

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