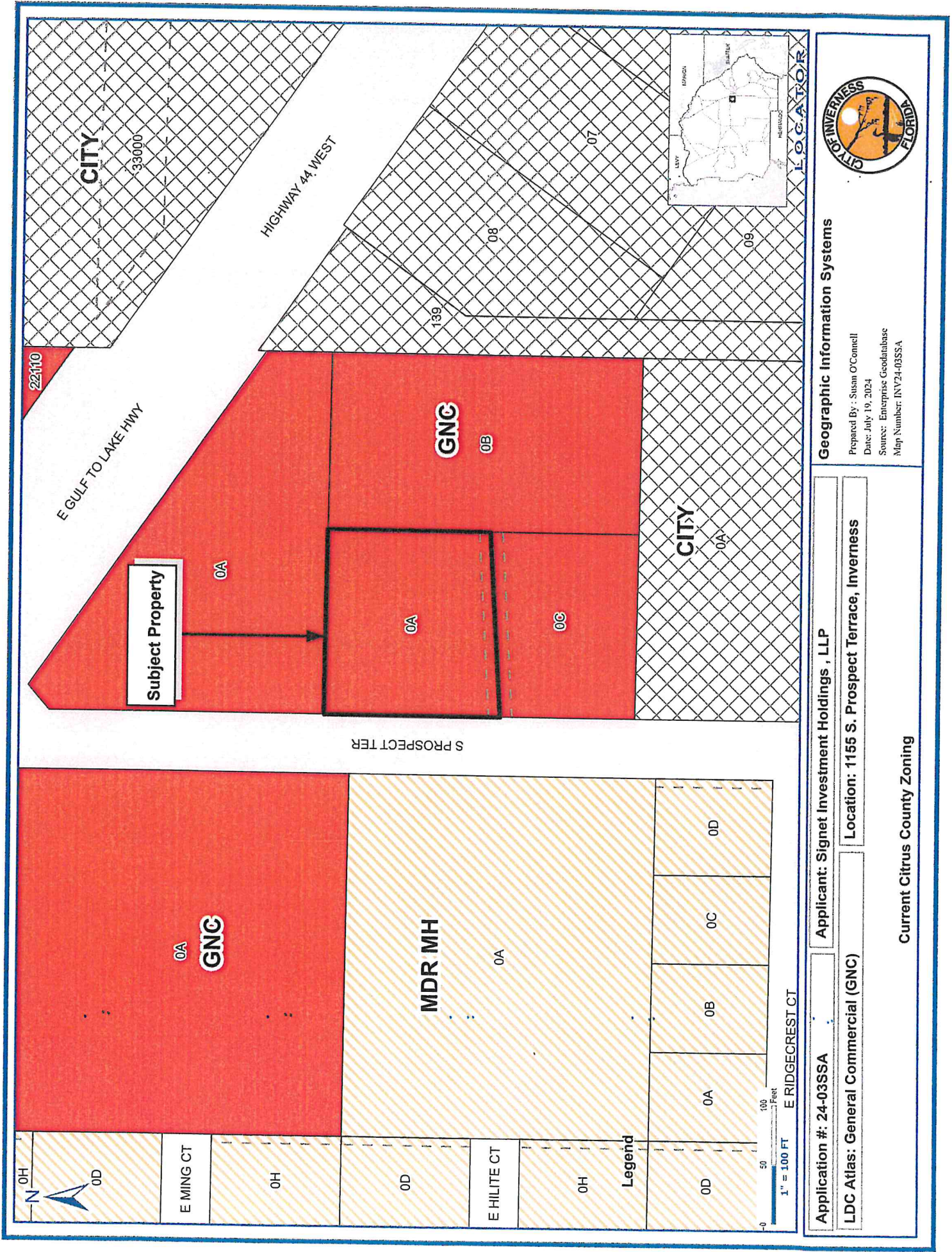
SUPPORT MATERIALS

Citrus County Land Use Map
City of Inverness Land Use Map
Citrus County Zoning Map
City of Inverness Zoning Map

Application
Property Record Card
Deed
Legal Advertisement



Geographic Information Systems Prepared By : Susan O'Connell Date: July 19, 2024 Source: Enterprise Geodatabase Map Number: INV2024-03SSA		Applicant: Signet Investment Holdings, LLP Location: 1155 S. Prospect Terrace, Inverness	
Application #: 24-03SSA		Proposal: General Commercial (GNC)	
Annexation Ord: 2024-833 Land Use Ord: 2024-834 Zoning Ord: 2024-835		City of Inverness Zoning	



Geographic Information Systems

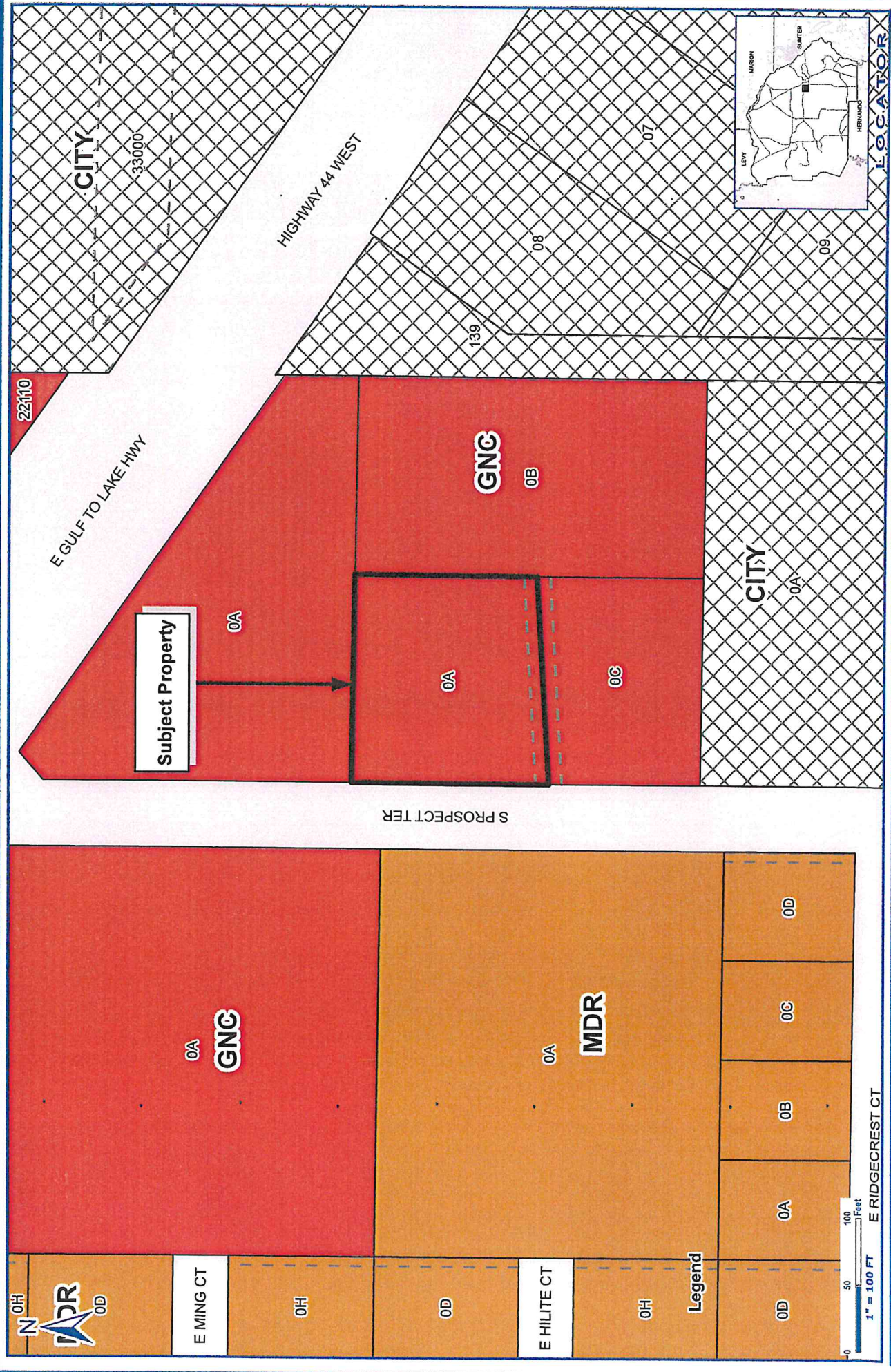
Prepared By: Susan O'Connell
Date: July 19, 2024
Source: Enterprise Geodatabase
Map Number: INV24-03SSA

Application #: 24-03SSA Applicant: Signet Investment Holdings, LLP

Location: 1155 S. Prospect Terrace, Inverness

LDC Atlas: General Commercial (GNC)

Current Citrus County Zoning



Geographic Information Systems

Prepared By : Susan O'Connell
 Date: July 19, 2024
 Source: Enterprise Geodatabase
 Map Number: INV24-03SSA

Applicant: Signet Investment Holdings , LLP

Location: 1155 S. Prospect Terrace, Inverness

Application #: 24-03SSA

GFLUM: General Commercial (GNC)

Current Citrus County Land Use



Geographic Information Systems

Prepared By : Susan O'Connell
 Date: July 19, 2024
 Source: Enterprise Geodatabase
 Map Number: INV24-03SSA



Application #: 24-03SSA

Proposal: General Commercial (GNC)

Annexation Ord: 2024-833
 Land Use Ord: 2024-834
 Zoning Ord: 2024-835

Applicant: Signet Investment Holdings, LLP

Location: 1155 S. Prospect Terrace, Inverness

City of Inverness Land Use



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: 6/18/2024

Application No: _____

Applicant Name: Nick Nicholas

Phone # 352-212-0880

Address: 3500 E Oak Trace Path, Inverness, FL 34452

Email Address: nick.nicholas@nicknicholasford.com

Fax # _____

Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee

☐ Other _____

Owner's Name: SIGNET INVESTMENT HOLDINGS, LLLP

Phone # 352-212-0880

Address: 3500 E Oak Trace Path, Inverness, FL 34452

Email Address: nick.nicholas@nicknicholasford.com

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: Voluntary Annexation

Project Title (If any): _____

Property Address: 1155 S Prospect Terrace, Inverness, FL

Property size (acres): 0.51

Parcel ID Number: 19E19S110030 00190 00A0

Existing use of Property: Vacant Land

Existing Zoning: GNC

Existing land use designation: 0078-MISCL-RES-NON-WTR

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

Type of Structure(s) on the property (house, shed, etc.): _____

Proposed use of Property: COMMERCIAL

Proposed Zoning: C Proposed land use designation: COMMERCIAL

Please explain your request for the proposed zoning and/or future land use: We would like to conjoin this with parcels to the east that are also owned by SIGNET INVESTMENT HOLDING, LLLP for expansion of Nick Nicholas Ford.

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, Nick Nicholas (SIGNET INVESTMENT HOLDINGS, LLLP) (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: Voluntary annexation

3. That said authority (Property owner) has appointed Nick Nicholas (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.

Property Owner's Signature

Agent's Signature

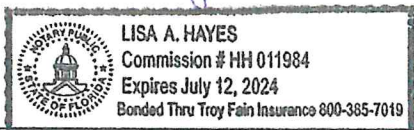
STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed) before me on

June 19, 2024 (date) by

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

Public Notary



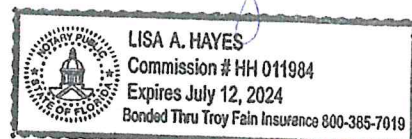
STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed) before me on

June 19, 2024 (date) by

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

Public Notary



Home Parcel Search ▾

Summary

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

Permits

Quick Links

Map

Pictometry

Altkey: 3465150
SIGNET INVESTMENT HOLDINGS LLLPParcel ID: 19E19S110030 00190 00A0
1155 S PROSPECT TER, INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

1 of 1

Return to Search Results
My Tax Year: 2024 ▾

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 4610 - DEERWOOD
 Tax District 000X - WITHLACOOCHEE RIVER BASIN
 Subdivision 000779 - GOLDEN TERRACE ESTATES
 Short Legal A PORTION OF LT 19 GOLDEN TERRACE ESTS PB 5 PG 10 DESC ASFOLL: THAT PART LYING W OF THE E 150 FT OF LOT 19 AND NORTH OF THE C/L OF A 20 FT WIDE EASE AS RECORDED 9/12/91 IN OR BK

Est. Parcel Sqft 22,125
 Est. Parcel Acres .51
 Map SC-TW-RG 11-19S-19E

Actions

Neighborhood Sales
 Printable Summary
 Printable Version

Reports

Attribute Export
 Mailing List
 Property Record Card
 Original Trim Notice

Go

Mailing Address

Name SIGNET INVESTMENT HOLDINGS LLLP
 Mailing Address 3500 E OAK TRACE PATH
 INVERNESS FL 34452

Links

Search Help

All Owners

Name	Owner Type
SIGNET INVESTMENT HOLDINGS LLLP	BU - Business

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
2023	\$8,250	\$4,810	\$13,060	\$13,060	\$0	\$13,060	\$0	\$262.02	Link
2022	\$8,250	\$4,820	\$13,070	\$13,070	\$0	\$13,070	\$0	\$254.97	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2023	000X	WITHLACOOCHEE RIVER BASIN	\$13,060	14.9743	\$262.00

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	\$4.07
0154	STORMWATER	\$62.37

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/22/2020	\$50,000	3119/1488	00-WARRANTY DEED	V
04/19/2019	\$100	2969/0383	01-CORRECTIVE/QC/TD/COT	I
03/07/2019	\$100	2961/1540	02-MIN DOC STAMP (\$100)	I
03/07/2019	\$100	2961/1538	02-MIN DOC STAMP (\$100)	I
03/07/2019	\$100	2961/1534	02-MIN DOC STAMP (\$100)	I
03/07/2019	\$45,000	2961/1532	27-TO/FROM TSTEE'S BANKRUPT/EXEC/GUARD	I
03/05/2019	\$100	2961/1536	02-MIN DOC STAMP (\$100)	I

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



Prepared by and Return to Trish Wakefield,
an employee of First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450
File No.: 178284-51

WARRANTY DEED

This indenture made on December 22, 2020, by **Daniel Melone a single man** whose address is: 4662 N. Carl G Rose Hwy, Hernando, FL 34442 hereinafter called the "grantor",

to **Signet Investment Holdings, LLLP, a Florida Limited Partnership** whose address is: 3500 E. Oak Trace Path, Inverness, FL 34452, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, **Florida**, to-wit:

A portion of Lot 19, GOLDEN TERRACE ESTATES, according to the Plat thereof, recorded in Plat Book 5, Page(s) 10 of the Public Records of Citrus County, Florida, being described as follows:

That part lying West of the East 150 feet of Lot 19 and North of the centerline of a 20 foot wide easement as recorded on September 12, 1991 in Official Records Book 907, Page 2180, Public Records of Citrus County, Florida, described as follows:

Commence at the Southwest corner of Lot 19, Golden Terrace Estates, as recorded in Plat Book 5, Page 10, Public Records of Citrus County, Florida; thence North 00° 04' 30" East along the Westerly line of said Lot 19, a distance of 115.25 feet to the Point of Beginning; thence North 86° 37' 30" East along said centerline a distance of 157.77 feet to the Westerly line of said East 150 feet and the end of this centerline description.

Parcel Identification Number: 3465150

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

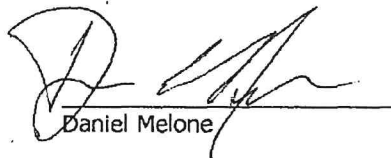
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

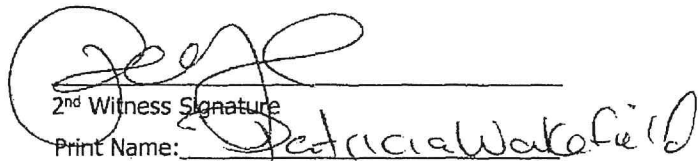
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Daniel Melone

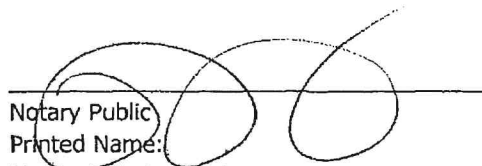
Signed, sealed and delivered in our presence:

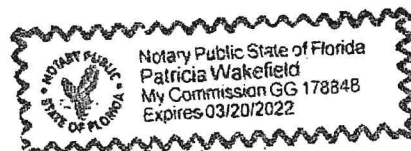

1st Witness Signature
Print Name: Donna Smith


2nd Witness Signature
Print Name: Patricia Wakefield

State of FLORIDA
County of Citrus

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or
() online notarization on 12/22/2020, by **Daniel Melone**, who () is/are
personally known to me or who () has/have produced a valid
Drivers license as identification.


Notary Public
Printed Name: _____
My Commission expires: _____



APPRECIATION

From page G1

It can be hard to leave a job, even when employees feel underappreciated or the weight of a toxic work culture. Often, people don't want to leave their "work family." This can be really hard for people who may have been at a company for many years, and their coworkers have become a vital part of their lives.

The Harvard Business Review reports that it's not uncommon for people to stay at a toxic workplace because they have nostalgia for the company when it was run better, or even buy in to a possible cult-like culture at work. Some struggle with the fear of starting over somewhere new.

"It's not necessarily an employee's market, but the pendulum will shift again in the future," Mallory continues. "Employers should use

When in doubt, employers should ask their colleagues and teams what will make them feel appreciated. Every company and section is different. For some, a basic "thank you" might mean the world, while others might want to see a more lucrative form of thanks in their next paycheck.

this opportunity to create great cultures where their people are excited to come to work and contribute."

When in doubt, employers should ask their colleagues and teams what will make them feel appreciated. Every company and section is different. For some, a basic "thank you" might mean the world, while others might want to see a more lucrative form of thanks in their next paycheck.

DIGEST

From page G1

WTC's programs cover a wide range of career clusters. Among the programs WTC offers are: professional culinary arts and hospitality, computer systems and information technology, massage therapy, medical assisting and practical nursing.

Apply online at wtc.citruscountyschools.org or contact WTC at 352-726-2430 for more information.

Parks & Rec seeks expo participants

Are you someone who has a wealth of knowledge and experience in the outdoors? Do you have a passion for teaching sports

to youth or adults, or exploring the beauty of nature and the wilderness of the trails?

If so, County Parks & Rec is looking for individuals like you to help others "Find Their Outdoors" at its second annual Outdoors Expo on Saturday, Sept. 14, at the Citrus Springs Community Center.

The Expo is seeking those with expertise in golf, pickleball, geocaching, kayaking, hiking or any other outdoor activity to be speakers/presenters.

To make a difference in your community, and help others develop skills and ignite passion in outdoor activities, contact recreation program specialist Alcie Mary Herden at 352-527-7540 or you can reach her by email at alcie.herden@citrusboce.com.

SCORE Nature Coast seeks volunteers

Share business expertise with others by becoming a volunteer with SCORE Nature Coast.

SCORE is a nonprofit organization that is dedicated to helping new or existing small businesses succeed in today's environment. Join other local business professionals in mentoring their small business clients towards achieving their goals.

SCORE needs volunteers to be mentors, as well as those with expertise in social media, marketing, workshop facilitation and more.

Take an active role in helping the business community grow. Contact SCORE at 352-249-1236 or visit the website at score.org/naturecoast.

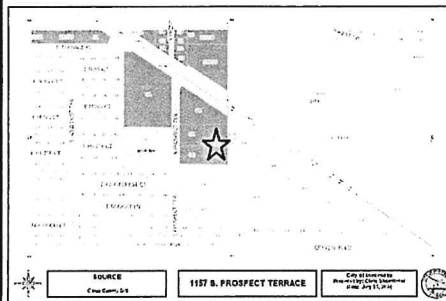
Visit us online at www.chronicleonline.com

PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 166.041 Florida Statutes, to consider the Annexation of 1157 S. Prospect Terrace that lies within unincorporated Citrus County. The annexation by Ordinance 2024-836, a Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2024-837 and Amendment to the Zoning Map of the City of Inverness by Ordinance 2024-838, Florida as follows:

ORDINANCE 2024-836

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1157 S. PROSPECT TERRACE IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE 2024-837

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.90 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT ("GNC") TO CITY OF INVERNESS COMMERCIAL ("C"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO 2024-838

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.90 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL DISTRICT (C); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Planning and Zoning Commission:
Wed, Aug 7, 2024 at 5:00 p.m.

1st Reading, City Council Hearing:
Tues, Aug 20, 2024 at 5:30 p.m.

2nd Reading, City Council Hearing/Adoption:
Tues, Sep 3, 2024 at 5:30 p.m.

Planning and Zoning Commission hearing will be held at the Whispering Pines Park Recreation Building at 1700 Forest Drive, Inverness FL 34453 (Enter off Forest Drive and proceed to first stop sign, make right, road ends at Rec Bldg)

City Council hearings will be held at 212 W. Main St., Inverness, FL 34450

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons may wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this July 21, 2024.

Attest: -s- Susan Jackson
City Clerk

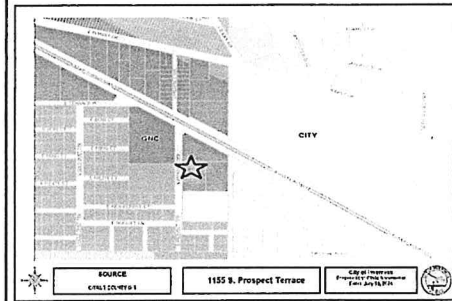
/s/ Jacquie Hefner
President of City Council

PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 166.041 Florida Statutes, to consider the Annexation of 1155 S. Prospect Terrace that lies within unincorporated Citrus County. The Annexation by Ordinance 2024-833, a Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2024-834 and Amendment to the Zoning Map of the City of Inverness by Ordinance 2024-835, Florida as follows:

ORDINANCE 2024-833

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1155 S. PROSPECT TERRACE IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE 2024-834

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.51 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT ("GNC") TO CITY OF INVERNESS COMMERCIAL ("C"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO 2024-835

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.51 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL DISTRICT (C); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Planning and Zoning Commission:
Wed, Aug 7, 2024 at 5:00 p.m.

1st Reading, City Council Hearing:
Tues, Aug 20, 2024 at 5:30 p.m.

2nd Reading, City Council Hearing/Adoption:
Tues, Sep 3, 2024 at 5:30 p.m.

Planning and Zoning Commission hearing will be held at the Whispering Pines Park Recreation Building at 1700 Forest Drive, Inverness FL 34453 (Enter off Forest Drive and proceed to first stop sign, make right, road ends at Rec Bldg)

City Council hearings will be held at 212 W. Main St., Inverness, FL 34450

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons may wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this July 21, 2024.

Attest: -s- Susan Jackson
City Clerk

/s/ Jacquie Hefner
President of City Council

EA Sports College Football 25 hits the market

By RYAN KRYSKA
Associated Press

EA Sports College Football 25, among the most highly anticipated sports video games of all time, has flooded the market as gamers who waited more than a decade for the franchise's next installment rush to play.

The game officially launched Friday, with EA Sports increasing its server capacity ahead of time to handle the crush. More than 2.2 million people had already played the game before launch during an early-access period.

"To say we've been blown away by the excitement, energy and anticipation around College Football 25 over the past few months would be an understatement," EA Sports said in a blog post this week. "Just like you, our team has had July 19 circled for months as the culmination of so much work and dedication to build this game, and the chance to see it in players' hands for the first time."



This combo of images provided by EA Sportsshow the video game covers for the new standard edition College Football 25, left, and Deluxe Edition College Football 25, featuring Texas' Quinn Ewers, Colorado's Travis Hunter, and Michigan's Donovan Edwards.

EA Sports' college football games used to be released annually, a cultural icon in American sports for much of the franchise's existence. The company froze future editions in 2013 when athletes began questioning why they weren't getting paid to be featured in the games.

for the game was "to feel like a love letter to college football and its fans."

UCLA, Mississippi State, San Diego State and Colorado were among the schools hosting College Football 25 events this week. Across social platforms, athletes such as LeBron James, Tim Tebow and Michael Vick — even comedians Shane Gillis and Dan Soder — were live-streaming head-to-head matches in the game.

Michigan running back Donovan Edwards, one of the cover athletes, said in May some of the best moments of his childhood involved playing EA Sports college football with his

best friend. "Just for it to be back, as well as to be on the cover of it, it's an awesome feeling," he said.

The game's other standard-edition cover athletes are Texas quarterback Quinn Ewers and Colorado two-way player Travis Hunter. The deluxe edition features the backs of numerous players in a stadium tunnel, including Alabama quarterback Jalen Milroe, Georgia quarterback Carson Beck and Ohio State running back Quinshon Judkins.

EA Sports' college football franchise dates to the 1990s. It grew in popularity

in the early 2000s as gaming systems became more advanced, allowing for revolutionary game modes such as the popular Race for the Heisman create-a-player that was introduced in NCAA Football 06.

That edition also featured historic teams, including the 1992 Alabama squad that Clemson coach Dabo Swinney played on.

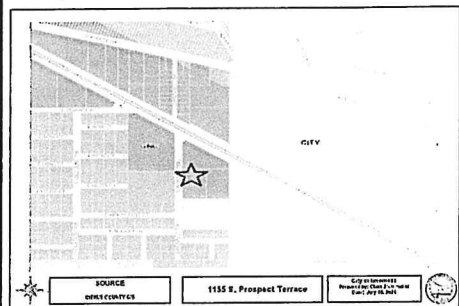
"Sleeping on me a little bit," Swinney joked about the 70 overall rating for his player, "WR No. 88," which did, however, have a 91 speed rating. "They must have my going down the Hill speed. I appreciate the love they gave me on that."

PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 166.041 Florida Statutes, to consider the Annexation of 1155 S. Prospect Terrace that lies within unincorporated Citrus County. The Annexation by Ordinance 2024-833, a Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2024-834 and Amendment to the Zoning Map of the City of Inverness by Ordinance 2024-835, Florida as follows:

ORDINANCE 2024-833

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1155 S. PROSPECT TERRACE IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE 2024-834

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.51 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT ("GNC") TO CITY OF INVERNESS COMMERCIAL ("C"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO 2024-835

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.51 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL DISTRICT (C); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Planning and Zoning Commission:
Wed, Aug 7, 2024 at 5:00 p.m.

1st Reading, City Council Hearing:
Tues, Aug 20, 2024 at 5:30 p.m.

2nd Reading, City Council Hearing/Adoption:
Tues, Sep 3, 2024 at 5:30 p.m.

Planning and Zoning Commission hearing will be held at the Whispering Pines Park Recreation Building at 1700 Forest Drive, Inverness FL 34453 (Enter off Forest Drive and proceed to first stop sign, make right, road ends at Rec Bldg)

City Council hearings will be held at 212 W. Main St., Inverness, FL 34450

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons may wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this July 21, 2024.

Attest: */s/ Susan Jackson*
City Clerk

/s/ Jacquelin Hefner
President of City Council

Utah State fires Anderson for 'significant violations of his contractual obligations'

LOGAN, Utah (AP) — Utah State fired football coach Blake Anderson for "significant violations of his contractual obligations" on Thursday, 16 days after the school informed him that he would be dismissed following an external review that found he failed to comply with Title IX policies regarding the reporting of sexual misconduct cases.

"These reporting requirements include a prohibition on employees outside the USU Office of Equity from investigating issues of sexual misconduct, including domestic violence," the school

said. "Additionally, Anderson failed to manage the team in a manner that reflects USU's academic values."

Nate Dreiling, who had been Utah State's defensive coordinator and defensive ends coach, was elevated on July 2 to interim coach for the upcoming season.

Associate vice president and deputy athletic director of external affairs Jerry Bovee and football director of player development and community Austin Albrecht were fired on July 2 "for violations of university policies related to the reporting of sexual and domestic violence and failures of professional responsibilities."

Utah State said Anderson's response "failed to acknowledge his responsibilities as a USU employee and as a head coach and instead sought to make excuses and unsuccessfully recast the clear language of USU's policies."

Anderson's attorney, Tom Mars, said in a post on X that the school's July 2 announcement was deliberately inflammatory and the decision to fire the coach violated terms of his contract. "We will be pursuing all legal remedies on his behalf," Mars said.

WE'RE THE TEAM YOU CAN COUNT ON

THE PROOF IS WRITTEN IN THE STARS

★★★★★

CORNERSTONE

AIR CONDITIONING • PLUMBING • ELECTRICAL

www.cornerstonepros.com

Electrical Appreciation!

Thank You for Voting Cornerstone Pros as the Best of the Best in Electrical Services.

Call Today! Respond Today!

CITY OF INVERNESS NOTICE OF REFERENDUM ELECTION PROPOSED CHARTER CHANGE

NOTICE IS HEREBY GIVEN by the City Council of the City of Inverness, Florida that pursuant to the provisions of Article IV, Section 4.06 of the City of Inverness Charter, Section 166.021(4) and Section 166.031 of the Florida Statutes, a Primary Election will be held on August 20, 2024 for the purpose of considering approval of one Charter Amendment, described below.

The Election will be held at the City of Inverness Government Center, Citrus County, Official Polling location, Precinct #402 (212 W. Main Street). The polls shall be open for Early Voting, August 9, 2024 through August 17, 2024, from 10:00am – 6:00pm; and on Primary Election Day, August 20, 2024, from 7:00am – 7:00pm.

The proposed amendment shows the actual ballot wording:

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.

Attest: */s/ Susan Jackson*
City Clerk

/s/ Jacquelin Hefner
President of City Council

U.S. men favored for basketball gold at Olympics

By TIM REYNOLDS
AP Basketball Writer

There is one goal, and it's always the same goal for USA Basketball. The only acceptable result from these Paris Olympics is another gold medal.

And the most recent gold was one of the toughest to get.

At the Tokyo Games three years ago, the U.S. trailed Spain by 10 in the quarterfinals, trailed Australia by 15 in the semifinals and beat France by only five in the gold-medal game. It was yet another reminder that in the international game, winning isn't automatic for the Americans anymore. And frankly, that's a notion they're tired of hearing about.

"I hear a lot of people saying everybody's catching up to us too, so that keeps us hungry, that keeps us motivated," U.S. guard Devin Booker said. "We have a lot of respect for those guys, but basketball still lies here."

Call that the mission with the mission for the U.S. in Paris: Winning is the goal, but there's also a clear sense that it'd be nice to remind the rest of the world that — while there are great players hailing from all over the planet — no nation can put together a roster like the one the Americans have for these games. A 12-man roster, all of them All-Stars, led by veterans like three-time medalists LeBron James and Kevin Durant and an Olympic newcomer in Ste-

phen Curry.

"It's going to be historic for sure with this team, so I'm just happy to be a part of it, honestly," said U.S. guard Anthony Edwards, one of the Olympic rookies on the roster. "I ain't even thought about it too much. Just happy to be a part of it."

There is history on the line: Durant could become the first men's player with four Olympic basketball golds, James is seeking a fourth Olympic medal and the Americans are trying to win five Olympic titles in a row for the first time since winning the first seven competitions held from 1936 through 1968.

And the rest of the world is waiting.

Germany is the reigning World Cup champion, winning gold last summer in Manila. Serbia — the first U.S. opponent in France — and Canada also won medals at the World Cup. Canada captured its bronze by beating the Americans. And then there's France, the home team, a squad that lost the gold-medal game to the U.S. at the Tokyo Games 87-82 after beating the Americans earlier in that tournament and now has both home-soil advantage and Victor Wembanyama leading the way.

"I can't wait to face them," Wembanyama said of the Americans.

If that matchup happens, it'll be in the elimination rounds. France is in Group B, along with Germany, Japan and Brazil. The Group A pairing is Australia, Greece,

Canada and Spain — which, to bottom, would seem to be the toughest. And in Group C, it's the U.S., Serbia, Puerto Rico and Olympic newcomer South Sudan.

Teams play a round robin against the others in their group. Following those three games, the first- and second-place finishers from each group make the quarterfinals along with the two best third-place teams.

"It just gets you back to just enjoying the game, I guess you could say the purity of the game and what it takes to put a 12-man roster together," Curry said. "And if everybody brings that right energy then we'll get the most out of this experience."

Antetokounmpo, Group A

Spain is a perennial power and has a now six-time Olympian in Rudy Fernandez, the first men's basketball player to qualify that many times. Greece has Giannis Antetokounmpo. Canada has Shai Gilgeous-Alexander and Jamal Murray, and Australia is still feeling some momentum from three summers ago at the Tokyo Games.

Australia's 0-for-forever run of medals in major international tournaments finally ended in Tokyo with the bronze, and Patty Mills insists the team can go for more this summer.

"From an all-around talent standpoint, you look at our team and the majority of us are in the NBA ... and we've

got a lot of young guys with a lot of experience, which we haven't ever really had before," Mills said.

Wembanyama, Group B

Germany won the World Cup last summer and basically brings back much of that team, but will have to deal with France in group play.

The winner of their game probably should win the group.

Brazil and Japan will likely need to spring one upset to be assured of getting out of group, or could rely on the third-place spots to advance behind the clear favorites in Group B.

"Last summer's experience

was super special,"

Serbia's Franz Wagner said. "Only when we got done did we realize what we had done as a group, not just the accomplishment of winning gold but realizing the chemistry we had as a team."

Jokic, Group C

Nikola Jokic didn't even play for Serbia when his nation won silver at the World Cup last summer, adding him to the mix obviously makes that team look even tougher on paper.

Puerto Rico won a qualifier earlier this month to get in led by Jose Alvarado, and South Sudan qualified based on its World Cup re-

sult a year ago.

The Serbia-U.S. game to open group play will set the tone.

"It will definitely be a spectacle," Serbia's Bogdan Bogdanovic said.

Serbia's plan will be to use its years of familiarity with one another as the key to beating a team loaded with talent but one that practiced together for the first time earlier this month.

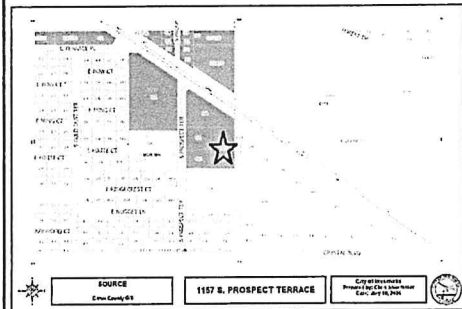
"We are aware that they will be a huge challenge and have a lot of continuity, a lot of players who have played together over the years," U.S. coach Steve Kerr said. "And that's one of the reasons they'll be as good as they'll be."

PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 166.041 Florida Statutes, to consider the Annexation of 1157 S. Prospect Terrace that lies within unincorporated Citrus County. The annexation by Ordinance 2024-836, a Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2024-837 and Amendment to the Zoning Map of the City of Inverness by Ordinance 2024-838, Florida as follows:

ORDINANCE 2024-836

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1157 S. PROSPECT TERRACE IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE 2024-837

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.90 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT ("GNC") TO CITY OF INVERNESS COMMERCIAL ("C"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO 2024-838

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.90 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL DISTRICT (C); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Planning and Zoning Commission:
Wed, Aug 7, 2024 at 5:00 p.m.

1st Reading, City Council Hearing:
Tues, Aug 20, 2024 at 5:30 p.m.

2nd Reading, City Council Hearing/Adoption:
Tues, Sep 3, 2024 at 5:30 p.m.

Planning and Zoning Commission hearing will be held at the Whispering Pines Park Recreation Building at 1700 Forest Drive, Inverness FL 34453 (Enter off Forest Drive and proceed to first stop sign, make right, road ends at Rec Bldg)

City Council hearings will be held at 212 W. Main St., Inverness, FL 34450

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons may wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this July 21, 2024.

Attest: -s- Susan Jackson
City Clerk

/s/ Jacquelin Hopfer
President of City Council

The United States' Britney Griner runs up court during the women's basketball gold medal game against Japan at the 2020 Summer Olympics Aug. 8, 2021, in Saitama, Japan. Charlie Neaseball JAP



U.S. women's basketball team looks to continue Olympic dominance

By DOUG FEINBERG
AP Basketball Writer

The U.S. women's basketball team is on a historic run, winning seven straight Olympic gold medals. While no one has come close to ending that streak, the rest of the world is getting better.

The Americans, who haven't lost an Olympic contest since 1992, won by an average of 16 points in the Tokyo Games. That was their smallest margin of victory since the streak started at the 1996 Atlanta Games.

The biggest challenge for the U.S. will once again be the limited prep time to practice as unit. The complete team will be together for the first time right before the Paris Games.

"The rest of the world is definitely improving," six-time Olympic participant Diana Taurasi said. "It's not as easy as it's looked over the years."

The 42-year-old Taurasi would know: she has been a part of the last five U.S. Olympic teams. She will be going for a record sixth gold medal in Paris.

The U.S. is trying to break a tie with the American men's basketball team for most consecutive gold medals. The men won seven straight from 1936-68. The two basketball teams hold the longest streak for golds in a traditional team sport in Olympic history.

The Americans understand what's ahead and are focused on the present and not their next. The goal is

just to win in Paris and not look at the bigger picture of continuing the dynasty.

"That can't be your every day thought and then you lose sight of what it takes to get there," U.S. coach Cheryl Reeve said. "That's the biggest thing you have to block out. There's a huge narrative we can't escape with this being one of the greatest sports dynasties ever. It's our first experience together with this group and this is our special journey, it's about one gold medal!"

It's definitely a special time for Britney Griner, who is returning to the team for the Olympics. She missed the 2022 World Cup when she was wrongfully detained in Russia for 10 months. She has said that she'll only play overseas with USA Basketball.

"We were all thinking of BG when she was away and we didn't know if this moment would be possible," Reeve said. "I'm thrilled for her personally and thrilled for our basketball team."

The Americans are in a pool with Japan, Belgium and Germany. The Japanese team were silver medalists at the 2021 Tokyo Games. Group A features Serbia, Spain, China, and Puerto Rico. Group B is comprised of Canada, France, Australia and Nigeria.

Play begins on Sunday, July 28 and ends with the gold medal game on the final day of the Olympics.

Welcome back Lauren Australia will receive a huge lift with the return of

Lauren Jackson.

The four-time WNBA MVP won three Olympic silver medals and one bronze with the Opals before retiring from playing in 2016 after knee injuries derailed her career. She returned for the 2022 World Cup in Australia and led the team to a bronze medal. Now the 43-year-old forward will be playing in her fifth Olympics.

"What Lauren has done is simply amazing," Australia coach Sandy Brondello said. "She has a great basketball IQ and certainly will help us."

Newcomers

Germany is making its first Olympic appearance led by the Sabally sisters — Nyara and Satou (who plays with the Dallas Wings). The Germans will host the 2026 World Cup and hope to have a strong showing in Paris where they are in a tough pool with the U.S., Belgium and Japan.

"We're just there to have fun," Nyara Sabally said. "It's basketball, you never know what's going to happen. I'm really confident in our team and I think we have a really good team."

Looking for a win

African nations haven't fared well at the Olympics, going 1-36 with Nigeria getting the lone victory in the 2004 Athens Games when they topped Korea in the 11th place contest. Nigeria will look to end that drought as the country plays in its third Olympics.

Agenda Memorandum - *City of Inverness*

September 3, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

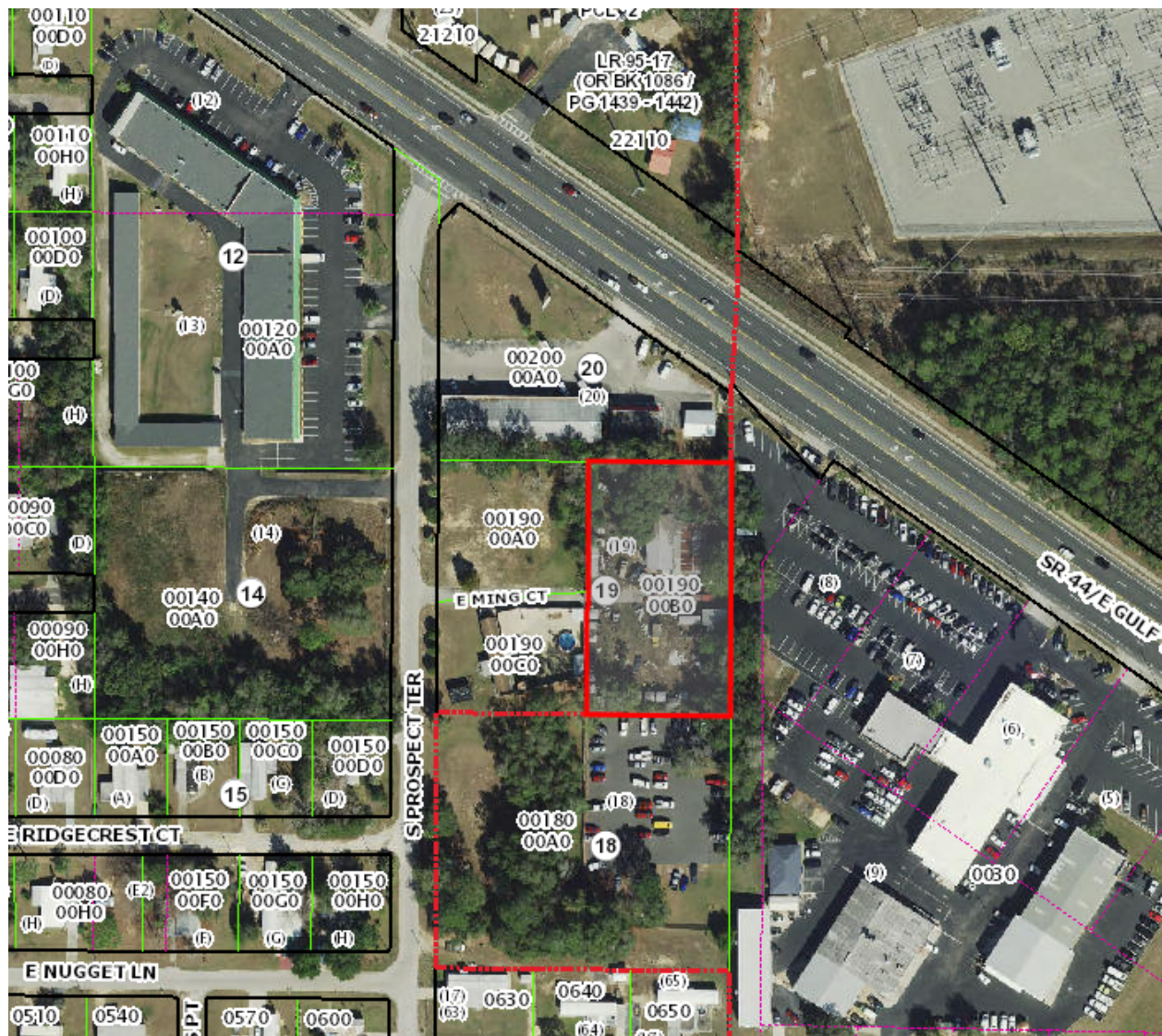
SUBJECT: Annexation 1157 S. Prospect Terrace - Final Adoption*

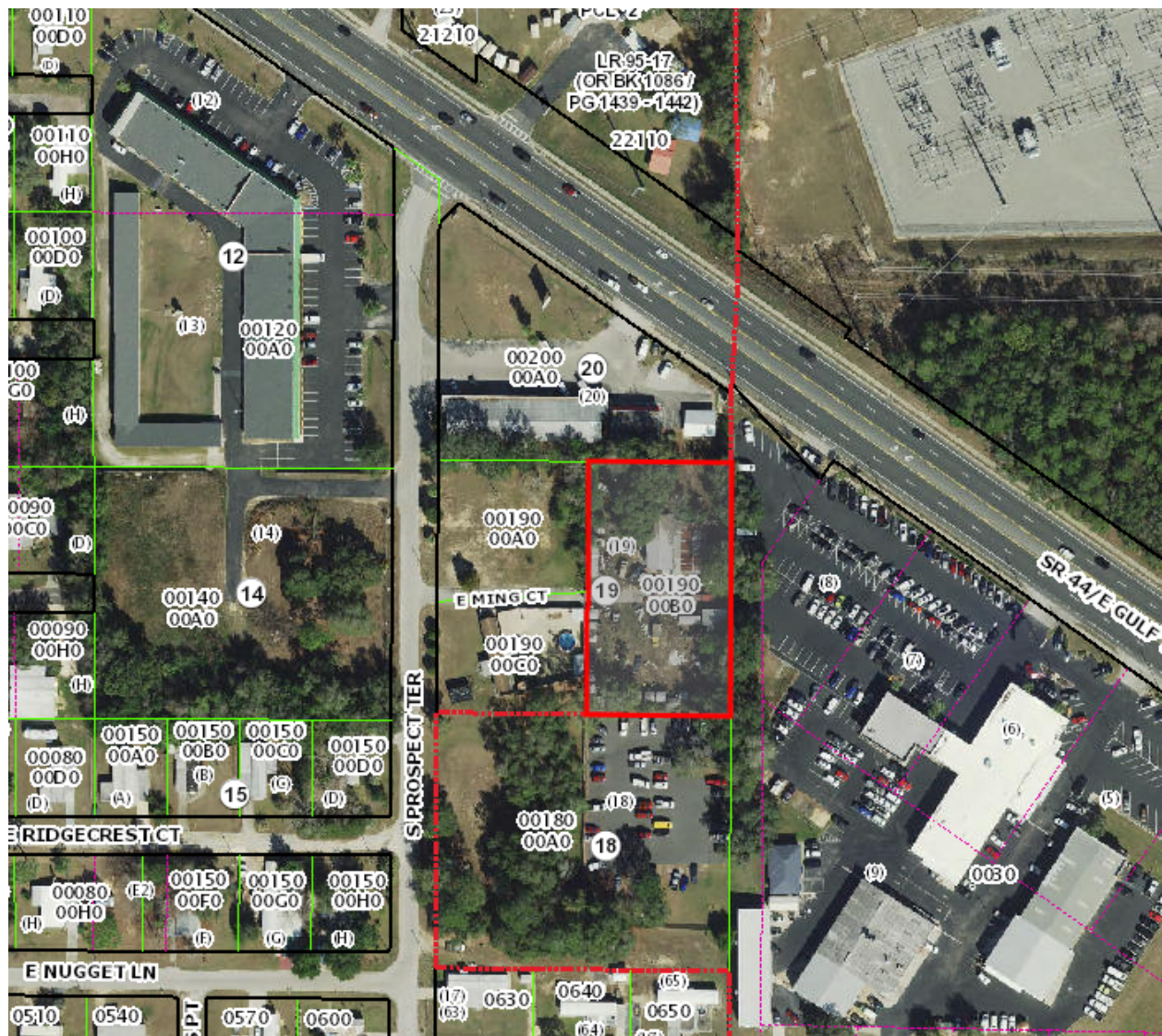
CC: Susan Jackson, City Clerk, Christopher Shoemaker, Director of Community Development

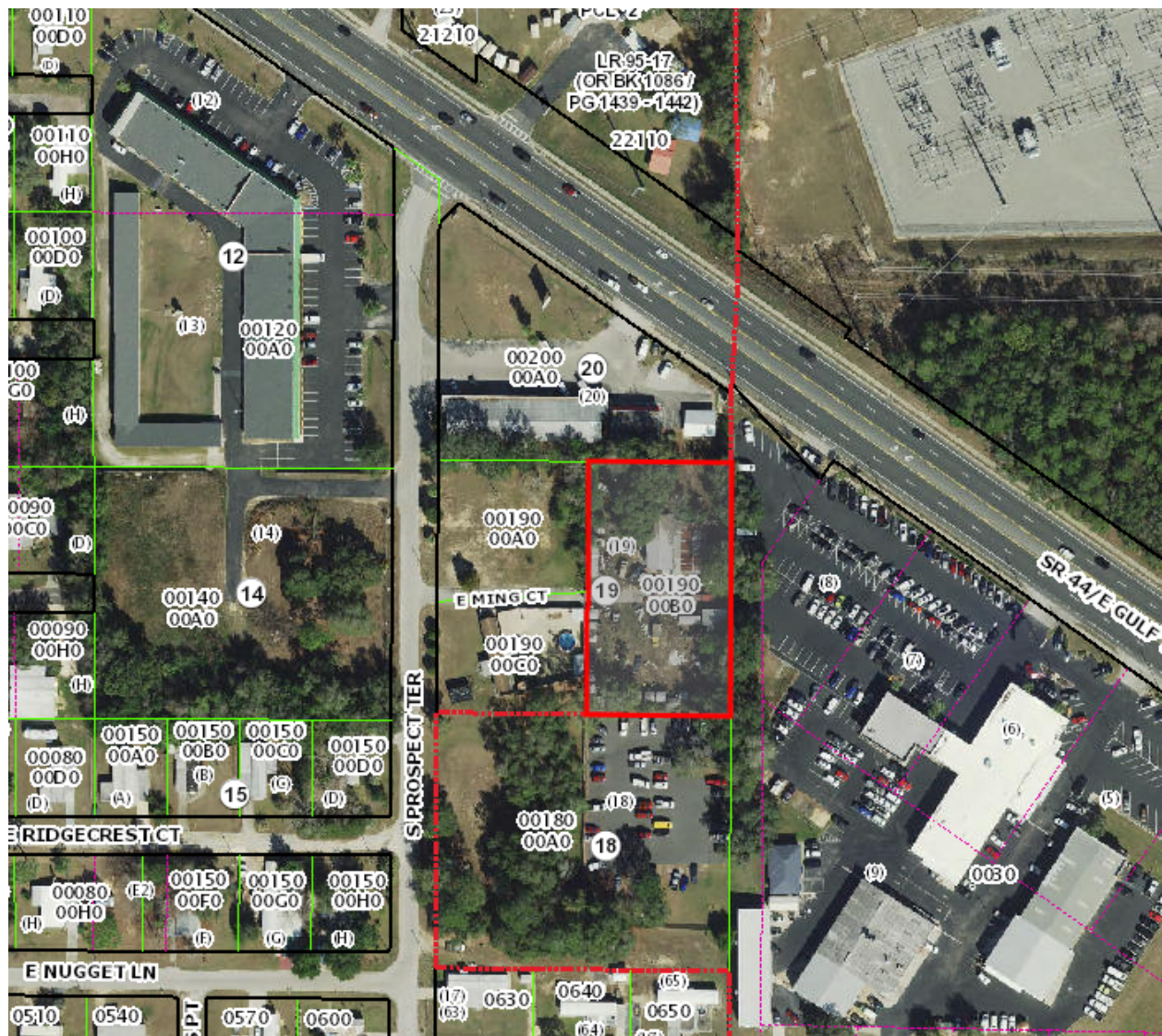
Enclosures: 1. Ordinances 2024-836, 837, 838
2. Staff Report, Land Use and Zoning Maps, Application, Record Card, Deed and Legal Ad

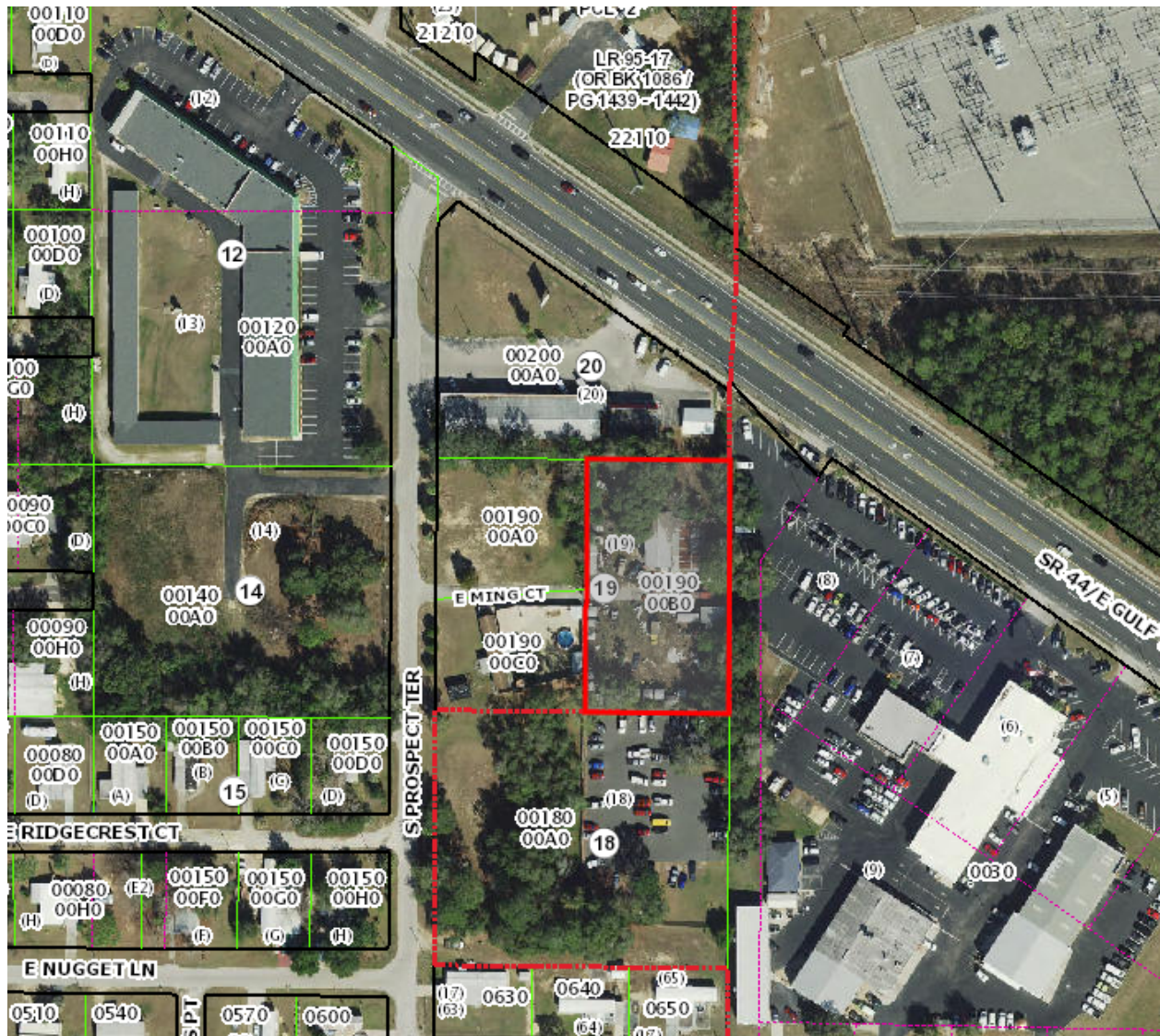
The owner of a 10.81-acre commercial tract at 2901 W. Hwy 44 recently acquired a 0.51 acre tract at 1157 S. Prospect Terrace. The property owner, Signet Investment Holding LLLP, submitted an application for a Voluntary Annexation of this property from Citrus County into the City of Inverness. This annexation action will change the land use and zoning designation from Citrus County General Commercial (GNC - County) to City of Inverness Commercial (C - City).

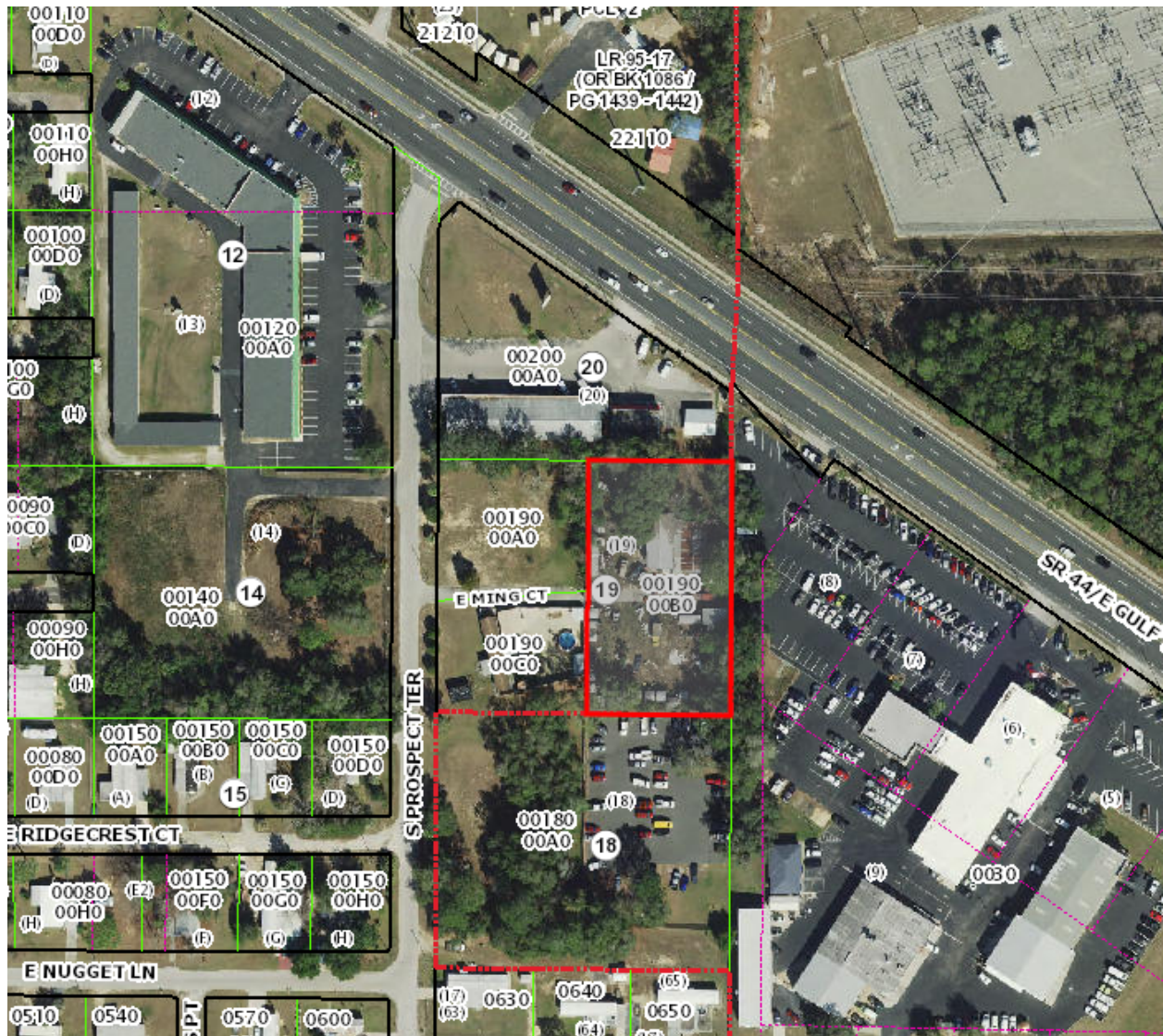
Location Map 1157 S. Prospect Terrace











EXISTING CONDITIONS

Future Land Use - General Commercial "GNC" (County)
 Zoning - General Commercial "GNC" (County)

POST ANNEXATION PROPOSED CHANGES

Future Land Use - Commercial "C" (City)
 Zoning - Commercial "C" (City)

Recommended Action

Annexation

1. Open the Public Hearing
2. Allow Staff Presentation
3. Motion, second, and vote to read Ordinance 2024-836 (Annexation) by title only
4. Those for, Those Against

5. Council deliberates the matter
6. Motion, second and vote to adopt Ordinance 2024-836 on second reading by roll call

Land Use

1. Motion, second, and vote to read Ordinance 2024-837 (Land Use) by title only
2. Those for, Those Against
3. Council deliberates the matter
4. Motion, second and vote to adopt Ordinance 2024-837 on second reading by roll call

Zoning

1. Motion, second, and vote to read Ordinance 2024-838 (Zoning) by title only
2. Those for, Those Against
3. Council deliberates the matter
4. Motion, second and vote to adopt Ordinance 2024-838 on second reading 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

ORDINANCE 2024-836

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1157 S. PROSPECT TERRACE, SECTION 11, TOWNSHIP 19 EAST, RANGE 19 SOUTH, CITRUS COUNTY, FLORIDA PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WITNESSETH:

WHEREAS, owners of real property to an unincorporated area of Citrus County which is contiguous to the City of Inverness, Florida, have petitioned the City Council of the City of Inverness that said property be annexed to the City of Inverness, Florida, in accordance with Section 171.044, Florida Statutes; and

WHEREAS, it has been determined by the City Council of the City of Inverness, Florida, that the petition bears the signature of all owners of property in the area proposed to be annexed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, in regular session as follows:

Section 1. City Council of the City of Inverness, Florida in accordance with the powers given and granted to said City of Inverness in and by Chapter 171, Florida Statutes, does hereby redefine the boundary lines of the City of Inverness, so as to include therein the property contiguous thereto and described as follows:

The East 150 feet of Lot 19, Golden Terrace Estates, as recorded in Plat Book 5, Page 10, Public Records of Citrus County, Florida. Together with a 20 foot easement being 10 foot on either side of a centerline described as follows: Commence at the Southwest Corner of Lot 19, Golden Terrace estates, as recorded in Plat Book 5, Page 10, Public Records of Citrus County, Florida thence North 0 degrees 04 minutes 30 seconds east along the Westerly line of said Lot 19 a distance of 115.25 feet to the Point of Beginning, thence North 86 degrees 37 minutes 30 seconds East along said centerline a distance of 157.77 feet to the Westerly line of said East 150 feet and the end of the centerline description. Being Lot 19B.

Property ID: 19E19SS11100300019000B0 Altkey: 2966238

Section 2. Severability Clause. Should any provision or section of this ordinance be held by a Court of competent jurisdiction to be 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 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. 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 this _____ day of _____, 2024.

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

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney

ORDINANCE NO 2024-837

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.90 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL ("GNC") TO CITY OF INVERNESS COMMERCIAL ("C"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Inverness, Florida to prepare and adopt a comprehensive plan in accordance with the requirements of said act; and

WHEREAS, the City Council of the City of Inverness recognizes the need to plan for orderly growth and development and has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City Council of the City of Inverness adopted the City of Inverness Comprehensive Plan, Ordinance 2016-713, on July 7, 2016, including a Future Land Use Map, and has approved subsequent amendments; and

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

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness (Comprehensive Plan Amendment 24-04SSA) and shall be effective within the incorporated areas of the City of Inverness.

Section 2. The City of Inverness Comprehensive Plan Future Land Use Map is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, and pursuant to the Code of Ordinances of the City of Inverness, Florida. The following described lands are hereby reclassified on the City of Inverness Comprehensive Plan, Future Land Use Map as set forth in Section 3, below, and as depicted on the attached "Land Use Map" attached hereto, which is incorporated by reference into this ordinance:

The East 150 feet of Lot 19, Golden Terrace Estates, as recorded in Plat Book 5, Page 10, Public Records of Citrus County, Florida. Together with a 20 foot easement being 10 foot on either side of a centerline described as follows: Commence at the Southwest Corner of Lot 19, Golden Terrace estates, as recorded in Plat Book 5, Page 10, Public Records of Citrus County, Florida

thence North 0 degrees 04 minutes 30 seconds east along the Westerly line of said Lot 19 a distance of 115.25 feet to the Point of Beginning, thence North 86 degrees 37 minutes 30 seconds East along said centerline a distance of 157.77 feet to the Westerly line of said East 150 feet and the end of this centerline description. 150 feet and the end of the centerline description. Being Lot 19B.

Parcel ID No.: 19E19S1100300019000B0 Altkey: 2966238

Section 3. The City of Inverness Comprehensive Plan, Future Land Use Map is hereby amended as follows in the manner depicted on the attached map, which is incorporated by reference into this ordinance:

3.1. 0.90 acres depicted on the “Land Use Map” attached hereto is hereby reclassified from Citrus County General Commercial (“GHC”) to City of Inverness Commercial (“C”).

Section 4. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Inclusion in the Comprehensive Plan. The provisions of this Ordinance shall become and be made a part of the City of Inverness Comprehensive Plan (City of Inverness Ordinance No. 2016-713). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section”, “article”, “policy”, or other appropriate designation.

Section 7. The effective date of this Comprehensive Plan amendment shall be 31 days after approval by the mayor, or upon becoming law without such approval, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

UPON MOTION DULY MADE AND CARRIED on first reading, the foregoing Ordinance was adopted on the _____ day of _____ 2024.

UPON MOTION DULY MADE AND CARRIED on second reading, the foregoing Ordinance was adopted on the _____ day of _____ 2024.

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

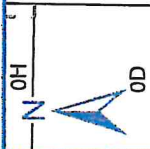
ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney



E MING CT

OH

OD

E HILITE CT

OH

Legend

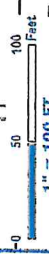
OD

0A

0B

0C

0D



E RIDGECREST CT

0A

0A

S PROSPECT TER

E GULF TO LAKE HWY

Subject Property

0A

0A

0C

G

0B

0B

G

139

G

08

07

G

G

09

G

0A



LOCATOR

Application #: 24-04SSA

Proposal: General Commercial (GNC)

Annexation Ord: 2024-836

Land Use Ord: 2024-837

Zoning Ord: 2024-838

Applicant: Signet Investment Holdings, LLP

Location: 1157 S. Prospect Terrace, Inverness

City of Inverness Land Use

Geographic Information Systems



Prepared By: Susan O'Connell
Date: July 24, 2024
Source: Enterprise Geodatabase
Map Number: INV24-04SSA

P-SP

33000

HIGHWAY 44 WEST

22110

ORDINANCE NO 2024-838

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.90 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL ("GNC") TO CITY OF INVERNESS COMMERCIAL ("C"); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Inverness recognizes the need to plan for orderly growth and development; and

WHEREAS, the City Council of the City of Inverness adopted the City of Inverness Comprehensive Plan, Ordinance 2016-713 on June 7, 2016 and subsequent amendments; and

WHEREAS, Chapter 163 Part II, Florida Statutes provides for and empowers the City to adopt Land Development Regulations, and

WHEREAS, the Planning and Zoning Commission of the City of Inverness held the required public hearings with public notice having been provided and, reviewed and considered all comments received during said public hearing and the amendment report concerning said application for amendment described below; and

WHEREAS, the City Council of the City of Inverness has determined that all provisions of this ordinance are consistent with the City of Inverness Comprehensive Plan.

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

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness Zoning Map Amendment 2024-04-ZO and shall be effective with the incorporated areas of the City of Inverness.

Section 2. Revisions and Additions to the Zoning Map of the City of Inverness. Pursuant to Chapter 4 of the Land Development Code, the City of Inverness Zoning Map is hereby amended in conformity with the Zoning Map attached hereto and hereby incorporated, assigning new zoning designations to the lands described in the attached map. This City of Inverness Zoning Map Amendment 2024-04-ZO is adopted pursuant to Chapter 163 Part II, Florida Statutes, assigning a Commercial ("C") to 0.90 acres to the lands described on the corresponding portions of the attached Zoning Map.

Section 3. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

Section 4. Inclusion in the Land Development Code. The provisions of this Ordinance shall become and be made a part of the City of Inverness Zoning Map. To this end, the sections of this ordinance may be renumbered or re-lettered to accomplish such intention, including graphic revision to the zoning map.

Section 5. The effective date of this ordinance shall be the same as the effective date of Ordinance 2024-836.

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

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

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

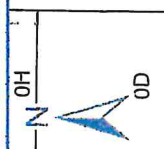
ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney



E MING CT

OH

OD

E HILITE CT

OH

Legend

OD

OA

OB

OC

OD

0 50 100 Feet
1" = 100 FT

E RIDGECREST CT

0A

0A

S PROSPECT TER

E GULF TO LAKE HWY

Subject Property

0A

0A

0C

HIGHWAY 44 WEST

PSP/GU
33000

22110

G

0B

0B

G

139

G

08

G

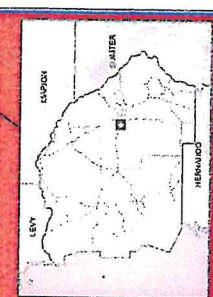
07

G

09

G

0A



LOCATOR

Application #: 24-04SSA

Proposal: General Commercial (GNC)

Annexation Ord: 2024-836

Land Use Ord: 2024-837

Zoning Ord: 2024-838

Applicant: Signet Investment Holdings, LLP

Location: 1157 S. Prospect Terrace, Inverness

City of Inverness Zoning

Geographic Information Systems

Prepared By: Susan O'Connell
Date: July 24, 2024

Source: Enterprise Geodatabase
Map Number: INV2024-04SSA





DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT

Subject: Annexation Voluntary Request 1157 S. Prospect Terrace
Submitted By: Chris Shoemaker, Director
Department: Community Development

STAFF RECOMMENDATION: Adopt Ordinance 2024-836 annexation of 0.90 acres of property located at 1157 S. Prospect Terrace; Adopt Ordinance 2024-837 Land Use (Case 2024-04SSA); and Adopt Ordinance 2024-838 Zoning (Case 2024-04-ZO). Land Use and Zoning will change from Citrus County General Commercial (GHC) to City of Inverness Commercial (C).

PROOF OF PUBLICATION: The required Legal Notice was published in the Citrus Chronicle on July 20 and July 27. Signage was posted at the site and notice was sent to all property owners within 200-feet of the parcel.

BACKGROUND:

- Petitioner: Signet Investment Holdings LLLP
- Property Owner: Signet Investment Holdings LLLP
- Agent: Nick Nicholas
- Annexation request is voluntary.
- Applicant seeks future land use designation of City of Inverness Commercial "C" and zoning designation of City of Inverness Commercial "C".

FINDINGS AND CONCLUSIONS:

The proposed annexation is contiguous to the City limits of Inverness and should be approved. The request is to change the zoning from Citrus County General Commercial ("GNC) to City of Inverness Commercial ("C").

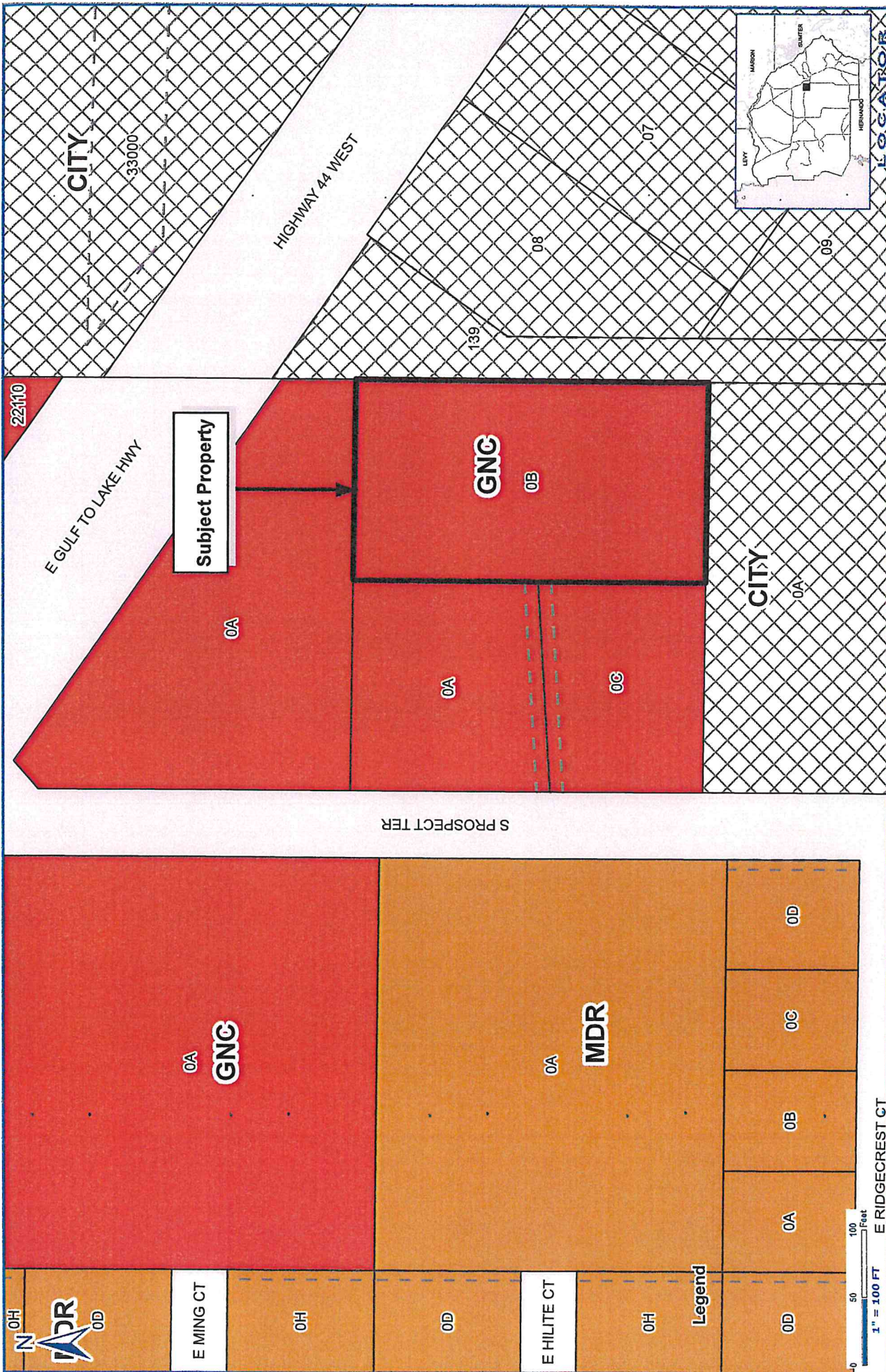
INTERVENING ACTION(S)

The request for annexation was approved by the Planning and Zoning Commission on August 7 and first reading by City Council on August 20. The applicant previously applied for annexation of a 1.86 acres at 1211 S. Prospect Terrace in 2020. This action was approved by Ordinance 2020-748 and is adjacent and south of the annexation request at 1157 S. Prospect Terrace.

SUPPORT MATERIALS

Citrus County Land Use Map
City of Inverness Land Use Map
Citrus County Zoning Map
City of Inverness Zoning Map

Application
Property Record Card
Deed
Legal Advertisement



Geographic Information Systems

Prepared By : Susan O'Connell
 Date: July 24, 2024
 Source: Enterprise Geodatabase
 Map Number: INV24-04SSA

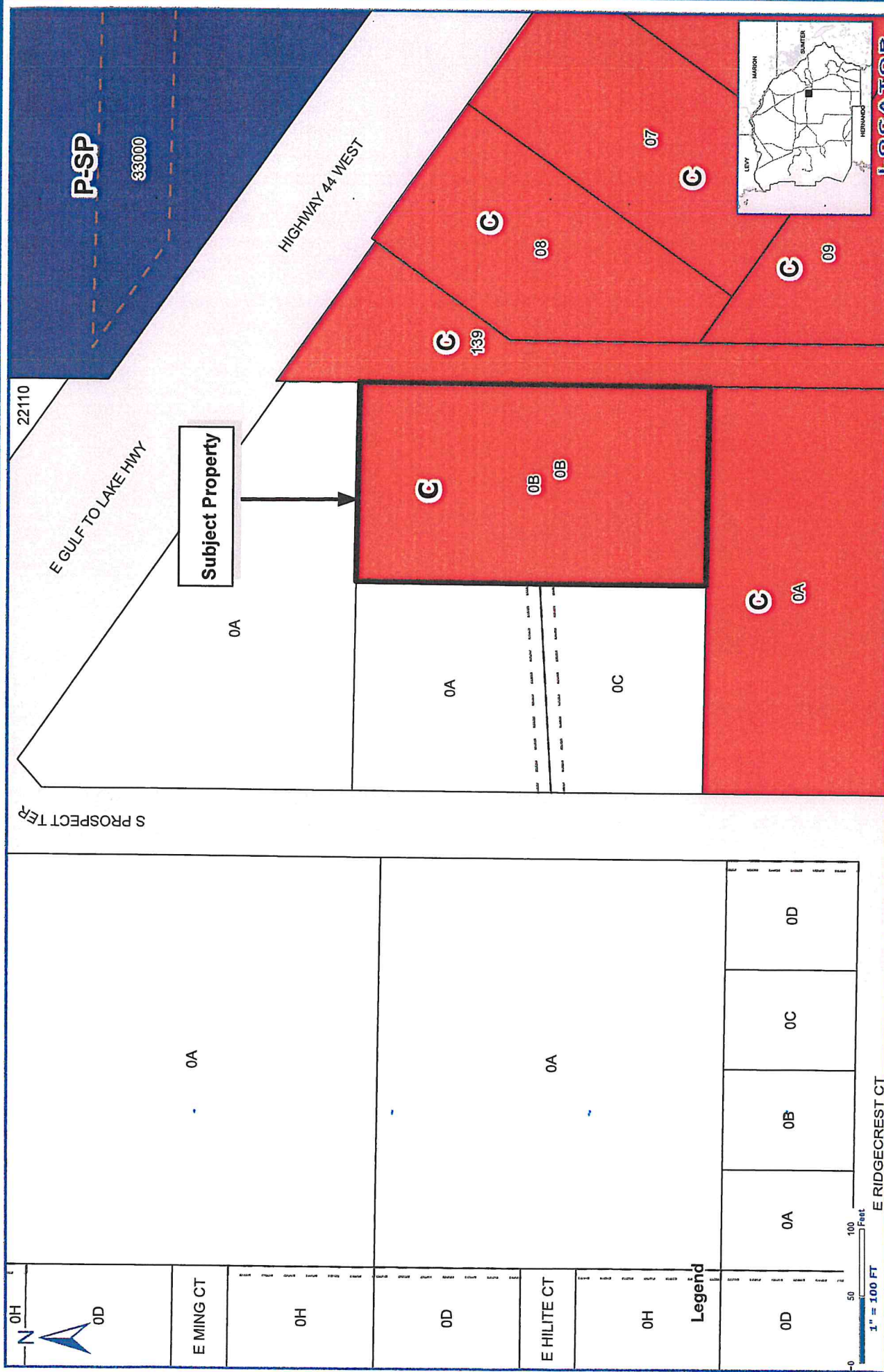
Application #: 24-04SSA

Applicant: Signet Investment Holdings , LLP

Location: 1157 S. Prospect Terrace, Inverness

GFLUM: General Commercial (GNC)

Current Citrus County Land Use



Geographic Information Systems

Prepared By : Susan O'Connell
 Date: July 24, 2024
 Source: Enterprise Geodatabase
 Map Number: INV24-04SSA

CITY OF INVERNESS FLORIDA

Application #: 24-04SSA

Applicant: Signet Investment Holdings, LLP

Location: 1157 S. Prospect Terrace, Inverness

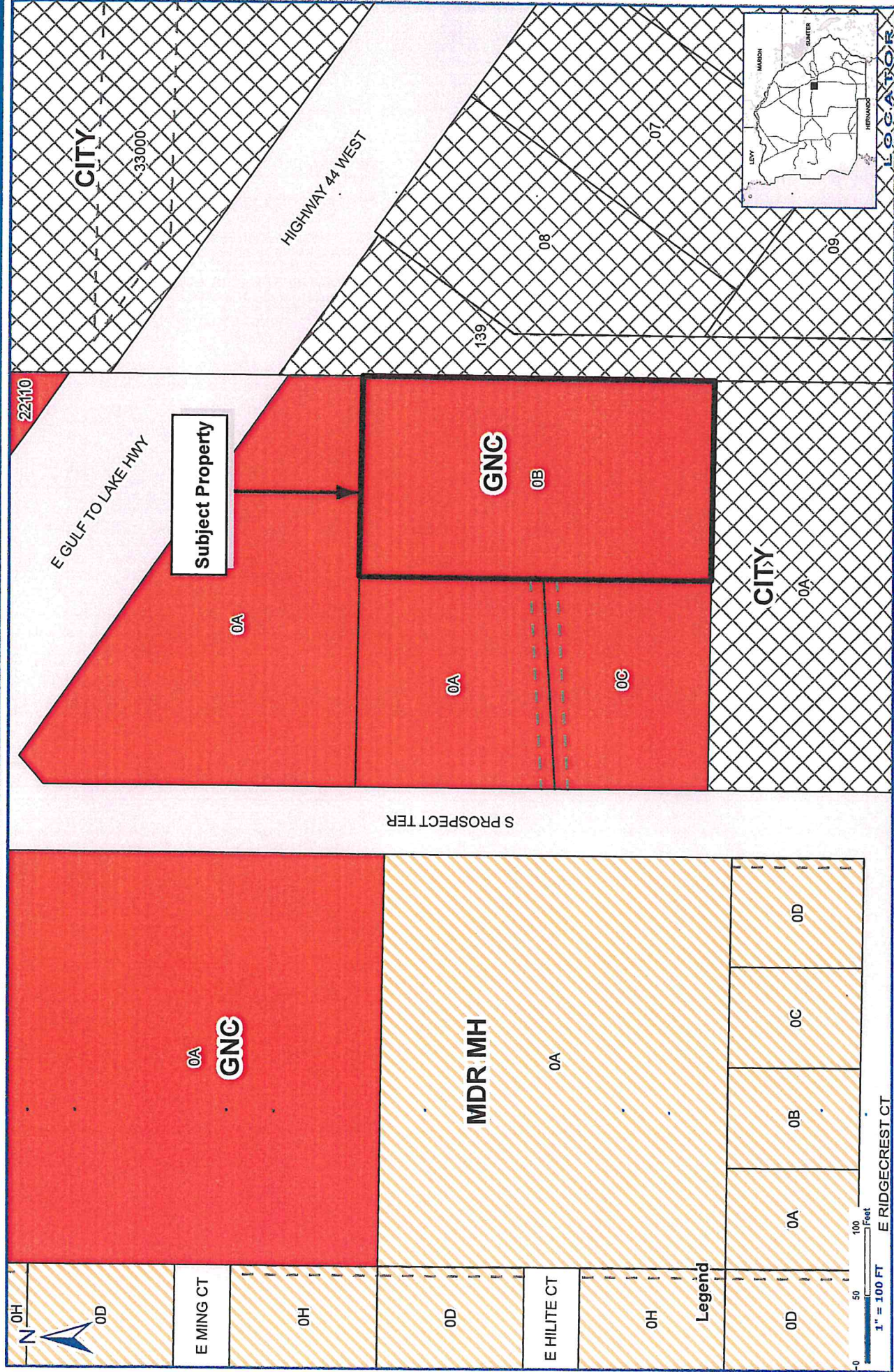
Proposal: General Commercial (GNC)

Annexation Ord: 2024-836

Land Use Ord: 2024-837

Zoning Ord: 2024-838

City of Inverness Land Use



Geographic Information Systems

Prepared By : Susan O'Connell
 Date: July 24, 2024
 Source: Enterprise Geodatabase
 Map Number: INV24-04SSA

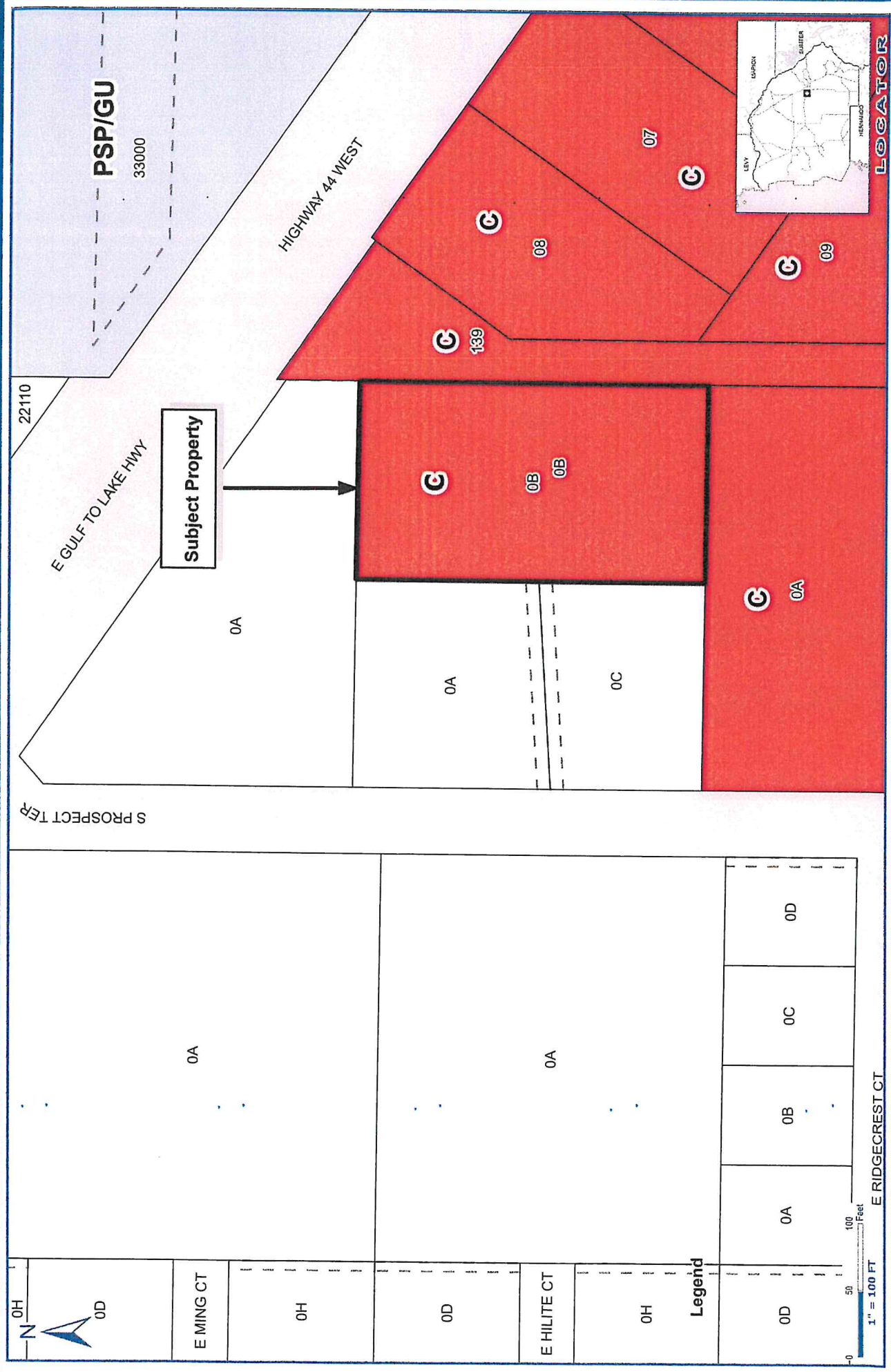
Application #: 24-04SSA

Applicant: Signet Investment Holdings, LLP

Location: 1157 S. Prospect Terrace, Inverness

LDC Atlas: General Commercial (GNC)

Current Citrus County Zoning



Application #: 24-04SSA

Proposal: General Commercial (GNC)

Annexation Ord: 2024-836

Land Use Ord: 2024-837

Zoning Ord: 2024-838

Applicant: Signet Investment Holdings , LLP

Location: 1157 S. Prospect Terrace, Inverness

City of Inverness Zoning



Geographic Information Systems

Prepared By : Susan O'Connell
 Date: July 24, 2024
 Source: Enterprise Geodatabase
 Map Number: INV2024-04SSA



Home Parcel Search ▾

Summary

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

Permits

Quick Links

Map

Pictometry

Altkey: 2966238

REDMAN RICHARD D JR

Parcel ID: 19E19S110030 00190 00B0

1157 S PROSPECT TER, INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

1 of 1

Return to Search Results

My Tax Year: 2024 ▾

PC Code 2700 - AUTO SALES
 Bldg Counts Res 0 / MH 0 / Comm 1
 Nbhd 0544 - HWY 44 EAST OF KENSINGTON AVE TO HWY 581
 Tax District 000X - WITHLACOCHEE RIVER BASIN
 Subdivision 000779 - GOLDEN TERRACE ESTATES
 Short Legal GOLDEN TERRACE ESTS PB 5 PG 10 LOT 19B: E 150 FT OF BLK 19-- TOG WITH EASE 20FT EASE BEING 10FT EITHER SIDE OF ACNTRLN DESCR AS: COMM AT THE SW COR LOT 19 GOLDEN TERRACE
 Est. Parcel Sqft 39,180
 Est. Parcel Acres .90
 Map SC-TW-RG 11-19S-19E

Actions

Neighborhood Sales
 Printable Summary
 Printable Version

Reports

Attribute Export
 Mailing List
 Property Record Card
 Original Trim Notice

Go

Mailing Address

Name REDMAN RICHARD D JR
 Mailing Address 3103 ROCKY MEADOWS RD SE
 OWENS CROSS ROADS AL 35763

Links

Search Help

All Owners

Name	Owner Type
REDMAN RICHARD D JR	EO - Estate Of

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
2023	\$58,000	\$50,690	\$108,690	\$108,690	\$0	\$108,690	\$0	\$1,930.29	Link
2022	\$58,000	\$44,370	\$102,370	\$102,370	\$0	\$102,370	\$0	\$1,779.48	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2023	000X	WITHLACOCHEE RIVER BASIN	\$108,690	14.9743	\$1,930.29

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	\$191.52
0154	STORMWATER	\$111.21

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/05/2015	\$100	2723/0014	01-CORRECTIVE/QC/TD/COT	I
08/20/2015	\$100	2738/1192	01-CORRECTIVE/QC/TD/COT	I
12/01/2008	\$100	2260/2191	01-CORRECTIVE/QC/TD/COT	I
12/01/2008	\$100,000	2260/2187	00-WARRANTY DEED	I
05/01/2000	\$62,000	1366/1768	00-WARRANTY DEED	I

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
-------------	---------------	-------------	--------	----------------

1157-

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Lynn Czajkowski
American Title Services of Citrus Co. Inc.
2230 Highway 44 West
Inverness, FL 34453
Property Appraisers Parcel I.D. No: 19E19S110030 00190 00B0

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 10 day of May, 2024
by Julie Ann Redman Reelfs, Personal Representative of the Estate of Richard Donald Redman, Jr.
herein called the grantor, to Signet Investment Holdings, LLLP, a Florida Limited Partnership,
whose post office address is 3500 E Oak Trace Path, Inverness, FL 34452, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal
representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of \$10.00 and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of
Florida, viz.:

The East 150 feet of Lot 19, Golden Terrace Estates, as recorded in Plat Book 5, Page 10, Public
Records of Citrus County, Florida. Together with a 20 foot easement being 10 foot either side
of a centerline described as follows: Commence at the Southwest corner of Lot 19, Golden
Terrace Estates, as recorded in Plat Book 5, Page 10, Public Records of Citrus County, Florida
thence North 0 degrees 04 minutes 30 seconds East along the Westerly line of said Lot 19 a
distance of 115.25 feet to the Point of Beginning, thence North 86 degrees 37 minutes 30 seconds
East along said centerline a distance of 157.77 feet to the Westerly line of said East 150 feet and
the end of this centerline description. Being Lot 19B.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose
them.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in
fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby
warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances incurred by the Grantors, except taxes for the current year
and all subsequent years.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Glen Mason
Witness #1 Printed Name

802 S. 1025 W
Witness #1 Post Office Address (Street)

Clearfield UT 84015
Witness #1 Post Office Address (City, State, Zip)

[Signature]
Witness #2 Signature

Gina Valdez
Witness #2 Printed Name

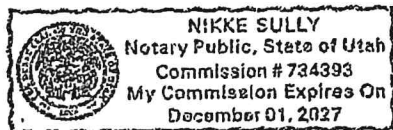
1121 E 1000 S.
Witness #2 Post Office Address (Street)

Clearfield UT 84005
Witness #2 Post Office Address (City, State, Zip)

STATE OF Utah
COUNTY OF Weber

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of May, 2024 by Julie Ann Redman Reelfs, Personal Representative of the Estate of Richard Donald Redman, Jr. who is personally known to me or has produced Driver's License as identification.

SEAL



My commission expires:

Estate of Richard Donald Redman, Jr.
[Signature]
Julie Ann Redman Reelfs, Personal Representative
3108 Rocky Meadows Rd., Owens Cross Roads, AL 35763

[Signature]
Notary Public

Nikke Sully
Printed Notary Name

APPRECIATION

From page G1

It can be hard to leave a job, even when employees feel underappreciated or the weight of a toxic work culture. Often, people don't want to leave their "work family." This can be really hard for people who may have been at a company for many years, and their coworkers have become a vital part of their lives.

The Harvard Business Review reports that it's not uncommon for people to stay at a toxic workplace because they have nostalgia for the company when it was run better, or even buy in to a possible cult-like culture at work. Some struggle with the fear of starting over somewhere new.

"It's not necessarily an employee's market, but the pendulum will shift again in the future," Mallory continues. "Employers should use

When in doubt, employers should ask their colleagues and teams what will make them feel appreciated. Every company and section is different. For some, a basic "thank you" might mean the world, while others might want to see a more lucrative form of thanks in their next paycheck.

this opportunity to create great cultures where their people are excited to come to work and contribute."

When in doubt, employers should ask their colleagues and teams what will make them feel appreciated. Every company and section is different. For some, a basic "thank you" might mean the world, while others might want to see a more lucrative form of thanks in their next paycheck.

DIGEST

From page G1

WTC's programs cover a wide range of career clusters. Among the programs WTC offers are: professional culinary arts and hospitality, computer systems and information technology, massage therapy, medical assisting and practical nursing. Apply online at wtc.citruscountyschools.org or contact WTC at 352-726-2430 for more information.

Parks & Rec seeks expo participants

Are you someone who has a wealth of knowledge and experience in the outdoors? Do you have a passion for teaching sports

to youth or adults, or exploring the beauty of nature and the wilderness of the trails?

If so, County Parks & Rec is looking for individuals like you to help others "Find Their Outdoors" at its second annual Outdoors Expo on Saturday, Sept. 14, at the Citrus Springs Community Center.

The Expo is seeking those with expertise in golf, pickleball, geocaching, kayaking, hiking or any other outdoor activity to be speakers/presenters.

To make a difference in your community, and help others develop skills and ignite passion in outdoor activities, contact recreation program specialist Alcie Mary Herden at 352-527-7540 or you can reach her by email at alcie.herden@citrusbocc.com.

SCORE Nature Coast seeks volunteers

Share business expertise with others by becoming a volunteer with SCORE Nature Coast.

SCORE is a nonprofit organization that is dedicated to helping new or existing small businesses succeed in today's environment. Join other local business professionals in mentoring their small business clients towards achieving their goals.

SCORE needs volunteers to be mentors, as well as those with expertise in social media, marketing, workshop facilitation and more.

Take an active role in helping the business community grow. Contact SCORE at 352-249-1236 or visit the website at score.org/naturecoast.

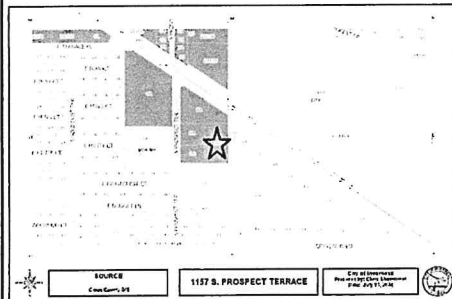
Visit us online at www.chronicleonline.com

PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 166.041 Florida Statutes, to consider the Annexation of 1157 S. Prospect Terrace that lies within unincorporated Citrus County. The annexation by Ordinance 2024-836, a Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2024-837 and Amendment to the Zoning Map of the City of Inverness by Ordinance 2024-838, Florida as follows:

ORDINANCE 2024-836

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1157 S. PROSPECT TERRACE IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE 2024-837

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.90 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL (C); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO 2024-838

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.90 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL DISTRICT (C); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Planning and Zoning Commission:
Wed, Aug 7, 2024 at 5:00 p.m.

1st Reading, City Council Hearing:
Tues, Aug 20, 2024 at 5:30 p.m.

2nd Reading, City Council Hearing/Adoption:
Tues, Sep 3, 2024 at 5:30 p.m.

Planning and Zoning Commission hearing will be held at the Whispering Pines Park Recreation Building at 1700 Forest Drive, Inverness FL 34453 (Enter off Forest Drive and proceed to first stop sign, make right, road ends at Rec Bldg).

City Council hearings will be held at 212 W. Main St., Inverness, FL 34450

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this July 21, 2024.

Attest: s- Susan Jackson
City Clerk

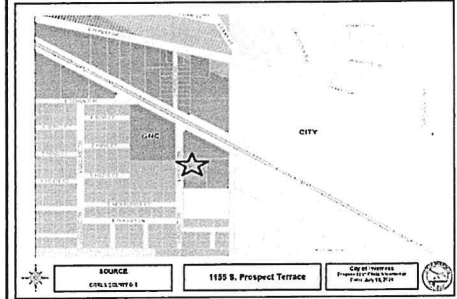
/s/ Jacquie Hepler
President of City Council

PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 166.041 Florida Statutes, to consider the Annexation of 1155 S. Prospect Terrace that lies within unincorporated Citrus County. The Annexation by Ordinance 2024-833, a Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2024-834 and Amendment to the Zoning Map of the City of Inverness by Ordinance 2024-835, Florida as follows:

ORDINANCE 2024-833

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1155 S. PROSPECT TERRACE IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE 2024-834

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.51 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL (C); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO 2024-835

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.51 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL DISTRICT (C); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Planning and Zoning Commission:
Wed, Aug 7, 2024 at 5:00 p.m.

1st Reading, City Council Hearing:
Tues, Aug 20, 2024 at 5:30 p.m.

2nd Reading, City Council Hearing/Adoption:
Tues, Sep 3, 2024 at 5:30 p.m.

Planning and Zoning Commission hearing will be held at the Whispering Pines Park Recreation Building at 1700 Forest Drive, Inverness FL 34453 (Enter off Forest Drive and proceed to first stop sign, make right, road ends at Rec Bldg).

City Council hearings will be held at 212 W. Main St., Inverness, FL 34450

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this July 21, 2024.

Attest: s- Susan Jackson
City Clerk

/s/ Jacquie Hepler
President of City Council

EA Sports College Football 25 hits the market

By RYAN KRYSKA
Associated Press

EA Sports College Football 25, among the most highly anticipated sports video games of all time, has flooded the market as gamers who waited more than a decade for the franchise's next installment rush to play.

The game officially launched Friday, with EA Sports increasing its server capacity ahead of time to handle the crush. More than 2.2 million people had already played the game before launch during an early-access period.

"To say we've been blown away by the excitement, energy and anticipation around College Football 25 over the past few months would be an understatement," EA Sports said in a blog post this week. "Just like you, our team has had July 19 circled for months as the culmination of so much work and dedication to build this game, and the chance to see it in players' hands for the first time."



This combo of images provided by EA Sportsshow the video game covers for the new standard edition College Football 25, left, and Deluxe Edition College Football 25, featuring Texas' Quinn Ewers, Colorado's Travis Hunter, and Michigan's Donovan Edwards.

EA Sports' college football games used to be released annually, a cultural icon in American sports for much of the franchise's existence. The company froze future editions in 2013 when athletes began questioning why they weren't getting paid to be featured in the games. With athlete compensation rights sorted out in court and now allowed by the NCAA, EA Sports announced in 2021 it would be reviving the franchise. The video-game developer offered Bowl Subdivision players a minimum of \$600 and a copy of the game to have their likeness included in it. More than 11,000 players accepted offers. EA Sports has said its goal

for the game was "to feel like a love letter to college football and its fans."

UCLA, Mississippi State, San Diego State and Colorado were among the schools hosting College Football 25 events this week. Across social platforms, athletes such as LeBron James, Tim Tebow and Michael Vick — even comedians Shane Gillis and Dan Soder — were live-streaming head-to-head matches in the game.

Michigan running back Donovan Edwards, one of the cover athletes, said in May some of the best moments of his childhood involved playing EA Sports college football with his

best friend.

"Just for it to be back, as well as to be on the cover of it, it's an awesome feeling," he said.

The game's other standard-edition cover athletes are Texas quarterback Quinn Ewers and Colorado two-way player Travis Hunter. The deluxe edition features the backs of numerous players in a stadium tunnel, including Alabama quarterback Jalen Milroe, Georgia quarterback Carson Beck and Ohio State running back Quinshon Judkins.

EA Sports' college football franchise dates to the 1990s. It grew in popularity

in the early 2000s as gaming systems became more advanced, allowing for revolutionary game modes such as the popular Race for the Heisman create-a-player that was introduced in NCAA Football 06.

That edition also featured historic teams, including the 1992 Alabama squad that Clemson coach Dabo Swinney played on.

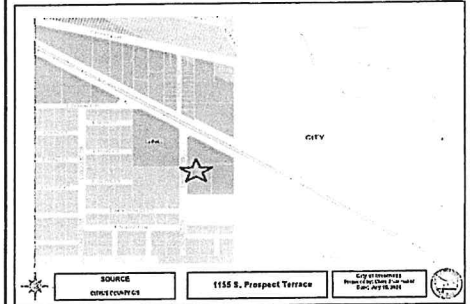
"Sleeping on me a little bit," Swinney joked about the 70 overall rating for his player, "WR No. 88," which did, however, have a 91 speed rating. "They must have my going down the Hill speed. I appreciate the love they gave me on that."

PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 166.041 Florida Statutes, to consider the Annexation of 1155 S. Prospect Terrace that lies within unincorporated Citrus County. The Annexation by Ordinance 2024-833, a Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2024-834 and Amendment to the Zoning Map of the City of Inverness by Ordinance 2024-835, Florida as follows:

ORDINANCE 2024-833

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1155 S. PROSPECT TERRACE IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE 2024-834

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.51 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL DISTRICT (CNC); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO 2024-835

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.51 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL DISTRICT (C); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Planning and Zoning Commission:
Wed, Aug 7, 2024 at 5:00 p.m.

1st Reading, City Council Hearing:
Tues, Aug 20, 2024 at 5:30 p.m.

2nd Reading, City Council Hearing/Adoption:
Tues, Sep 3, 2024 at 5:30 p.m.

Planning and Zoning Commission hearing will be held at the Whispering Pines Park Recreation Building at 1700 Forest Drive, Inverness FL 34453 (Enter off Forest Drive and proceed to first stop sign, make right, road ends at Rec Bldg)

City Council hearings will be held at 212 W. Main St., Inverness, FL 34450

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons may wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbal record may be needed.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this July 21, 2024.

Attest: -s- Susan Jackson
City Clerk

/s/ Jacqueline Hefner
President of City Council

Utah State fires Anderson for 'significant violations of his contractual obligations'

LOGAN, Utah (AP) — Utah State fired football coach Blake Anderson for "significant violations of his contractual obligations" on Thursday, 16 days after the school informed him that he would be dismissed following an external review that found he failed to comply with Title IX policies regarding the reporting of sexual misconduct cases.

"These reporting requirements include a prohibition on employees outside the USU Office of Equity from investigating issues of sexual misconduct, including domestic violence," the school

said. "Additionally, Anderson failed to manage the team in a manner that reflects USU's academic values."

Nate Drilling, who had been Utah State's defensive coordinator and defensive ends coach, was elevated on July 2 to interim coach for the upcoming season.

Associate vice president and deputy athletic director of external affairs Jerry Bovee and football director of player development and community Austin Albrecht were fired on July 2 "for violations of university policies related to the reporting of sexual and domestic violence and failures of professional responsibilities."

Utah State said Anderson's response "failed to acknowledge his responsibilities as a USU employee and as a head coach and instead sought to make excuses and unsuccessfully resist the clear language of USU's policies."

Anderson's attorney, Tom Mars, said in a post on X that the school's July 2 announcement was deliberately inflammatory and the decision to fire the coach violated terms of his contract. "We will be pursuing all legal remedies on his behalf," Mars said.

WE'RE THE TEAM YOU CAN COUNT ON

THE PROOF IS WRITTEN IN THE STARS

★★★★★

CORNERSTONE

AIR CONDITIONING • PLUMBING • ELECTRICAL

www.cornerstoneus.com

Electrical Specialties

Thank You for Voting Cornerstone Pros as the Best of the Best in Electrical Services.

Call Today! Fixed Today!

CITY OF INVERNESS NOTICE OF REFERENDUM ELECTION PROPOSED CHARTER CHANGE

NOTICE IS HEREBY GIVEN by the City Council of the City of Inverness, Florida that pursuant to the provisions of Article IV, Section 4.06 of the City of Inverness Charter, Section 166.021(4) and Section 166.031 of the Florida Statutes, a Primary Election will be held on August 20, 2024 for the purpose of considering approval of one Charter Amendment, described below.

The Election will be held at the City of Inverness Government Center, Citrus County, Official Polling location, Precinct #402 (212 W. Main Street). The polls shall be open for Early Voting, August 9, 2024 through August 17, 2024, from 10:00am – 6:00pm; and on Primary Election Day, August 20, 2024, from 7:00am – 7:00pm.

The proposed amendment shows the actual ballot wording:

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.

Attest: /s/ Susan Jackson
City Clerk

/s/ Jacqueline Hefner
President of City Council

U.S. men favored for basketball gold at Olympics

By TIM REYNOLDS
AP Basketball Writer

There is one goal, and it's always the same goal for USA Basketball. The only acceptable result from these Paris Olympics is another gold medal.

And the most recent gold was one of the toughest to get.

At the Tokyo Games three years ago, the U.S. trailed Spain by 10 in the quarterfinals, trailed Australia by 15 in the semifinals and beat France by only five in the gold-medal game. It was yet another reminder that in the international game, winning isn't automatic for the Americans anymore.

And frankly, that's a notion they're tired of hearing about. "I hear a lot of people saying everybody's catching up to us too, so that keeps us hungry, that keeps us motivated," U.S. guard Devin Booker said. "We have a lot of respect for those guys, but basketball still lies here."

Call that the mission within the mission for the U.S. in Paris: Winning is the goal, but there's also a clear sense that it'd be nice to remind the rest of the world that — while there are great players hailing from all over the planet — no nation can put together a roster like the one the Americans have for these games. A 12-man roster, all of them All-Stars, led by veterans like three-time medalists LeBron James and Kevin Durant and an Olympic newcomer in Ste-

phen Curry.

"It's going to be historic for sure with this team, so I'm just happy to be a part of it, honestly," said U.S. guard Anthony Edwards, one of the Olympic rookies on the roster. "I ain't even thought about it too much. Just happy to be a part of it."

There is history on the line: Durant could become the first men's player with four Olympic basketball golds, James is seeking a fourth Olympic medal and the Americans are trying to win five Olympic titles in a row for the first time since winning the first seven competitions held from 1936 through 1968.

And the rest of the world is waiting.

Germany is the reigning World Cup champion, winning gold last summer in Manila. Serbia — the first U.S. opponent in France — and Canada also won medals at the World Cup. Canada captured its bronze by beating the Americans. And then there's France, the home team, a squad that lost the gold-medal game to the U.S. at the Tokyo Games 87-82 after beating the Americans earlier in that tournament and now has both home-soil advantage and Victor Wembanyama leading the way.

"I can't wait to face them," Wembanyama said of the Americans.

If that matchup happens, it'll be in the elimination rounds. France is in Group B, along with Germany, Japan and Brazil. The Group A pairing is Australia, Greece,

Canada and Spain — which, top to bottom, would seem to be the toughest. And in Group C, it's the U.S., Serbia, Puerto Rico and Olympic newcomer South Sudan.

Teams play a round robin against the others in their group. Following those three games, the first- and second-place finishers from each group make the quarterfinals along with the two best third-place teams. "It just gets you back to just enjoying the game and what it takes to put a 12-man roster together," Curry said. "And if everybody brings that right energy then we'll get the most out of this experience."

Antetokounmpo, Group A

Spain is a perennial power and has a now six-time Olympian in Rudy Fernandez, the first men's basketball player to qualify that many times. Greece has Giannis Antetokounmpo, Canada has Shai Gilgeous-Alexander and Jamal Murray, and Australia is still feeling some momentum from three summers ago at the Tokyo Games.

Australia's 0-for-forever run of medals in major international tournaments finally ended in Tokyo with the bronze, and Patty Mills insists the team can go for more this summer.

"From an all-around talent standpoint, you look at our team and the majority of us are in the NBA ... and we've

got a lot of young guys with a lot of experience, which we haven't ever really had before," Mills said.

Wembanyama, Group B

Germany won the World Cup last summer and basically brings back much of that team, but will have to deal with France in group play.

The winner of their game probably should win the group.

Brazil and Japan will likely need to spring one upset to be assured of getting out of group, or could rely on the third-place spots to advance behind the clear favorites in Group B.

"Last summer's experi-

ence was super special," Germany's Franz Wagner said. "Only when we got done did we realize what we had done as a group, not just the accomplishment of winning gold but realizing the chemistry we had as a team."

Jokic, Group C

Nikola Jokic didn't even play for Serbia when his nation won silver at the World Cup last summer, adding him to the mix obviously makes that team look even tougher on paper.

Puerto Rico won a qualifier earlier this month to get in led by Jose Alvarado, and South Sudan qualified based on its World Cup re-

sult a year ago.

The Serbia-U.S. game to open group play will set the tone.

"It will definitely be a spectacle," Serbia's Bogdan Bogdanovic said.

Serbia's plan will be to use its years of familiarity with one another as the key to beating a team loaded with talent but one that practiced together for the first time earlier this month.

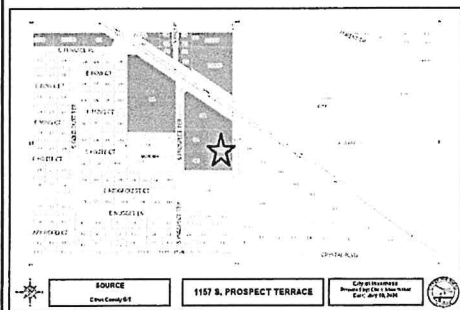
"We are aware that they will be a huge challenge and have a lot of continuity, a lot of players who have played together over the years," U.S. coach Steve Kerr said. "And that's one of the reasons they'll be as good as they'll be."

PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 168.041 Florida Statutes, to consider the Annexation of 1157 S. Prospect Terrace that lies within unincorporated Citrus County. The annexation by Ordinance 2024-836, a Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2024-837 and Amendment to the Zoning Map of the City of Inverness by Ordinance 2024-838, Florida as follows:

ORDINANCE 2024-836

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1157 S. PROSPECT TERRACE IN SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE 2024-837

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.90 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT ("GNC") TO CITY OF INVERNESS COMMERCIAL ("C"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO 2024-838

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.90 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL DISTRICT (GNC) TO CITY OF INVERNESS COMMERCIAL DISTRICT (C); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Planning and Zoning Commission:
Wed, Aug 7, 2024 at 5:00 p.m.

1st Reading, City Council Hearing:
Tues, Aug 20, 2024 at 5:30 p.m.

2nd Reading, City Council Hearing/Adoption:
Tues, Sep 3, 2024 at 5:30 p.m.

Planning and Zoning Commission hearing will be held at the Whispering Pines Park Recreation Building at 1700 Forest Drive, Inverness FL 34453 (Enter off Forest Drive and proceed to first stop sign, make right, road ends at Rec Bldg)

City Council hearings will be held at 212 W. Main St., Inverness, FL 34450

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances. Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons may wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this July 21, 2024.

Attest: Susan Jackson
City Clerk

Ist Jacqueline Hoffer
President of City Council

The United States' Britney Griner runs up court during the women's basketball gold medal game against Japan at the 2020 Summer Olympics Aug. 8, 2021, in Salt Lake City, Utah. AP Photo/Charlie Neumeier



U.S. women's basketball team looks to continue Olympic dominance

By DOUG FEINBERG
AP Basketball Writer

The U.S. women's basketball team is on a historic run, winning seven straight Olympic gold medals. While no one has come close to ending that streak, the rest of the world is getting better.

The Americans, who haven't lost an Olympic contest since 1992, won by an average of 16 points in the Tokyo Games. That was their smallest margin of victory since the streak started at the 1996 Atlanta Games.

The biggest challenge for the U.S. will once again be the limited prep time to practice as unit. The complete team will be together for the first time right before the Paris Games.

"The rest of the world is definitely improving," six-time Olympic participant Diana Taurasi said. "It's not as easy as it's looked over the years."

The 42-year-old Taurasi would know; she has been a part of the last five U.S. Olympic teams. She will be going for a record sixth gold medal in Paris.

The U.S. is trying to break a tie with the American men's basketball team for most consecutive gold medals. The men won seven straight from 1936-68. The two basketball teams hold the longest streak for gold in a traditional team sport in Olympic history.

The Americans understand what's ahead and are focused on the present and not their past. The goal is

just to win in Paris and not look at the bigger picture of continuing the dynasty.

"That can't be your every day thought and then you lose sight of what it takes to get there," U.S. coach Cheryl Reeve said. "That's the biggest thing you have to block out. There's a huge narrative we can't escape with this being one of the greatest sports dynasties ever. It's our first experience together with this group and this is our special journey, it's about one gold medal."

It's definitely a special time for Britney Griner, who is returning to the team for the Olympics. She missed the 2022 World Cup when she was wrongfully detained in Russia for 10 months. She has said that she'll only play overseas with USA Basketball.

"We were all thinking of BQ when she was away and we didn't know if this moment would be possible," Reeve said. "I'm thrilled for her personally and thrilled for our basketball team."

The Americans are in a pool with Japan, Belgium and Germany. The Japanese team were silver medalists at the 2021 Tokyo Games. Group A features Serbia, Spain, China, and Puerto Rico. Group B is comprised of Canada, France, Australia and Nigeria.

Play begins on Sunday, July 28 and ends with the gold medal game on the final day of the Olympics.

Welcome back Lauren Australia will receive a huge lift with the return of

Lauren Jackson.

The four-time WNBA MVP won three Olympic silver medals and one bronze with the Opals before retiring from playing in 2016 after knee injuries derailed her career. She returned for the 2022 World Cup in Australia and led the team to a bronze medal. Now the 43-year-old forward will be playing in her fifth Olympics.

"What Lauren has done is simply amazing," Australia coach Sandy Brondello said. "She has a great basketball IQ and certainly will help us."

Newcomers

Germany is making its first Olympic appearance led by the Sabally sisters — Nyara and Satou (who plays with the Dallas Wings). The Germans will host the 2026 World Cup and hope to have a strong showing in Paris where they are in a tough pool with the U.S., Belgium and Japan.

"We're just there to have fun," Nyara Sabally said. "It's basketball, you never know what's going to happen. I'm really confident in our team and I think we have a really good team."

Looking for a win

African nations haven't fared well at the Olympics, going 1-36 with Nigeria getting the lone victory in the 2004 Athens Games when they topped Korea in the 11th place contest. Nigeria will look to end that drought as the country plays in its third Olympics.

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/24
		TOTALS FOR ACE HARDWARE CO OF INV INC				215.13
		TOTALS FOR AT & T MOBILITY NATIONAL ACCOUNTS LLC				2,956.15
		TOTALS FOR AUTOZONE				24.21
		TOTALS FOR GARY STEVEN BACON				256.00
		TOTALS FOR BOARD OF COUNTY COMMISSIONERS				6,253.03
		TOTALS FOR BOUND TREE MEDICAL LLC				403.53
		TOTALS FOR TIME WARNER CABLE				554.94
		TOTALS FOR FRANK CALASCIONE				716.16
		TOTALS FOR EMBARQ FLORIDA, INC				68.92
		TOTALS FOR CITRUS COUNTY BOARD OF COMMISSIONER				104,936.76
		TOTALS FOR CITRUS COUNTY CHRONICLE				181.96
		TOTALS FOR CITY TIRE OF INVERNESS				227.99
		TOTALS FOR COMPOSTUSA OF SUMTER				336.60
		TOTALS FOR DUKE ENERGY				15,650.43
		TOTALS FOR FLORIDA MOBILE FLEET SERVICES, LLC.				408.24
		TOTALS FOR FRANK A. FRAUNFELTER				416.00
		TOTALS FOR GFL SOLID WASTE SOUTHEAST LLC				67,264.09
		TOTALS FOR GOLDEN X PLUMBING SUPPLY INC				104.45
		TOTALS FOR KIMLEY-HORN AND ASSOCIATES, INC				34,320.00
		TOTALS FOR LOCAL ENGINEERING, INC.				1,000.00
		TOTALS FOR NICK NICHOLAS FORD INC				351.33
		TOTALS FOR NORTH AMERICAN FIRE EQUIPMENT COMPANY				28.00
		TOTALS FOR PUBLIC RISK INSURANCE AGENCY				25,272.00
		TOTALS FOR RATECH ELECTRONICS LTD				2,179.79
		TOTALS FOR RENTAL OF INVERNESS, INC.				943.60
		TOTALS FOR NATIONAL WASTE				436.00
		TOTALS FOR SEAN M GERRITS INC				7,500.00

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/24
				TOTALS FOR SUMTER ELECTRIC COOPERATIVE INC		3,637.51
				TOTALS FOR SWEEPING CORPORATION OF AMERICA		1,660.70
				TOTALS FOR T-N-T SEWER LLC		500.00
				TOTALS FOR TO THE MOON AND BACK EVENTS		6.46
				TOTALS FOR U.S. WATER SERVICES CORPORATION		106,346.69
				TOTALS FOR UNIFIRST CORPORATION		116.61
				TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL		3,823.50
				TOTALS FOR WGI, INC.		43,792.29
				TOTALS FOR ERIC WILLIAMS		756.16
				REPORT TOTALS		433,645.23

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

August 20, 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
Vice President Davis
Councilwoman Bega – *Absent*
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

Councilwoman Lizanich motioned to accept the Agenda with an addition to Pre-Scheduled Appearances regarding recent water issue. Seconded by Councilman Davis. The motion carried.

PRE-SCHEDULED APPEARANCES

City Manager Williams spoke to a recent water issue, state mandates, and to clear up any questions. Asst. City Manager Calascione provided details of testing for bacteria in Well #4 on August 16, 2024. The testing was conducted by US Water, as they are a public private partnership. No bacteria was found in the distribution system.

4)a) Citrus County Sheriff's Office Quarterly Report with Lt. Fischer providing details of the 1st quarter report regarding tracked crimes, calls for service, arrests, traffic accidents, etc. Deputy Ruby spoke of the relationship of the City's CROs and the community and the advantages.

PUBLIC HEARINGS / WORKSHOP

5)a) Ordinance 2024-839 Entertainment District – First Reading* with City Manager Williams stating the City has been hosting events in the Downtown Business District for over a decade which relied on the closures of streets and the time from time provision of open container alcohol sales by way of a partnering non-profit. The COVID 19 pandemic caused the City to review and modify its approach of downtown events. House Bill 1107 passed on February 25, 2022, the Senate on March 10, 2022, and approved by the Governor on May 6, 2022. City Council moved forward in May of 2021 with adoption of Ordinance 2021-771 which amended parts of Chapters 4 and 18 of the Code of Ordinances. The Ordinance specifies that only the sales of beer and wine would be allowed into the Entertainment District Area, a person may only possess one drink at a time, and the container must be no greater than 16-ounces and be City approved. Sidewalk cafes, Small Town Saturday Night and other events have benefited the community and businesses within Downtown Entertainment District made possible by House Bill 1107 and Ordinance 2021-771 for more than two years. Local business owners have indicated a desire to add the sale of alcohol to the currently approved beer and

wine sales. This could be accomplished by including liquor or distilled beverages in Section 18-34 (1). Council President opened the public hearing. Community Development Director Shoemaker provided an overview with details. Keith Shubert with Twysted Vyne Wine & Beer Bistro spoke of the wonderful downtown and the businesses that serve beer and wine only and those that serve liquor as well. David Mohr with Storm Distillery stated his business is excluded as they only offer liquor and would like to see this move forward. Bobby Everett with Coach's Pub and Salty Dogs Steamer and Bar noting it is difficult to police what is in the Entertainment District cups once the patrons get them. President Hepfer spoke of the limited beverages in the cups now. Councilman Davis questioned if the cups are being used for liquor currently with Mr. Everett stating no but people will pour other beverages into the cups. Councilwoman Lizanich like how the businesses have come together. The Public Hearing was opened. **Councilwoman Lizanich motioned to have the Clerk read Ordinance 2024-839 by Title only. Seconded by Councilman McBride. The motion carried.**

ORDINANCE 2024-839

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 18-34, "OUTSIDE CONSUMPTION IN THE DOWNTOWN ENTERTAINMENT DISTRICT (1) DEFINITIONS"; PROVIDING FOR CODIFICATION, CONFLICTS, AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Councilman McBride spoke of our Small Town Done Right with a bias on being more conservative. Councilman Davis spoke of many family events in the City. Liquor should be in a controlled environment. Councilwoman Lizanich disagreed and questioned the change would be in downtown only, and if there has been an increase in crime. She wants the businesses to thrive. City Manager noting this would be in the Entertainment District only. He noted there has not been a disorderly arrest in many years and provided examples of options. The public hearing was closed. **Councilwoman Lizanich motioned to approve Ordinance 2024-839 by roll-call vote on a first reading. Seconded by Council woman Hepfer. Roll call vote was as follows: Councilwoman Lizanich, yes; Councilman McBride, no; Councilman Davis, no; and President Hepfer, yes. The motion failed and was not carried.**

5)b) Ordinance 2024-833/834/835 1155 S. Prospect Terrace Annexation– First Reading* with City Manager Williams stating the owner of a 10.81 acre commercial tract at 2901 W. Hwy 44 recently acquired a 0.51 acre tract at 1155 S. Prospect Terrace and the 0.90 acre tract at 1157 S. Prospect Terrace. The property owner, Signet Investment Holding LLLP, submitted an application to annex the two tracts into the City and change the zoning designation from General C - County) to Commercial (C - City). Council President opened the public hearing. Community Development Director Shoemaker provided an overview of the annexation. The Public Hearing was opened. Karen Esty stated this would be a big benefit and the owner has been a good steward. **Councilman Davis motioned to have the Clerk read Ordinance 2024-833 by Title only. Seconded by Councilwoman Lizanich. The motion carried.**

ORDINANCE 2024- 833

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1155 S. PROSPECT TERRACE,

SECTION 11, TOWNSHIP 19 EAST, RANGE 19 SOUTH, CITRUS COUNTY, FLORIDA PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilman Davis motioned to approve Ordinance 2024-833 by roll-call vote on a first reading. Seconded by Councilwoman Lizanich. Roll call vote was as follows: Councilwoman Lizanich, yes; Councilman McBride, yes; Councilman Davis, yes; and President Hepfer, yes. The motion carried.

Councilman McBride motioned to have the Clerk read Ordinance 2024-834 by Title only. Seconded by Councilman Davis. The motion carried.

ORDINANCE 2024- 834

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.51 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (“MDR”) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL (“LD”); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

No one spoke for or against. Councilman McBride motioned to approve Ordinance 2024-834 by roll-call vote on a first reading. Seconded by Councilman Davis. Roll call vote was as follows: Councilwoman Lizanich, yes; Councilman McBride, yes; Councilman Davis, yes; and President Hepfer, yes. The motion carried.

Councilman McBride motioned to have the Clerk read Ordinance 2024-835 by Title only. Seconded by Councilwoman Lizanich. The motion carried.

ORDINANCE 2024- 835

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.51 ACRES FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF INVERNESS RESIDENTIAL (LD/R1); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

No one spoke for or against the Ordinance. The Public Hearing was closed. Councilman McBride motioned to approve Ordinance 2024-835 by roll-call vote on a first reading.

Seconded by Councilman Davis. Roll call vote was as follows: Councilwoman Lizanich, yes; Councilman McBride, yes; Councilman Davis, yes; and President Hepfer, yes. The motion carried.

5)c) Ordinance 2024-836/837/838 1157 S. Prospect Terrace Annexation– First Reading* with City Manager Williams stating the owner of a 10.81 acre commercial tract at 2901 W. Hwy 44 recently acquired a 0.51 acre tract at 1155 S. Prospect Terrace and the 0.90 acre tract at 1157 S. Prospect Terrace. The property owner, Signet Investment Holding LLLP, submitted an application to annex the two tracts into the City and change the zoning designation from General C - County) to Commercial (C - City). Council President opened the Public Hearing. Community Development Director Shoemaker provided an overview. **Councilman McBride motioned to have the Clerk read Ordinance 2024-836 by Title only. Seconded by Councilwoman Lizanich. The motion carried.**

ORDINANCE 2024- 836

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1157 S. PROSPECT TERRACE, SECTION 11, TOWNSHIP 19 EAST, RANGE 19 SOUTH, CITRUS COUNTY, FLORIDA PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

No one spoke for or against the Ordinance. **Councilwoman Lizanich motioned to approve Ordinance 2024-836 by roll-call vote on a first reading. Seconded by Councilman Davis. Roll call vote was as follows: Councilwoman Lizanich, yes; Councilman McBride, yes; Councilman Davis, yes; and President Hepfer, yes. The motion carried.**

Councilman Davis motioned to have the Clerk read Ordinance 2024-837 by Title only. Seconded by Councilwoman Lizanich. The motion carried.

ORDINANCE 2024- 837

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.90 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY GENERAL COMMERCIAL (“GNC”) TO CITY OF INVERNESS COMMERCIAL (“C”); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

No one spoke for or against the Ordinance. **Councilwoman Lizanich motioned to approve Ordinance 2024-837 by roll-call vote on a first reading. Seconded by Councilman Davis.**

Roll call vote was as follows: Councilwoman Lizanich, yes; Councilman McBride, yes; Councilman Davis, yes; and President Hepfer, yes. The motion carried.

Councilman Davis motioned to have the Clerk read Ordinance 2024-838 by Title only. Seconded by Councilwoman Lizanich. The motion carried.

ORDINANCE 2024- 838

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.90 ACRES FROM CITRUS COUNTY GENERAL COMMERCIAL (“GNC”) TO CITY OF INVERNESS COMMERCIAL (“C”); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

No one spoke for or against the Ordinance. The public hearing was closed. **Councilman McBride motioned to approve Ordinance 2024-838 by roll-call vote on a first reading. Seconded by Councilman Davis. Roll call vote was as follows: Councilwoman Lizanich, yes; Councilman McBride, yes; Councilman Davis, yes; and President Hepfer, yes. The motion carried.**

OPEN PUBLIC MEETING

Bud Osborne spoke of our Small Town Done Right and counted the term was used 18 times during this meeting so far. Spoke of what that means and appreciated the thoughts, calls, emails, etc. during his recent health issues.

Paul Hertensen read a statement as to why he salutes the Flag during the National Anthem. He detailed his military service and how he learned the respect to the Flag at a very young age. He emphasized that veterans and out-of-uniform military have the legal right to salute our Flag on all occasions.

Anna Loughridge represented No to 4.org and spoke again about the opposition to the amendment. She stated the community needs educated and would like to use imagery and show a video the committee put together. She noted statistics for 2024 in Citrus County.

Mike stated he is a former Marine. He spoke to the Vote No to 4, and noted his observations of activities, etc. in Key West and other areas.

CITY ATTORNEY REPORT

City Attorney Hartley reminded the Elected Officials and those that are required to fill out Form 1, the deadline before fines begin, is September 3.

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 08/06/2024*
 - Recommendation – Approval

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

CITY CLERK'S REPORT

9)a) Surplus Equipment Declaration * with City Clerk Jackson stating it has been determined that the equipment listed below as no longer useful for the operation of the City of Inverness.

3– Elgin Pelican Sweeper Main Brooms	Ingersoll-Rand Air Compressor – 5hp, 60 gal.
Sickle Bar Mower Attachment	1986 Ford F700 Water Truck
1987 Saylor-Beall Air Compressor – 3hp, 60 gal.	1989 John Deere 710B Backhoe
2018 Toro 60” Grand Stand Mower	Tow Behind Vacuum
2012 Toro 3040 Sandpro Ballfield Groomer	2021 Spreader Attachment
Forks Tractor Attachment	Millcreek Pull Behind Top Dresser
2007 Chevy Silverado Pickup Truck	Boom Tractor Sprayer

Councilman Davis motioned to declare the listed item as surplus property and authorize that we proceed with disposal. Seconded by Councilwoman Lizanich. The motion carried.

CITY MANAGER'S REPORT

10)a) Statewide Mutual Aid Agreement and Resolution 2024-10 - IFD* with City Manager Williams stating the Emergency Management Act, Chapter 252, Florida Statutes, provides each local government of the state with the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure reimbursement of costs incurred by the local governments which assisted. Adoption of this Resolution and execution of this agreement authorizes the request, provision, and receipt of interjurisdictional mutual assistance and replaces all previous agreements, etc., and is active until a new agreement is drafted and requested by The Florida Division of Emergency Management. **Councilwoman Lizanich motioned to have the Clerk read Resolution by title only. Seconded by Councilman McBride. The motion carried.**

RESOLUTION 2024 – 10

A RESOLUTION OF THE CITY COUNCIL OF INVERNESS, FLORIDA AUTHORIZING FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilwoman Lizanich motioned to adopt Resolution 2024-10 roll-call vote. Seconded by Councilman Davis. Roll call vote was as follows: Councilman Davis, yes; Councilman McBride, yes; Councilwoman Lizanich, yes; President Hepfer, yes. The motion carried.

10)b) Auditor Selection Committee* with City Manager Williams stating the Agreement for audit services will expire in November 2024, which has prompted the need for a Request for Proposal (RFP) for submittals from firms for annual auditor services. Due to changes within the Florida Statutes, an Audit Selection Committee must be established, and it is recommended that the Audit Selection Committee be the City Council. A proposed RFP has been drafted by staff to allow the City to receive proposals for the same auditing services currently utilized and allow for a consistent and fair evaluation standard. Finance Director Koter provided an overview. **Councilman McBride motioned**

to establish City Council as the Audit Selection Committee. Seconded by Councilwoman Lizanich. The motion carried. Councilman Davis motioned to accept the proposed RFP and direct the City Manager to advertise/release accordingly. Seconded by Councilman McBride. The motion carried.

10)c) Annual Road Improvement RFP 2024-02-DPW Bid Award* with City Manager Williams stating this year's road improvement project consists of approximately 3.22 total miles of milling and resurfacing assessment, pavement design, and minor drainage improvements. The project will include two subdivisions, Highland Woods, Pine Grove Manor, and several other connecting streets throughout the City. The City received sealed bids for a Request for Proposals on August 5th, 2024 with submittals from CW Roberts Contracting, Inc. \$1,164,234.36 and Superior Asphalt Inc. \$1,200,300.11 The submittals were reviewed for responsiveness and proposed pricing. Gary Downing, PE of Lochner Engineering, acting as reviewing Engineer for the City, has noted that calculations made by the George F. Young firm may have overestimated the amount of roadway to be resurfaced, and anticipated that the final cost of the project may be lower than the estimates. Public Works Director Pell provided an overview of the project, including the roads. **Councilman Davis motioned to award RFP 2024-02-DPW to CW Roberts Contracting Inc. in the amount of \$1,164,234.36 and authorize the City Manager to execute the Agreement, Notice of Intent to Award, Notice to Proceed and manage change orders to the project. Seconded by Councilwoman Lizanich. The motion carried.**

10)d) Project/Program Updates (Verbal)

- Small Town Saturday Night is coming at the end of August with a Lynyrd Skynyrd tribute band to kick-off the fall season.
- Cootertoiber will have 30+ events through our partnership with Twistid Ink and Arts Initiative.
- FY 2025 Budget Development will have adoption hearings in September.

COUNCIL/MAYOR SUBJECTS

Councilwoman Lizanich stated she attended the annual FLC conference last week and received good information with several tech-based classes. Good networking event. Spoke of the City of Jupiter and their presentation of the budget to the public. She will attend the CCCC meeting on Thursday.

Councilman McBride spoke of the MPO and the Withlacoochee State Trail resurfacing project relating to transportation alternatives. Spoke of Councilman Davis representing the City soon.

Councilman Davis thanked Paul Hertensen for defining Veterans and the Flag. Noted the No to 4 group dedication.

President Hepfer stated this was another great meeting and staff does an amazing job. Thanked Mr. Hertensen for his words. Clarified that Council has stated their personal feelings on the record regarding Amendment 4, but it is not the City's job to educate on the subject. Urged everyone to vote, that's what counts. Referenced the City's jurisdiction.

CITIZENS NOT ON AGENDA

Debbie Wheatley noted this was the 4th time Council has stated the No to 4 is not City business. The City is for managing the roads, etc. There are more qualified organization to educate the public on the matter.

Paul Hertensen agreed it is not the City's place to tell voters how to vote. Spoke to the downtown Entertainment District.

Anna Loughridge clarified regarding educating the community. She referenced the packet she had provided and read the last words of the resolutions passed by various governments. Stated she respects and appreciates the Council.

Meeting adjourned at 7:10 p.m.

City Clerk

Council President

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

September 3, 2024

TO: Elected Officials
FROM:
SUBJECT: Charter Referendum Update
CC:
Enclosures:

Agenda Memorandum - *City of Inverness*

September 3, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Cootertober 2024*
CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Woody Worley, Parks & Recreation Director
Enclosures: 1. Cootertober Events 2024

Last year, the City introduced a month-long set of events known as Cootertober. The approach relied on a public private partnership with Twistid Arts Initiative, that maintained the Cooter brand and recognized the popularity of elements of premium musical acts and cultural arts. With over 30 events across the City, Cootertober gave everyone in the family something to be a part of.

This year's Cootertober is set to have well over 30 events once again. This evening Parks & Recreation staff, along with Twistid Arts Initiative, will present this year's Cootertober events.

Recommended Action – (Verbal)

No action is required at this time.

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

Eric C. Williams
City Manager

City of Inverness
&
Twistid Arts Initiative



Cootertober
2024



A
COOTERTOBER
EVENT



Cooter KING & QUEEN

Grab your best evening wear, polish
off your talent, and get ready for a
Cooteriffic competition!

Date: Friday, September 13th
Venue: The Valerie Theatre
Time: 7 pm

***MUST BE 18+
TO REGISTER
*FREE TO ENTER**



visit inverness.gov for information
to register: twistidartsinitiative.org

Cooter King & Queen Pageant

Friday, September 13th
Valerie Theatre
7 pm

**COOTER COMEDY
AT
THE VALERIE**

Cooter Comedy

Friday, October 4th
Valerie Theatre

 **A COOTERTOBER**
EVENT

COOTER MUSIC FESTIVAL

10/4

JESSLEE

10/5

**SUBLIMINAL
DOUBT
FT. FIRST WAVE**

10/6

**13TH
ARMY BAND**

OCTOBER 4TH-5TH AT 7:30 PM
OCTOBER 6TH AT 12 PM
LIBERTY PARK, DOWNTOWN INVERNESS

FREE EVENT

 **inverness.gov** 

Cooter Music Festival

Friday, October 4th

Jesslee

Saturday, October 6th

Subliminal Doubt

ft. First Wave

Sunday, October 6th

13th Army Band

Comedy MAGIC & ILLUSIONS

VALERIE
THEATRE
INVERNESS FLORIDA

CITY OF INVERNESS
A COOTERTOBER
EVENT

Show



FEATURING
PROFESSIONAL
MAGICIAN

SHOWTIMES:

2:00 PM

4:30 PM

7:00 PM

CONTENT
FAMILY
SUITABLE FOR
ALL AGES
ADVISORY

Cesar Domico

FLORIDA'S TOP CHOICE FOR COMEDY MAGIC & ILLUSIONS!

SATURDAY | OCTOBER 5TH

TICKETS \$15 (PLUS FEES)

TICKETS: VALERIETHEATRE.COM

VALERIE THEATRE | 207 COURTHOUSE SQ. | 352-341-7850

Comedy, Magic & Illusions Show

with Cesar Domico

Friday, October 5th
Valerie Theatre



Spooky Story Time for Kids

New Event!

Friday, October 11th
The Depot
7 pm



Terror Times Two

2 Old-Time Radio Shows
Each Featuring 3 Different Tales

*Tales of the
OLD
WITCH*

- Casting the Runes
- Lizzy Borden Took An Axe
- The Bark of a Dead Dog

Saturday, October 12th at 7:00pm
Sunday, October 13th at 2:00pm

*Journal of the
UNDEAD*

- The Singular Death of Morton
- The Undead
- The Boogeyman Will Get You

Friday, October 11th at 7:00pm
Saturday, October 12th at 2:00pm

Tickets only \$15 each*

*** Or \$25 for two shows**



Lewis & Young Entertainment
Presents

Terror Times Two

2 Old-Time Radio Shows

Friday, October 11th
&
Saturday, October 12th
Valerie Theatre

ROCCS Casino Night



Saturday, October 12th

6:30 PM

The Depot



Cooter Carnival

Sunday, October 13th
Liberty Park
12 - 4 PM

TEEN'S NIGHT Out

THURSDAY, OCTOBER 17
5:30 - 7 PM
DEPOT PAVILION
 268 N. Apopka Ave. Inverness FL 34450

COSTUME CONTEST
 DIY COSTUME
 BEST GROUP
 MOST ORIGINAL

**MUSIC, FACE PAINTING,
 PRIZES & MORE FUN!**

A NIGHT JUST FOR LOCAL TEENS
 6TH GRADE UP TO 10TH GRADE

CITY OF INVERNESS

Teens Night Out

Thursday, October 17th
 The Depot Pavilion
 5:30 - 7 PM

SUPERVISION PROVIDED
 BY ALL SPONSORS.



PARENTS: TO ENSURE THE SAFETY OF ALL STUDENTS WHO ATTEND TEENS NIGHT OUT MUST STAY WITHIN THE PERIMETER DURING THE EVENT. SHOULD A STUDENT DECIDE TO LEAVE, THEY WILL NOT BE PERMITTED RE-ENTRY.



Vampire Ball

DANCE WITH THE DARKNESS



With Celebrity DJ
**RYAN
CABRERA**

A **COOTERTOBER**
EVENT

*CASH BAR * DANCING * TACO & NACHO BAR * COSTUME CONTEST *

OCT 18TH, 2024 FROM 7-10 PM
THE DEPOT: 300 N APOPKA AVE INVERNESS 34450

TICKETS: \$35
INVERNESS.GOV

Vampire Ball

with Celebrity DJ
Ryan Cabrera

Friday, October 18th
The Depot
7 - 10 PM

The Valerie Players

PRESENTS

Based on the novel by **BRAM STOKER**

Dracula

BY **STEVEN DIETZ**

Directed by *Katherine Godman*

October 18 - 7:00PM

October 19 - 7:00PM

October 20 - 2:00PM

October 25 - 7:00PM

October 26 - 7:00PM

October 27 - 2:00PM

Presented through special
arrangement with Dramatists Play
Service, Inc.

Ticketing \$20
Valerie Box Office
and online at
ValerieTheatre.org



The Valerie Players Present

Dracula

October 18-20

October 25-27

Valerie Theatre



VAMPIRE PUB CRAWL

DRINK WITH THE UNDEAD



The Train Station * Nine State Brewery * Pine
Street Pub * The Side Bar * Storm Distillery

DOWNTOWN INVERNESS
OCTOBER 19TH AT 6 PM

TICKETS: \$40
INVERNESS.GOV
TWISTIDARTSINITIATIVE.ORG



Vampire Pub Crawl

October 19th
Downtown Inverness
6 PM



A
COOTERTOBER
EVENT



SCAVENGER

A FANG-TASTIC EVENT FOR KIDS

QUEST

UNCOVER HIDDEN CLUES, SOLVE RIDDLES, AND COMPLETE EXCITING CHALLENGES!

RESERVE SLOT: [INVERNESS.GOV](https://inverness.gov)

LOCATION: THE DEPOT AT LIBERTY PARK

OCTOBER 20TH FROM 1 PM - 3 PM



Scavenger Quest for Kids

Sunday, October 20th
The Depot
1 - 3 PM



HISTORIC HAUNT

An Immersive Haunt Experience

OCT 25TH-26TH

SENSORY FRIENDLY 5:30-6:30 PM

FULL HAUNT: 7:00 - 10 PM



FIND THE CLUES AND
BE ENTERED TO WIN A
\$100 GIFT CARD!

LAST YEAR'S HOTTEST HALLOWEEN EVENT IS
BACK AND BIGGER THAN EVER!



A
COOTERTOBER
EVENT

\$5 ENTRY

Purchase Tickets At:
twistidartsinitiative.org



Historic Haunt

An Immersive Haunt Experience

October 25-26

Historic Courthouse Musuem

Cooter Crawl for Dementia Care



Walk for a Cause October 26, 2024

Music • Resources • Trophies • Fun



All Funds Raised go to helping those
affected by memory disorders in Citrus County.

\$25 donation • Downtown Inverness • The Depot in Liberty Park

Monday, October 26th

Downtown Inverness



6:00 PM: GATHER AT PINE STREET PUB
108 N. PINE AVE, INVERNESS FL
COSTUMES ENCOURAGED!

6:30 PM: BEGIN THE MYSTICAL WALK TO THE HISTORIC COURTHOUSE MUSEUM AND JOIN THE ANNUAL "WITCHES DANCE"

PINESTREETPUB.COM | (352) 341-0100

Witches & Warlocks Night Out

Monday, October 28th
Pine Street Pub

&

Historic Courthouse Museum
6 PM

HOSTED BY THE DOWNTOWN INVERNESS BUSINESS PARTNERSHIP

COOTERWEEN

- AND COSTUME CONTEST -

Wednesday, October 30th
5 - 8 pm

DOWNTOWN INVERNESS

Bring the entire family for a
night of fun this Halloween!

A SAFE ALTERNATIVE EVENT FOR CHILDREN

"EAT,
DRINK,
AND BE
SCARY."

VISIT OUR DOWNTOWN
BUSINESSES!

TRICK
OR
TREAT



*Youth
Costume Contest*

Cooterween

Trick or Treating
&

Youth Costume Contest!

Wednesday, October 30th
Downtown Inverness

5 - 8 PM

Other Events

- Market at the Depot
- ROCCS Regatta
- Wil-Power Foundation Caveman Competition
- Friends of the Withlacoochee State Trail Bike Ride
- Wallace Brooks Park Drum Circle
- Third Friday Car Show
- CASA Step Up For Survivors Walk
- Twysted Vyne Anniversary Concert
- Movie Night in the Park
- MOPAR Car Show
- & more!



Thank You

Questions?

Agenda Memorandum - *City of Inverness*

September 3, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Entertainment District Amendment*
CC: Susan Jackson, City Clerk
Enclosures: 1. Ordinance 2024-839

At the request of several members of Council as well as a number of affected businesses, this item is being brought back for Council's consideration. As you are aware, this item was considered at the previous meeting of Council resulting in a 2-2 vote, effectively not providing a clear decision by Council.

The City has been hosting events in the Downtown Business District for over a decade. The approach relied on the closures of streets and the time from time provision of open container alcohol sales by way of a partnering non-profit. The state allows a non-profit to obtain a temporary alcohol sales permit three times a year for the purpose of fundraising. Though this was the City's approach to downtown events it directly competed with the bars, pubs, and restaurants downtown.

The COVID 19 pandemic caused the City to review and modify its approach to a number of business practices including but not limited to its conduct of downtown events. In researching/reviewing various approaches to continuing with downtown events while providing an environment for controlled alcohol sales that does not compete with the aforementioned businesses, one approach became the clear standout.

The state allows for the establishment of certain geographically defined Entertainment Districts by way of local ordinance adoption. This type of ordinance would allow for temporary expansion of premises for the purpose of beer and wine sales by businesses within the defined area under certain guidelines and controls.

The Florida Legislature must also approve, by Local Bill, an exception to Chapter 561, F.S., permitting licensed vendors located within the Downtown Inverness Entertainment District to sell alcoholic beverages for consumption on the licensed premises to receive a special permit during special events, approved or declared by the city manager. This allows the sale of alcoholic beverages in open containers for consumption off the licensed premises but within the entertainment district.

Legislative approval was provided by House Bill 1107 which passed the House on February 25, 2022, the Senate on March 10, 2022, and approved by the Governor on May 6, 2022.

City Council moved forward in May of 2021 with adoption of Ordinance 2021-771 which amended parts of Chapters 4 and 18 of the Code of Ordinances. The Ordinance specifies that only the sales of beer and wine would be allowed into the Entertainment District Area, a person may only possess one drink at a time, and the container must be no greater than 16-ounces and be City-approved.

Sidewalk cafes, Small Town Saturday Night and other events have benefitted the community and businesses within Downtown Entertainment District made possible by House Bill 1107 and Ordinance 2021-771. The City has been operating under Ordinance 2021-771 for more than two years.

Local business owners have indicated a desire to add the sale of alcohol to the currently approved beer and wine sales. This could be accomplished by including liquor or distilled beverages in Section 18-34 (1). This section specifically does not include liquor or distilled beverages and could be changed by including liquor or distilled beverages in the definition of alcoholic beverages.

1. *Definitions.* For the purpose of this section and the on-sidewalk possession/consumption of alcoholic beverages as authorized herein, alcoholic beverages shall be defined as beer and wine beverages and shall specifically not include liquor or distilled beverages.

Including liquor and distilled beverages is a potential opportunity to incorporate existing businesses into downtown events, increase walkability between businesses during an event, increase activity within the Downtown Business District to promote more events, and to encourage downtown establishments to work together and increase revenue from downtown events.

It is recommended that Council review and deliberate for consideration for final adoption of the proposed Entertainment Ordinance. Additionally, should certain elements need to be modified or considered, the Council should put forth such in any motion to approve.

Recommended Action:

1. Allow staff to speak
2. Allow effected businesses to address Council
3. Motion, second, and vote to read Ordinance 2024-839 by title only.
4. Deliberate the Matter
5. Motion, second, and vote to adopt Ordinance 2024-839 on a first reading by roll call

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

Eric Williams
City Manager

ORDINANCE 2024-839

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 18-34, "OUTSIDE CONSUMPTION IN THE DOWNTOWN ENTERTAINMENTDISTRICT (1) DEFINITIONS"; PROVIDING FOR CODIFICATION, CONFLICTS, AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Inverness has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 166, Florida Statutes; and

WHEREAS the City allowed downtown businesses to expand their sidewalk cafe footprints to help compensate for the lack of initial indoor dining capacity during Florida's COVID-19 p; and

WHEREAS, the Florida Legislature approved House Bill 1107 which was approved by the Governor on May 6, 2022 which provided an exception to Chapter 561, F.S., permitting licensed vendors located within the Downtown Entertainment District to sell alcoholic beverages for consumption on the licenses premises to receive a special permit during special events to allow the sale of alcoholic beverages in open containers for consumption off the licenses premises but within the entertainment district; and

WHEREAS, the Inverness City Council adopted Ordinance 2021-771 on May 21, 2021, amending Chapter 4, Alcoholic Beverages; Amending Section 18, Streets and Sidewalks; and creating Article V, Downtown Commercial District; and

WHEREAS, Section 18-34 – Outside Consumption in the Downtown Entertainment District (1) Definitions for the possession/consumption of Alcoholic beverages as authorized herein, alcoholic beverages shall be defined as beer and wine beverages and shall specifically not include liquor or distilled beverages; and

WHEREAS, the City would like to allow liquor and distilled beverages in the Downtown Entertainment District; and

WHEREAS, the City prefers more walkability between businesses and events where customers stay longer and move from business to business; and

WHEREAS, the City desires to increase activity within the Central Business District to promote more district wide and site-specific events; and

WHEREAS, the City fosters a mutually beneficial relationship among downtown merchants; and

WHEREAS, this Ordinance has been properly read and advertised as provided by Florida law and the required meetings and hearings have been conducted on its adoption; and

WHEREAS, the City Council finds that this Ordinance is in the best interest and welfare of the citizens of the City of Inverness.

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

Section 1. Recitals. The above referenced "Whereas" clauses are true and correct and constitute legislative findings of the City Council.

Section 2. Adoption. Chapter 18, Section 18-34 – Outside Consumption in The Downtown Entertainment District (1) Definitions of the City of Inverness Code of

Ordinances, is hereby amended to read as stated in the attached Exhibit "A," which is hereby incorporated as if fully set forth herein.

Section 3. Codification. Exhibit "A" of this Ordinance shall be codified and made part of the City of Inverness Code of Ordinances. The sections of this Ordinance, including Exhibit "A", may be renumbered or re-lettered to accomplish the intent of this Ordinance. The word, "Ordinance" may be changed to "Section," "Article," or other appropriate word. The City Clerk is given liberal authority to correct scriveners' errors, such as incorrect code cross references, grammatical, typographical and similar or like errors when codifying this Ordinance.

Section 4. Control. In the event of a conflict or conflicts between this Ordinance and other ordinances, this Ordinance controls.

Section 5. Severability. It is the intent of the City Council of the City of Inverness, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

Section 6. Effective Date. This Ordinance shall become effective as provided by law.

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

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

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney

EXHIBIT "A"

Chapter 18, Streets and Sidewalks

Section 18-34. – Outside consumption in the downtown entertainment district

Within the downtown entertainment district, the following shall apply:

- (1) *Definitions.* For the purpose of this section and the on-sidewalk possession/consumption of alcoholic beverages as authorized herein, alcoholic beverages shall be defined as beer and wine beverages and liquor or distilled beverages.

Agenda Memorandum - *City of Inverness*

September 3, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Sunrise Group - Lobbying Services Renewal*
CC: Susan Jackson, City Clerk, Alexis Koter, Finance Director, Frank Calascione, Assistant City Manager
Enclosures: 1. SCG Performance Agreement -2023 to 2024 - City of Inverness

The agreement with the Sunrise Group is set to expire September 30 and must be renewed to continue with lobbying services for the next year and legislative sessions therein.

We did have success in previous sessions, and it is recommended that we continue the efforts of connecting the City to State funding. Inverness has a number of projects and initiatives that should be lobbied to the state Legislature for cooperative funding. In order to proceed in the best position possible, the attached agreement is recommended for renewal.

The renewal will maintain all the same terms and conditions, with an increase to \$36,000 annually.

Recommended Action:

1. Motion and second to renew the agreement with the Sunrise Group for Lobbying Services and authorize the City Manager to craft, execute, and transmit a renewal letter.
2. Deliberate the matter
3. Vote the matter.

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

Eric C. Williams
City Manager

SERVICES AND PERFORMANCE AGREEMENT

THIS Services and Performance Agreement (“Agreement”) is entered into August 22, 2023, between Sunrise Consulting Group (“SCG”), of 5957 Riviera Lane, New Port Richey Florida, 34655 and the City of Inverness (“City”) of 212 W. Main Street, Inverness, Florida 34550.

ACCORDINGLY, the parties agree:

1. **Employment Period.** City shall employ SCG as sole “Lobbyist” for a period of 12 months. This Agreement shall commence October 1, 2023 through September 30, 2024. Renewal of this Agreement will be subject to an annual appropriation by the Inverness City Council. Either party may terminate this Agreement by providing the other a reasonable notice of 30 days.
2. **Performance of Duties.** SCG’s duties will include, but are not limited to, the following:
 - a) Representation: SCG shall represent the City before the Legislative and Executive branches of the state of Florida. SCG shall represent the City before the Pasco County Legislative delegation members and staff. SCG shall represent the City during Legislative Session and Legislative Committee Weeks at the Florida League of Cities meetings and conference calls and may represent the City all other times.
 - b) Legislative and Appropriations Platform Development: SCG will meet with the City’s Manager and their administrative team, the City Council and staff in the weeks and months leading up to the beginning of Legislative Committee Weeks and Legislative Session. SCG will work with the City to develop and identify the City’s Legislative and Appropriations objectives, priorities and long-term outcomes for legislative advocacy and representation.
 - c) Legislative and Appropriations Platform Advocacy: SCG shall advocate for the City’s Legislative and Appropriations Platform. SCG will monitor House and Senate Committees that may impact the City. SCG may ask the City for an analysis of a bill, amendment, piece of legislation, appropriation, rule or regulation that may impact the City from a policy or financial perspective. SCG may file bills or amendments to target or solve legislative issues. SCG will meet with Legislators, legislative or committee staff, and executive branch members and staff, as needed. SCG shall meet with the City’s legislative delegation on a weekly basis when the Legislature is convened for Legislative Committee Weeks and Legislative Session. SCG will arrange meetings with Legislators, legislative or committee staff, and executive branch staff on behalf of the City.
 - d) Updates and Reporting: SCG shall provide weekly Updates to the City when the Legislature is convened for Legislative Committee Weeks and Legislative Session. SCG will provide bi-weekly Reports to the City during Legislative Session. SCG shall provide a pre-Session Legislative Report, a Legislative Update, and a post-Session Legislative Report to the City Manager and City Council. SCG legislative Reports and Updates may include:
 - a. Bill Analysis or Reports;
 - b. Policy Analysis or Reports;
 - c. Budget Monitoring;
 - d. Appropriations Monitoring;
 - e. Legislative Recommendations, and
 - f. Revenue Estimates and Impacts.

- e) Communication: SCG will be available to meet with the City's Manager and their administrative team, the City Council and staff. SCG may use email, telephone or in person meetings to communicate with the City. SCG may ask to schedule a conference call as information becomes available or develops regarding policy or appropriations that impact the City. SCG shall communicate immediately when important information becomes available such as legislative conference information, bills, amendments or appropriations issues.
- f) Lobbyist Registration: City shall complete all forms necessary to comply with Executive and Legislative Lobbying Registrations requirements under Florida Law that may arise as a result of SCG's representation during the term of this Agreement or after its Termination should reporting periods overlap. SCG shall register all meetings and legislation lobbied in accordance with Florida House of Representatives Rule 17.

3. Compensation. SCG shall receive the following during the Employment Period:

- a) Retainer: SCG shall be paid \$36,000 a year retainer, to be paid in monthly installments of \$3,000.00 beginning October 1, 2023, through September 30, 2024.
- b) Payment: SCG shall send an invoice on the first business day of each month. Payment shall be made by the City no later than the last business day of each month. All payments shall be remitted to Sunrise Consulting Group at 5957 Riviera Lane, New Port Richey, Florida 34655.
- c) Monthly Costs: Costs directly attributable to the performance of this work may be billed in addition to the Retainer. These costs may include travel, lobbyist registration fees and other expenses incurred on behalf of the City. No monthly costs in aggregate exceeding \$100.00 will be incurred without the City's prior approval.
- d) Future Employment: All future continuations of this Agreement shall have an Employment Period of 12-months, unless either party wishes to terminate and gives reasonable notice of 30 days.

4. Representations and Warranties. SCG represents and warrants the following:

- a) Direct Conflict with Other Clients.: SCG shall not retain a client for future representation if that client will create a direct conflict with the City. At the execution of this Agreement, SCG Warrants that it does not have any clients that are in direct conflict with the City.

5. Confidentiality. During and after the Employment Period, SCG shall not divulge, directly or indirectly, any secret or confidential information or knowledge pertaining to the business of the City, or its subsidiaries, obtained by SCG while employed by the City.

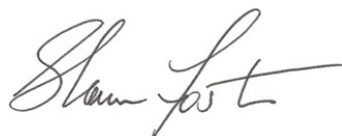
6. Modification. No provision of this Agreement can be modified or amended, waived or discharged unless such amendment or waiver, modification and discharge is agreed to in writing and signed by the City and SCG.

Parties may renegotiate the terms of the employment period at any time, but changes must be in writing, attached to Agreement and signed by both parties.

7. Assignment. No party may assign its rights without the written consent of the other party. [The non-assigning party will not unreasonably withhold consent].

8. **Delegation.** No party may delegate its performance without the written consent of the other party.
9. **Entire Agreement.** This Agreement, in addition to the “Letter of Understanding” reflect the entire understanding between the parties. Any written, printed or other materials which the City provides to SCG that are not included in this Agreement are provided on an “as is” basis, without warranty, and solely as accommodation to SCG.

IN WITNESS THEREOF, the parties hereto have executed this Agreement of as the date written above.



Eric C. Williams
City Manager
City of Inverness

Shawn Foster, President
President
Sunrise Consulting Group

DATE

8/23/2024
DATE

ATTEST:

Susan Jackson, City Clerk

Approved for legal sufficiency: _____

Agenda Memorandum - *City of Inverness*

September 3, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Utility Operations and Maintenance Agreement - US Water - Piggyback Amendment *

CC: Alexis Koter, Finance Director, Frank Calascione, Assistant City Manager, Rob Pell, Assistant Public Works Director

Enclosures: 1. US Water COI AMMEND 3 2024
2. Crystal River USWSC Amendment 3 Exec

In 2018 the City piggybacked an agreement with US Water for service to operate and maintain the City's Wastewater Plant, Potable Water Plant, and Lift Stations owned by the City of Inverness. The controlling agreement was in place with the City of Crystal River for similar service and function. The City utilized the efficiency of the piggyback mechanism to garner favorable terms and conditions including acceptable pricing.

The City of Crystal River recently amended the original controlling agreement for services provided by US Water Services Corporation. The amendment secured services from October 1, 2024, through September 30, 2029, with a provision to extend the agreement for five additional years through September 30, 2034, pending satisfactory performance and mutual agreement of both parties.

In addition to the adjustment of the agreement term, there was a price adjustment approved effectuated upon increased labor costs and other inflationary effects. For Inverness this would reflect next year's cost increase of 4.3% in the contract value for a total of \$1,328,108.88 (see enclosed). For the remaining years of the amended term, the Consumer Price Index 4% cap provision on annual increase has been modified to be more aligned with actual inflationary costs experienced since the post-COVID economic recovery. This change is seen as a necessary measure to allow for realistic market adjustments that are controlled by way of a fixed 1% increase to any CPI less than 4%. This is well within the already considered 8.7% increase the City has seen for the upcoming budget year in operating expenses Fiscal Year 2025 General Fund.

With Crystal River's approval of the aforementioned amendment to the contract with US Water, Inverness is in a favorable position to continue the piggyback approach and approve the enclosed amendment as presented.

Recommended Action

1. Motion and second to accept Amendment No. 3 to the US Water Services Corporation Utilities Operation, Maintenance and Management Agreement as presented.
2. Deliberate the matter.

3. Vote the matter.

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

Eric C. Williams

AMENDMENT NO. 3

to the

**“OPERATION, MAINTENANCE, AND MANAGEMENT OF THE CITY OF
INVERNESS' POTABLE WATER TREATMENT PLANT, WASTEWATER
TREATMENT PLANT, AND LIFT STATIONS” Services Agreement dated October
1, 2018 by and between: City of Inverness, Florida and U.S. Water Services
Corporation, a Florida Corporation**

THIS EXTENSION AND AMENDMENT TO AGREEMENT/RENEWAL, dated this
_____ day of _____, **2024**, by and between:

The **City of Inverness, Florida**, with its principal address at 212 W Main St, Inverness,
Florida 34450 (hereinafter “CITY”)

And

U.S. Water Services Corporation, a Florida corporation with its principal address at 4939
Cross Bayou Blvd. New Port Richey, FL 34652 (hereinafter “USWSC”)

WHEREAS, after a competitive procurement process, the City of Crystal River and U.S.
Water Services Corporation (“USWSC”) entered into that certain five (5) year Agreement for
“OPERATION, MAINTENANCE, AND MANAGEMENT OF THE CITY OF CRYSTAL
RIVER’S POTABLE WATER TREATMENT PLANT, WASTEWATER TREATMENT PLANT,
LIFT STATIONS, & RELATED DISTRIBUTION / COLLECTION LINES” dated October 24,
2016.

WHEREAS, in accordance with Chapter 287, Florida Statutes, and the CITY’s contracting
and procurement policies and procedures, CITY has the legal authority to piggyback the purchase of
goods and services as contracted by another governmental entity as a form of inter-governmental
cooperative purchasing when seeking to utilize the same or similar services provided for in said
contract; and

WHEREAS, pursuant to the aforementioned piggyback authority, CITY and USWSC entered
into that certain Agreement for “OPERATION, MAINTENANCE, AND MANAGEMENT OF
THE CITY OF INVERNESS’S POTABLE WATER TREATMENT PLANT, WASTEWATER
TREATMENT PLANT, & LIFT STATIONS” dated October 1, 2018 (hereinafter the "Agreement");
and,

WHEREAS, section 1.0 of the Agreement states that “This Agreement is intended as
procurement of services and shall be effective as of the date set forth above approved by the CITY
for a period of five (5) years, beginning October 1, 2018 and ending September 30, 2023. The CITY
and USWSC, upon mutual agreement, reserve the right to extend this Agreement for up to two (2) –
five (5) year extensions.”; and,

WHEREAS, the parties desire to extend the Agreement / Contract, and in consideration of
good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the
CITY and Contractor hereby agree as follows:

WITNESSETH

NOW, THEREFORE, for and in consideration of the sum of the mutual covenants and other good and valuable consideration, the receipt of which are hereby acknowledged, the Parties hereto agree as follows:

SECTION 1. The recitations set forth in the above "WHEREAS" clauses are true and correct and incorporated herein by this reference.

SECTION 2. TERM

The parties have mutually agreed to extend the term of the agreement, as to date, the parties have been satisfied with the performance and execution of the Agreement and Renewal and hereby find that it is in the best interest of the City to extend/amend the Agreement and Renewal. The term of the Agreement is extended for five years, commencing October 1, 2024, and ending on September 30, 2029. There will be an option to extend the term for five additional years, through September 30, 2034, pending satisfactory performance and the mutual agreement of both parties.

SECTION 3. MAINTENANCE AND REPAIR FEE

The Maintenance and Repair Fee will hereby remain at \$120,000. Subsequent years will be annually negotiated based on the needs of the system and as mutually agreed upon between the parties in accordance with the original terms of Section 5.0 of the agreement.

SECTION 4. ANNUAL COMPENSATION

The parties agree that the annual compensation shall be adjusted to compensate the Operator for increased labor costs and other inflationary effects as detailed below. The parties agree to a one-time 4.3% increase to the contract value.

The parties agree that the annual adjustment will continue during the term of this Extension and Amendment to Agreement/Renewal which utilizes the May annual Consumer Price Index (CPI/U) for "All urban consumers of water, sewer, and trash collection services", based on the previous 12-month median average from May of the prior calendar year up to and including April of the then current calendar year. The parties agree that if the annual CPI adjustment is less than 4%, then the contract shall be adjusted by 1% plus the actual CPI. If the actual CPI adjustment is 4% or greater, then the annual adjustment will be the actual CPI. The CPI adjustment shall never be less than zero.

Service Description	Annual Fee
Annual Compensation	\$ 1,208,108.88
Maintenance Cap	\$ 120,000
Total	\$1,328,108.88

SECTION 5.

In the event of any conflict or ambiguity by and between the terms and provisions of this Extension and Amendment to Agreement/Renewal, the terms and provisions of this Extension and Amendment to Agreement/Renewal shall control to the extent of any such conflict or ambiguity.

SECTION 6.

The Parties agree that in all other respects the Original Agreement/Renewal shall remain in full force and effect, except as specifically modified herein.

IN WITNESS WHEREOF, the Parties to these Presents have executed this Extension and Amendment to Agreement/Renewal the day and year first written above.

MUNICIPAL CITY OF
INVERNESS

U. S. WATER SERVICES
CORPORATION

By:

By:

Christopher Saliba
Vice President

Date:

Date:

Attest:

Susan Jackson, City Clerk

Attest:

Address for Giving Notices:

City of Inverness
212 W Main Street
Inverness, Fl 34450

Address for Giving Notices:

U.S. Water Services
Corporation
4939 Cross Bayou Blvd.
New Port Richey, FL 34652

AMENDMENT NO. 3

to the

“OPERATION, MAINTENANCE, AND MANAGEMENT OF THE CITY OF CRYSTAL RIVER’S POTABLE WATER TREATMENT PLANT, WASTEWATER TREATMENT PLANT, LIFT STATIONS, & RELATED DISTRIBUTION / COLLECTION LINES” services Agreement dated October 24, 2016 by and between: City of Crystal River, Florida and U.S. Water Services Corporation, a Florida corporation

THIS EXTENSION AND AMENDMENT TO AGREEMENT/RENEWAL, dated this 12th day of AUGUST 2024, by and between:

THE CITY OF CRYSTAL RIVER, a municipal corporation organized and operating under the laws of the State of Florida, with an address of 123 N.W. Highway 19, Crystal River, FL, 34428, hereinafter referred to as "CITY",
and

U.S. WATER SERVICES CORPORATION, a Florida Profit Corporation authorized to do business in the State of Florida, with a principal business address of 4939 Cross Bayou Boulevard, New Port Richey, FL 34652, hereinafter referred to as "OPERATOR". "CITY" and "OPERATOR" may be collectively referred to as the "Parties".

WHEREAS, the parties entered into that certain five (5) year Agreement for “OPERATION, MAINTENANCE, AND MANAGEMENT OF THE CITY OF CRYSTAL RIVER’S POTABLE WATER TREATMENT PLANT, WASTEWATER TREATMENT PLANT, LIFT STATIONS, & RELATED DISTRIBUTION / COLLECTION LINES”, dated October 24, 2016, and expiring September 30, 2021; and,

WHEREAS, the parties agreed to renew (Renewal Addendum and Amendment) the term of the Agreement for an additional three years, effective October 1, 2021 through September 30, 2024; and,

WHEREAS, the parties wish to extend the term and amend the Agreement/Renewal for an additional five years, effective October 1, 2024 through September 30, 2029, with an option to extend the term for an additional five years through September 30, 2034, pending satisfactory performance and mutual agreement of both parties;

WHEREAS, since 2016, statutes have been enacted that require updated language relating to public records and scrutinized companies to be placed into the Agreement;

WHEREAS, to date, the parties have been satisfied with the performance and execution of the Agreement/Renewal and hereby find that it is in the best interest of the City to extend the term of the Agreement; and

WHEREAS, the Parties desire to enter into this extension and amendment to Agreement/ Renewal.

WITNESSETH

NOW, THEREFORE, for and in consideration of the sum of the mutual covenants and other good and valuable consideration, the receipt of which are hereby acknowledged, the Parties hereto agree as follows:

SECTION 1. The recitations set forth in the above "WHEREAS" clauses are true and correct and incorporated herein by this reference.

SECTION 2. TERM

The parties have mutually agreed to extend the term of the agreement, as to date, the parties have been satisfied with the performance and execution of the Agreement and Renewal and hereby find that it is in the best interest of the City to extend/amend the Agreement and Renewal. The term of the Agreement is extended for five years, commencing October 1, 2024, and ending on September 30, 2029. There will be an option to extend the term for five additional years, through September 30, 2034, pending satisfactory performance and the mutual agreement of both parties.

SECTION 3. MAINTENANCE AND REPAIR FEE

The Maintenance and Repair Fee will hereby remain at \$150,000. Subsequent years will be annually negotiated based on the needs of the system and as mutually agreed upon between the parties in accordance with the original terms of Section 5.0 of the agreement.

SECTION 4. WATER PRODUCTION POWER

The Parties agree that the CITY directly shall pay for all purchased power costs incurred at the Water Treatment Facility.

SECTION 5. DIESEL FUEL PURCHASE

The Parties agree that the OPERATOR shall continue to coordinate and remain responsible for the fueling of all CITY provided equipment to include portable and stationary generators and portable bypass pumps. The CITY shall directly pay for diesel fuel and delivery costs.

SECTION 6. SPLASH PAD OPERATIONS

The Parties agree that the OPERATOR shall operate, maintain, and provide testing of CITY splash pad. Testing shall be in accordance with Department of Health guidelines, to include at a minimum daily chlorine and pH testing while in use.

SECTION 7. BACKFLOW

The Parties agree that the OPERATOR shall test, maintain, and certify all CITY owned backflow devices. Repairs costs will be reimbursed to the OPERATOR by the CITY.

SECTION 8. ANNUAL COMPENSATION

The parties agree that the annual compensation shall be adjusted to compensate the Operator for increased labor costs and other inflationary effects as detailed below. The parties agree to a one-time 8.90% increase to the contract value.

The parties agree that the annual adjustment will continue during the term of this Extension and Amendment to Agreement/Renewal which utilizes the May annual Consumer Price Index (CPI/U) for "All urban consumers of water, sewer, and trash collection services", based on the previous 12-month median average from May of the prior calendar year up to and including April of the then current calendar year. The parties agree that if the annual CPI adjustment is less than 4%, then the contract shall be adjusted by 1% plus the actual CPI. If the actual CPI adjustment is 4% or greater, then the annual adjustment will be the actual CPI. The CPI adjustment shall never be less than zero.

Service Description	Annual Fee
Annual Compensation	\$ 1,551,343
Maintenance Cap	\$ 150,000
Total	\$1,701,343

SECTION 9. STAFFING PLAN

The parties mutually agree that the Operator shall submit a Staffing Plan which details the minimum staffing for the Operator's provision of operations and maintenance of the drinking water facility and the billing and customer services for the City.

In order to facilitate necessary Plant Operations service, the Operator agrees to provide the following staffing levels:

0.85	Project Manager
1.00	Maintenance Technician
1.00	Maintenance Technician
1.00	Field Service Rep
1.00	Chief Operator/Operations Manager
1.00	Dual Licensed Operator
1.00	Dual Licensed Operator
0.80	Dual Licensed Operator

1.00	C/D Foremen
1.00	Chief Lift Station Mechanic
9.65	Total Staff

SECTION 10.

In the event of any conflict or ambiguity by and between the terms and provisions of this Extension and Amendment to Agreement/Renewal, the terms and provisions of this Extension and Amendment to Agreement/Renewal shall control to the extent of any such conflict or ambiguity.

SECTION 11.

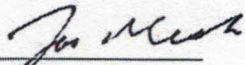
The Parties agree that in all other respects the Original Agreement/Renewal shall remain in full force and effect, except as specifically modified herein.

(This space left intentionally blank)

IN WITNESS WHEREOF, the Parties to these Presents have executed this Extension and Amendment to Agreement/Renewal the day and year first written above.

CITY OF CRYSTAL RIVER

By:

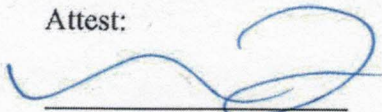


Joe Meek, Mayor

Date:

8/12/24

Attest:



Mia Fink, City Clerk

Address for Giving Notices:
City of Crystal River
123 NW Highway 19
Crystal River, FL
34428

U. S. WATER SERVICES
CORPORATION

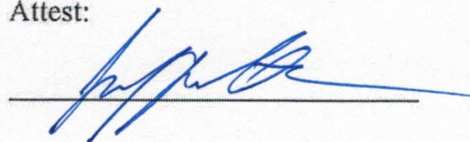
By:



Date:

8/13/24

Attest:



Address for Giving Notices:
U.S. Water Services
Corporation
4939 Cross Bayou Blvd.
New Port Richey, FL 34652

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

September 3, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Project/Program Updates

- 911 Ceremony/Exhibit
- Budget Development
- Other

CC: Susan Jackson, City Clerk, Frank Calascione, Assistant City Manager

Enclosures:
