

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
October 1, 2024 - 5:30 PM**

NOTICE TO THE PUBLIC

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

Accommodation for the disabled (hearing or visually impaired, etc.) may be arranged with advance notice of seven (7) days before the scheduled meeting, by dialing (352) 726-2611 weekdays from 8 AM to 4 PM.

ENCLOSURES*

- 1) INVOCATION, PLEDGE OF ALLEGIANCE & ROLL CALL**
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
- 3) ACCEPTANCE OF AGENDA**
- 4) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
 - a) Festival of the Arts 2024
 - b) Cootertoher 2024
- 5) PUBLIC HEARINGS / WORKSHOPS**
- 6) OPEN TO THE PUBLIC**

The public is invited to speak. (Speaking time limit: Individual - 3 minutes; Group/Organization - 5 minutes)
- 7) CITY ATTORNEY REPORT**
- 8) CONSENT AGENDA**
 - a) Bill Listing*
 - b) Council Minutes* - 09.17.2024
- 9) CITY CLERK'S REPORT**
- 10) CITY MANAGER'S REPORT**

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
October 1, 2024 - 5:30 PM**

- a) Christmas Parade FDOT Permit*
- b) City of Inverness Financial/Bond Ratings*
- c) Code Enforcement - Special Magistrate Agreement*
- d) Committee and Board Appointments - Architectural and Aesthetic Review Committee*
- e) Request for Lien Reduction - 510 Hudson*
- f) Project / Program Updates
 - Hurricane Helene
 - Other

11) MAYOR & COUNCIL SUBJECTS / REPORTS

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

12) NON-SCHEDULED PUBLIC COMMENT

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

13) ADJOURNMENT

- a) **DATES TO REMEMBER**
 - Market at the Depot
 - Saturday, October 5, 2024 from 9:00am – 1:00pm
 - Depot Pavilion

 - ROCCS Regatta
 - Saturday, October 5, 2024 from 6:00am – 5:00pm
 - Wallace Brooks Park

 - Caveman Competition
 - Saturday, October 5, 2024 from 8:00am – 11:00am

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
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Whispering Pines Park

Cooter Magic Show

Saturday, October 5, 2024 @ 2:00pm, 4:30pm & 7:00pm

Valerie Theatre

Cooter Music Concert

Saturday, October 5, 2024 @ 7:30pm

Liberty Park

Friends of the Withlacoochee State Trail Bike Ride

Sunday, October 6, 2024 @ 7:00am

Depot Pavilion

Cooter Music Concert

Saturday, October 6, 2024 @ Noon

Liberty Park

Spooky Story Time & Book Signing

Friday, October 11, 2024 @ 7:00pm

Depot Pavilion

Lewis & Young Presents – Terror Times Two

Friday, October 11, 2024 @ 7:00pm

Saturday, October 12, 2024 @ 2:00pm & 7:00pm

Sunday, October 13, 2024 @ 2:00pm

Valerie Theatre

ROCCS Casino Night Fundraiser

Saturday, October 12, 2024 from 6:00pm – 11:00pm

Depot Pavilion

Cooter Carnival

Sunday, October 13, 2024 from Noon – 4:00pm

Liberty Park

Inverness City Council Regular Meeting

Tuesday, October 15, 2024 @ 5:30pm

Inverness Government Center

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/25
				TOTALS FOR CITRUS COUNTY BOARD OF COMMISSIONER		104,936.76
				TOTALS FOR LAWN ENFORCEMENT AGENCY, INC.		3,372.00
				REPORT TOTALS		108,308.76

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

September 17, 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
Councilwoman Lizanich
Councilman McBride
Mayor Plaisted

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

FINAL BUDGET AND MILLAGE LEVY

Resolution 2023-13 and 2023-14 Final Millage and Budget Adoption Public Hearing* with the following Notice was served to all Council, Mayor, Media, publicly posted, and TRIM Notices were mailed to each City of Inverness property owner by the Property Appraiser's Office.

City Council Full Budget Workshop – Public Notice DATE: March 1, 2024

PLEASE BE ADVISED **BUDGET RELATED WORKSHOPS FOR FY 2024/25** ARE CALLED FOR THE CITY COUNCIL OF THE CITY OF INVERNESS, AT 212 W. MAIN STREET, INVERNESS, FLORIDA, AS FOLLOWS:

April	2, 2024	5:30pm	Overview Workshop of Projects & Goals
May	7, 2024	5:30pm	Five-Year Capital Improvement Plan (CIP) Workshop
July	16, 2024	5:30pm	City-Wide Budget Workshop
Sept.	3, 2024	5:30pm	Tentative Budget Adoption - 1 st Public Hearing
Sept.	17, 2024	5:30pm	Final Budget Adoption - Final Public Hearing

/s/ Jacquie Hepfer
President of City Council

Council President Hepfer opened the public hearing. She commenced by stating the purpose of this hearing is for the final adoption of a property tax rate (or millage) and budget for the 2024-2025 fiscal year for the City of Inverness. 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 Final millage rate is greater than the rolled back rate of 7.2564 mills by 5.56%.

Council President asked for Council input and there was none.

Council President asked if there was anyone present who wished to address the Council as to any item within the Budget or millage levy. No one spoke for or against. Debbie Wheatley stated to Council that she appreciates the budget being easy to understand.

Council President stated be advised that the proposed budget was developed using the rate of 7.6600 mills. The next motion must be to adopt the final millage rate. Any budget amendments may be made after adoption of the final millage rate. Called for a motion to read the Final Mill Levy Resolution by title only. **Councilwoman Bega motioned to read the Resolution by title only. Seconded by Councilman Davis. The motion carried.**

RESOLUTION NO. 2024-13

A RESOLUTION OF THE CITY OF INVERNESS OF CITRUS COUNTY, FLORIDA, ADOPTING THE FINAL 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.

Councilman Davis motioned to adopt the Final Mill Levy Resolution adopting a final millage rate of 7.6600 mills for the 2024-2025 fiscal year. Seconded by Councilwoman Lizanich. Roll call vote was as follows: Councilwoman Bega, yes; Councilman Davis, yes; Councilwoman Lizanich, yes; Councilman McBride, yes; Council President Hepfer, yes. The motion carried.

President Hepfer asked if there was a motion to read the Final Budget Resolution by title only. **Councilwoman Lizanich motioned to read the Final Budget Resolution by title only. Seconded by Councilman McBride. The motion carried unanimously.**

RESOLUTION NO. 2024-14

A RESOLUTION OF THE CITY OF INVERNESS OF CITRUS COUNTY, FLORIDA ADOPTING A FINAL 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.

Councilwoman Bega motioned to adopt the Final Budget Resolution adopting the final budget for the 2024-2025 Fiscal Year as proposed by roll call vote. Seconded by Councilwoman Lizanich. Roll call vote was as follows: Councilwoman Bega, yes; Councilman Davis, yes; Councilwoman Lizanich, yes; Councilman McBride, yes; Council President Hepfer, yes. Motion carried unanimously.

The Public Hearing was closed.

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

ACCEPTANCE OF AGENDA

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

PRE-SCHEDULED APPEARANCES

None

PUBLIC HEARINGS / WORKSHOP

5)a) Ordinance 2024-839 Entertainment District Amendment - Adoption with City Manager Williams stating 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, thus competing with the local businesses. The state allows for the establishment of certain geographically defined Entertainment Districts by way of local ordinance adoption to 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. Local business owners have indicated a desire to add the sale of alcohol to the currently approved beer and wine sales. 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 encourage downtown establishments to work together and increase revenue from downtown events. **The public hearing was opened.** City Manager Williams provided a detailed explanation. David Mohr – Storm Distillery noted the decision should be what is best for the businesses and the business district. Keith Shewbart – Twysted Vine stated he is in favor of the change. Meilin Gilmet - Hernando spoke of culture to keep family and elderly safe. Stated the change will continue for other changes. Spoke of paganism and satanism and was against money budgeted. Debra Garner – S. Romans Ave. spoke of reevaluating the liquor change after some time and spoke of type of tourism. Bobby Everett – Coach’s and Salty Dogs stated he is for the ordinance and noted people already drink on the streets, this won’t make a difference. Robb Obenrader – W. Dampier is for the ordinance and spoke of other cities that had no problems. Ryan Dhondt – Mulberry Pt. is for the ordinance and people are here to have a good time, not going to change. John Labriola – Eisenhower W. stated the change has not been thought out. Moving away from Small Town Done Right. Limits are needed. Harold Waddington – W. Wood Lynn Ln. spoke of Cooterween and soon won’t recognize Inverness. Alicia McBratney – Goodyear Ave. stated she represented young families. She supports downtown businesses and people make choices. Maybe reassess change in the future after trying. Councilwoman Lizanich agreed to reevaluate after one year but won’t know until it’s tried. Councilwoman Bega noted downtown has had beer and wine for years and it has gone well with the events, businesses, etc. It can always be rescinded in the future if there are issues. City Manager Williams referenced the quarterly reports presented to Council by the Sheriff’s Office. Spoke of past events and alcohol downtown. Deputy Ruby stated there have been no arrests at any event due to alcohol. It is policed well. It was noted that coolers are policed for contents. Councilman McBride stated he has opposed this from the start. Openly carrying around liquor is reflective of the City. Spoke of other events at the parks, etc. Councilman Davis stated he has lived in Inverness 42 years. Voted no the last time and spoke of the motto of Small Town Done Right. This is not the right perception, could get bad reputation. President Hepfer stated she is not condoning drunkenness as people drink in front of their children at home. Need to apply common sense.

Councilwoman Lizanich motioned to have the Clerk read Ordinance 2024-839 by Title only. Seconded by Councilwoman Bega. 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.**

Councilwoman Lizanich motioned to approve Ordinance 2024-839 by roll-call vote on a final reading. Seconded by Council woman Bega. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Lizanich, yes; Councilman McBride, no; Councilman Davis, no; and President Hepfer, yes. Motion carried.

OPEN PUBLIC MEETING

Debra Garner spoke of promoting a healthy environment and of issues she has experienced in the community. Disappointed of how funding is spent for certain tourism. April Wnuk stated she is not happy regarding the Cooter October festivities. Noted funding of \$100,000 of taxpayer's money. Spoke of past Christmas event downtown. Opposes certain events in October. Wants what is best for the community. Anna Loughridge spoke of taking a public stand against Amendment 4. Spoke of history. Debbie Wheatley – Silverwood reminded that Council had already stated their beliefs, and we need to stick to City business. John Labriola spoke of Cootertober festivities and \$74,000 spending on the events. Spoke of Amendment 4, a manger scene at City Hall, and history of Cooter Fest. Mac McGarry – Car Club spoke of the Third Friday car show event, and it is a big revenue maker for the downtown restaurants. This is the only car show on the third Friday and people come from all over to enjoy. Spoke of past events and fundraisers. Mike Slivak – N. Outrigger Terr. helped start the car shows. He read a letter from a couple from Pompano Beach that attend the show and spent the weekend in Inverness. Rick Matherson – Hernando spoke of his concerns of Cootertober and should not spend that kind of money. Need to go back to original Cooter Fest. Ruby Burton – Inverness grew up here and addressed concerns for our community. Alicia McBratney thanked Council for keeping City business separate. Spoke of plans to attend events in October and spoke of concerns that could create division. Carmelita Carothers – Hunting Lodge does not agree with October fest and dark arts. Spoke of July 3 issues during event, accountability and responsibility. Scott Morris – Floral City spoke of enjoying the car show and it brings good memories. Keith Shewbart feels the car show harms his business and believes there is a better solution. Quoted research he conducted regarding his business sales. Not opposed to the car show, just the night and venue. Need what is good for Inverness as a whole. Rhonda Muscaro – Beverly Hills spoke of participating in the car show and this beautiful, quaint town being the reason they moved here. David Mohr noted the time involved starts at 11:00am when the show doesn't start until 5:00pm and the impact on business.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 09/03/2024*
 - Recommendation – Approval

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

CITY CLERK'S REPORT

None

CITY MANAGER'S REPORT

10)a) Residential Garbage Service Proposed Schedule Changes* with City Manager Williams stating the City has a great residential garbage service provided by GFL and Waste Management. Waste Management is currently providing residential trash, recycling, yard waste, and bulk item pickup services for City residents. The pickup schedule currently assigns different days of the week for various types of waste. Waste Management is proposing to change the schedule so that residents will put all four types of waste out on their scheduled pickup day. This will be less confusing for residents to follow and create efficiencies for the way Waste Management runs its routes. Waste Management is proposing the changes to be in effect on 10/14/24. Waste Management provided a flier insert for the September utility bills and will also mail a postcard, with communication starting October 14, 2024. Tom McCoy with Waste Management provided a presentation detailing the proposed change. **Council consensus was supportive of the one-day service and provided direction to move forward with the proposed changes.**

10)b) Third Friday Car Show* with City Manager Williams stating in February 2020, the Third Friday Night Car Show was moved from the downtown area to Wallace Brooks Park. The downtown businesses lobbied the Council to move the Third Friday Car Show back to the downtown area in hopes of bringing more people back into the area and help the businesses recover from the COVID pandemic. In February 2021 the Car Show moved back to the downtown area. In June 2021, the City partnered with the Citrus Vettes & Camaros Car Club Inc. to manage the event. The downtown businesses are now thriving, and the car show is having some negative effects in downtown. The agreement expires at the end of September with the Citrus Vettes & Camaros Car Club Inc. with the Club may not be able to continue managing the Car Show if a change is made to location and/or day. In the event a change is made to the location, the Club would like to host an October 18th and November 8th Car Show in the downtown area. The Corvettes and Camaros Car Club have been great partners for the City. Mac McGarry with the Citrus Vettes and Camaros Car Club addressed Council with details of the club and all they do for Veterans organizations, etc. Councilwoman Lizanich questioned the early set-up should not happen before 3:00pm. Questioned a different day, like on a Sunday, concerned with retail businesses as well at restaurants. Spoke of the success of the Jeep show that was on a Sunday just recently. City Manager Williams reminded that this is the City's car show by funding the events and Council would need to decide about closing the streets. This discussion must be conducted publicly by the Council and options should be considered. The car club wants the show to remain on Friday only. Mayor Plaisted stated the Council is pro-business and suggested the club work to help the businesses as the club does wonderful things, but the Council must look out for the local businesses. Mr. McGarry stated they are happy to work with the businesses. Spoke of issues and conflicts moving to a different night for the event. Councilman McBride spoke of the event management and consideration of the local businesses. He questioned where the cars come from with

Mr. McGarry stating various cities, from South Florida, Ocala, etc. Councilwoman Bega noted a lack of communication would help to resolve the issues. Councilman Davis stated he likes car shows, but businesses are being impacted as the event shuts off the downtown. Needs to be a compromise. Council President Hepfer agreed with Councilwoman Bega that more input is needed. **Councilman Davis motioned to continuing with the Citrus Vettes & Camaros Car Club Inc. having the Third Friday Car Show in the downtown area and authorize City Manager to execute the agreement documents. Also to have City Manager Williams involved in discussions. Seconded by Councilman McBride. The motion carried.**

10)c) Whispering Pines Park Administrative Building Lease Agreement – CCSO* with City Manager Williams stating the City has a mutually beneficial relationship with the CCSO for the lease of the former Whispering Pines Park Administrative Office Building. As the Council is aware, this building has been leased by the CCSO for several years. The arrangement provides not only revenue from the lease but an enhanced/increased law enforcement presence in the park. The incoming Sheriff will take office January 7, 2025. Knowing there could be changes, the agreement is being modified to go through the end of the current sheriff's term, January 6, 2025. The agreement's rental rate is \$1,711.32/month. **Councilman Davis motioned to renew the modified lease agreement with the Citrus County Sheriff's Office for the use of the former Whispering Pines Park Administrative Building through the end of the calendar year and authorize the City Manager execute the document. Seconded by Councilman McBride. The motion carried.**

10)d) CORE Center Agreements – Chamber & CORE* with City Manager Williams stating on November 22, 2021, the City entered into a facility use agreement with the Citrus County Chamber of Commerce, Inc. for the property owned by the City at 203 E. Dampier Street to operate the Citrus County One Stop Recovery and Economic Center. The Recovery Center was established to assist the community's small business sector recover from the impacts of the COVID-19 pandemic. In 2023, with the impacts of the pandemic largely resolved, the Recovery Center transitioned to providing economic development assistance to existing and prospective businesses headquartered in Citrus County and became a separate and distinct entity from the Chamber but continued to use the CORE acronym. The acronym CORE was modified to stand for Citrus One Stop Resource Entrepreneur Business Center and CORE continued to use the premises, along with the Chamber, for its new purposes. **Councilwoman Bega motioned to approve the facility use agreement with the Chamber for the use of the property owned by the City located at 203 E. Dampier Street, Inverness, FL. Seconded by Councilman Davis. The motion carried.**

Councilwoman Bega motioned to approve the facility use agreement with the CORE for the use of the property owned by the City located at 203 E. Dampier Street, Inverness, FL. Seconded by Councilwoman Lizanich. The motion carried.

10)e) Chronicle Advertising Agreement* with City Manager Williams stating on May 3, 2022, Council approved a pilot program for advertising with the Citrus County Chronicle to partner with the City. The program was successful, and the partnership has seen significant impacts with the outreach prior to events and with the community involvement through these advertisements. The agreement will cost \$5,714 for major events, \$1,800 for minor events, and \$2,167 for reoccurring monthly events. John Murphy with the

Chronicle was present to discuss and answer any questions. He spoke of the goal is to make it easier for all and of the strategy of volume. Councilwoman Bega asked for the total cost with City Manager Williams quoting approx. \$50,000. Councilman Davis questioned the amount of subscribers of printed papers vs. digital with Mr. Murphy stating there are several thousands for both. **Councilwoman Lizanich motioned to accept the Chronicle's, Paxton Media Group's, advertising agreement and allow City Manager to execute the agreement. Seconded by Councilman Davis. The motion carried.**

10)f) Citrus County Community Charitable Foundation - Alternate* with City Manager Williams stating an alternate City representative for the foundation is required in the by-laws. The annual meeting for the 2024-2025 Foundation's Board of Directors will be October 24, 2024. Both the City's representatives will be sworn in as an official Board Member at that time. **Councilman Davis motioned to appoint Councilwoman Bega as the alternate Board Member for the CCCCf. Seconded by Councilman McBride. The motion carried.**

10) g) Project/Program Updates (Verbal)

- Turtle Sculptures will be unveiled on September 27 near the Valerie fountain.
- Wayfind Sign Project will include \$300,000 in new signage around the City, including replacement of Whispering Pines Park sign on Hwy. 44.
- Annual Road Improvement Project is having Pine Grove community roads paved at this time and are prepping other areas.
- Reclaim Water Service – Holden Park is in construction and should be complete in 2 weeks.
- Other included recent tournaments at Whispering Pines Park with 40 travel ball teams and 64 flag football teams. Cooter King and Queen competition was this past Friday. Other Cootertober events are coming.

COUNCIL/MAYOR SUBJECTS

Councilman McBride attended the September 5 MPO meeting where they discussed the Long-Term Transportation Plan, the Withlacoochee State Trail revamp, and the continuation of work on Hwy 41 N.

Councilwoman Lizanich had no comments.

Councilwoman Bega had no comments.

Councilman Davis had no comments.

Mayor Plaisted spoke about Amendment 4. Stated he has been questioned about pickleball courts and motorbikes on the trail. City Manager Williams noted that E-bikes are using the state trail and referenced state statutes.

President Hepfer stated she believes there have been misunderstandings regarding various issues and stated Inverness is the Small Town Done Right.

CITIZENS NOT ON AGENDA

Debbie Wheatley questioned the location of the turtle sculpture unveiling with confirmation it will be near the Valerie Plaza fountain.

Anna Loughridge again spoke of opposition to Amendment 4.

Keith Shewbart thanked Council for listening to his concerns and asked that the City Manager “mediate” the talks with the car club in a formal setting.

John Labriola again spoke of his concerns regarding Cootertober, tax dollars being spent, Amendment 4, and a manger on City property.

Meeting adjourned at 8:30 p.m.

City Clerk

Council President

Agenda Memorandum - *City of Inverness*

October 1, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Christmas Parade FDOT Permit*

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Woody Worley, Parks & Recreation Director, Rob Pell, Assistant Public Works Director

Enclosures: 1. City Permit Request.2024 Christmas Parade

Plans are being made for the upcoming Christmas Parade in Inverness. The event this year will be on Saturday, December 14, 2024. The staging will take place at Citrus High School as in prior years with a start time of 12:00pm. The parade will begin on Hwy 44 near Dunkin Donuts, it will follow the highway toward downtown Inverness and end at Grace Street by Mama's Kuntry Kafe. The parade will then follow Grace Street to Highlands Blvd where it will turn right and end at the entrance to Citrus High School.

Road closures require a permit by FDOT, Florida Department of Transportation, and meeting minutes of the City Council to confirm your acknowledgment and support of the closure and activity. Permit documents will be signed by the Sheriff and City Manager, and then go to FDOT for the final approval to be able to close off the road for the Inverness Christmas Parade.

Recommended Action -

1. Allow staff to speak
2. Motion and second to acknowledge and support the idea that FDOT roadway 44 (down Main Street) will be temporarily closed to accommodate the annual Inverness Christmas Parade on Saturday, December 14th from approximately 11:00 am until 2:00 pm.
3. Deliberate the matter.
4. Vote the Matter

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

Eric C. Williams



August 27, 2024

Inverness City Council
c/o Mayor Bob Plaisted
City of Inverness
212 W. Main Street
Inverness, FL 34450

Re: 2024 Citrus County Chamber of Commerce Inverness Christmas Parade

Dear Mayor and Councilmembers,

The Citrus County Chamber of Commerce is pleased to submit our application to hold the 2024 Inverness Christmas Parade on December 14, 2024, along Main Street.

We are excited to work with you once again on the Chamber's Inverness Christmas Parade. This event has truly become a signature celebration for the City of Inverness and its community families. The parade will be staged off Highlands Avenue and Citrus High School, with the parade route proceeding along Main Street.

As always, we warmly invite you to participate. I will provide Sherry and Kristi with the necessary details and extend a formal invitation for you to join in the festivities for the 2024 Chamber Christmas Parade, themed "Patriotic Christmas."

Thank you for your consideration, and we look forward to continuing this cherished holiday tradition in the City of Inverness.

Sincerely,

Josh Wooten, CEO/President

Missy Slanker, Special Events Mtg

CC: Sherry Bechtel
Kristi Brown
Eric Williams

To View the Parade:

Park along W. Main St. beginning in the area of Cherry Ave. (Next to Taco Bell), the parade will enter W. Main St. by Dunkin Donuts and head east toward downtown Inverness, then turn off at E. Grace St. right after Mama's Kuntry Kafe. The parade will then follow Grace St. towards HCA Florida Citrus Hospital, following the curve to the right, turning left to continue on to Grace St., turning left on S. Line Ave., then turning right onto W. Highland Blvd., ending at Citrus High School.

Traffic Detour Information:

Main Street will be closed from Hwy. 44 East to Montgomery Ave. All traffic will be detoured around Main Street via Montgomery Ave. and W. Highland Blvd. N. Apopka Ave., E. Dampier Street, and Dr. Martin Luther King Jr. Ave. will be closed; traffic will be detoured down E. Dampier St. to N. Seminole Ave. onto Tompkins St. Grace St. will be closed; all traffic will be detoured via W. Highland Blvd.

- **Gospel Island residents** will use Zephyr Street and Tompkins St. to Hwy. 41 North.
- **Highlands South community** can utilize alternate routes to 41 South by utilizing Hill Street and Inverness Blvd and Pleasant Grove Road by utilizing West Arbor Street.

Road Closures will begin at 10:45 AM and are estimated to last until 2:00 PM.

TEMPORARY CLOSING OF STATE ROAD PERMIT

Date: September 5, 2024

Permit No. _____

Governmental Entity

Approving Local Government City of Inverness Contact Person Sherry Bethel
Address 212 W Main Street, Inverness, Florida 34450
Telephone 352 726 2611 Email Sbethel@inverness.gov

X 1303

Organization Requesting Special Event

Name of Organization Citrus County Chamber of Commerce Contact Person Missy Blanker
Address 915 N. Suncoast Blvd., Crystal River, FL 34429
Telephone 352 795 3149 Email Events@CitrusCountyChamber.com

X 306

Description of Special Event

Event Title Chamber Patriotic Christmas Date of Event Saturday, December 14, 2024
Start Time 12:01pm End Time 2:01pm Parade - Inverness
Event Route (attach map) See Attached
Detour Route (attach map) See Attached.

Law Enforcement Agency Responsible for Traffic Control

Name of Agency Citrus County Sheriff's Office

US Coast Guard Approval for Controlling Movable Bridge

Not Applicable ☒
Copy of USCG Approval Letter Attached ☐
Bridge Location _____

The Permittee will assume all risk of and indemnify, defend and save harmless the State of Florida and the FDOT from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise of this event.

The Permittee shall be responsible to maintain the portion of the state road it occupies for the duration of this event, free of litter and providing a safe environment to the public.

Signatures of Authorization

Event Coordinator <u>Missy Blanker</u>	Signature <u>[Signature]</u>	Date <u>September 5, 2024</u>
Law Enforcement Name/Title _____	Signature _____	Date _____
Government Official Name/Title _____	Signature _____	Date _____

FDOT Special Conditions

FDOT Authorization

Name/Title _____ Signature _____ Date _____

2024 Chamber Inverness Christmas Parade

Citrus County Sheriff's Office

# of Officers	Location to be stationed:
2	SR 44 West & Montgomery St.
1	SR 44 West & North Ella St.
1	US 41 North and Montgomery Ave. (merge)
1	SR 44 West & US 41 North
1	SR 44 West (Main) & Trout Ave.
1	Main St. & Cherry Ave.
1	Main St. & Line Ave.
1	Main St. & Citrus Ave.
1	Main St. & Osceola Ave.
1	Main St. & Seminole Ave.
1	Main St. & Pine Ave.
1	Main St. & Apopka Ave.
1	Main St. & Park Ave.
2	SR 44 East / 41 South & Highland Blvd.
2	Highland Blvd. & Montgomery Ave.
1	Highland Blvd. & S. Apopka Ave.
1	Highland Blvd. & S. Line Ave.
1	Highland Blvd. & entrance to Staging Area at Citrus High School
21	

2024 Inverness Christmas Parade Route & Traffic Map



Map Key: Green Line w/arrows = Parade Route

Blue Lines = Detoured/Alternate Traffic Route

2024 INVERNESS CHRISTMAS PARADE MAP



MAP KEY:

- RED LINE/RED ARROW = PARADE ROUTE/DIRECTION
- BLUE LINE/BLUE ARROW = REROUTED TRAFFIC/DIRECTION



Agenda Memorandum - *City of Inverness*

October 1, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: City of Inverness Financial/Bond Ratings*
CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Alexis Koter, Finance Director
Enclosures: 1. Fitch Published Press Release for Inverness FL_9.20.2024

On September 3rd, it was brought to Council that S&P Global had issued a Rate Action increasing the current City rating. Tonight, Council is again being made aware that a rating change has been issued for the City of Inverness IDR and CRA's Increment Revenue by FitchRatings. Both ratings have increased to a 'AA' status, noting that the City has credit strength caused by financial resilience and budgetary flexibility. These conditions are created due to everyone's hard work and dedication to Plan Fund and Execute. 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. Fitch notes individual ratings of credit factors used to determine the overall credit ratings and how the score comparatively to the local government rating portfolio. Fitch notes that Inverness maintains a high expenditure control and low longer liability burden. These strengths are noted as having caused the judgment for our bond rating to increase, where similar communities may experience a decrease.

Recommended Action – Verbal Update

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

Eric C. Williams
City Manager

20 SEP 2024

Fitch Upgrades Inverness FL's IDR and Inverness CRA's Tax Increment Revs to 'AA' on Criteria Change

Fitch Ratings - New York - 20 Sep 2024: Fitch Ratings has upgraded the city of Inverness, FL's Issuer Default Rating (IDR) to 'AA' from 'AA-' and outstanding tax increment revenue refunding bonds, issued by the Inverness Community Redevelopment Agency (CRA) to 'AA' from 'A+'.

The Rating Outlook is Stable. The ratings have been removed from Under Criteria Observation.

The upgrades to 'AA' reflect implementation of Fitch's new "U.S. Public Finance Local Government Rating Criteria". The 'AA' IDR reflects the city's financial resilience assessment of 'aaa', supported by 'ample' budgetary flexibility underpinned by broad revenue-raising powers and a high level of expenditure control due to the limited size of the city's workforce and absence of collective bargaining.

The resilience assessment also reflects an expectation that unrestricted general fund reserves will be maintained above 7.5% of spending (the minimum level for a 'aaa' assessment given its budgetary flexibility assessment). The city's long-term liability (LTL) burden is assessed as 'strong' relative to Fitch's local government rating portfolio.

These credit strengths are tempered by the city's demographic and economic strength metrics as reflected in a 'weakest' assessment for level metrics and 'midrange' population growth. The rating also incorporates the city's small population size.

The new criteria provides for debt backed by an absolute and non-cancellable covenant to appropriate debt service payments to be rated on par with the IDR provided the revenues available to make such payment are sufficiently broad and controllable. The tax increment revenue bonds are payable from tax increment revenues derived from the CRA and are further backed by the city's covenant to budget and appropriate (CB&A) certain legally available non-ad valorem (NAV) revenues if pledged tax increment revenues are insufficient.

The NAV revenues are limited to public service tax, communications service tax, franchise fees and local government half-cent sales tax revenues which account for close to two-thirds of the city's total NAV revenues, providing very strong maximum annual debt service (MADS) coverage of 7.0x on the outstanding bonds. While Fitch is rating to the city's CB&A pledge rather than tax increment revenue coverage, it is notable that fiscal 2023 increment revenues alone cover MADS by 1.8x.

These features underscore the broad and reliable nature of the city's revenue streams, thereby supporting the rating of the tax increment revenue bonds on par with the 'AA' IDR.

Rating Sensitivities

Factors that Could, Individually or Collectively, Lead to Negative Rating Action/Downgrade

- An approximate 25% increase in long-term liabilities and carrying costs, assuming current levels of personal income and governmental resources and spending;
- Weakened underlying demographic and economic strength metrics, most notably, a slower population trend;
- A sustained reduction in general fund reserves to a level below 7.5% of spending which would lead to a change in the financial resilience assessment to below 'aaa'.

Factors that Could, Individually or Collectively, Lead to Positive Rating Action/Upgrade

--An approximate 80% reduction in long-term liabilities and carrying costs, assuming current levels of personal income and governmental resources and spending;

--Notable improvement in the city's demographic and economic strength metrics, evidenced most notably by lower unemployment, higher median household income, and higher educational attainment levels among residents.

SECURITY

The tax increment revenue bonds are limited obligations of the CRA payable from tax increment revenues derived from the CRA redevelopment area.

The city covenants pursuant to an Interlocal Agreement to budget and appropriate in its annual budget certain legally available non-ad valorem revenues if pledged tax increment revenues are insufficient. The non-ad valorem revenues are limited to public service tax, communications service tax, franchise fees and local government half-cent sales tax revenues. Such covenant shall be cumulative to the extent not paid, and shall continue until all required amounts have been paid to the CRA.

Fitch's Local Government Rating Model

The Local Government Rating Model generates Model Implied Ratings, which communicate the issuer's credit quality relative to Fitch's local government rating portfolio. (The Model Implied Rating will be the Issuer Default Rating except in certain circumstances explained in the applicable criteria.) The Model Implied Rating is expressed via a numerical value calibrated to Fitch's long-term rating scale that ranges from 10.0 or higher (AAA), 9.0 (AA+), 8.0 (AA), and so forth down to 1.0 (BBB- and below).

Model Implied Ratings reflect the combination of issuer-specific metrics and assessments to generate a Metric Profile and a structured framework to account for Additional Analytical Factors not captured in the Metric Profile that can either mitigate or exacerbate credit risks. Additional Analytical Factors are reflected in notching from the Metric Profile and are capped at +/-3 notches.

Ratings Headroom & Positioning

Inverness Model Implied Rating: 'AA' (Numerical Value: 8.20)

-- Metric Profile: 'AA' (Numerical Value: 8.20)

-- Net Additional Analytical Factor Notching: 0.0

Inverness' Model Implied Rating is 'AA'. The associated numerical value of 8.20 is at the lower end of the 8.0 to 9.0 range for its current 'AA' rating.

Key Rating Drivers

Financial Profile

Financial Resilience - 'aaa'

Inverness' financial resilience is driven by the combination of its 'High' revenue control assessment and 'High' expenditure control assessment, culminating in a 'Ample' budgetary flexibility assessment.

-- Revenue control assessment: High

-- Expenditure control assessment: High

-- Budgetary flexibility assessment: Ample

-- Minimum fund balance for current financial resilience assessment: $\geq 7.5\%$

-- Current year fund balance to expenditure ratio: 132.4% (2023)

-- Five-year low fund balance to expenditure ratio: 107.0% (2023)

Revenue Volatility - 'Midrange'

Inverness' weakest historic three-year revenue performance has a modest negative impact on the Model Implied Rating.

The revenue volatility metric is an estimate of potential revenue volatility based on the issuer's historical experience relative to the median for the Fitch-rated local government portfolio. The metric helps to differentiate issuers by the scale of revenue loss that would have to be addressed through revenue raising, cost controls or utilization of reserves through economic cycles.

-- Lowest three-year revenue performance (based on revenues dating back to 2005): 5.8% decrease for the three-year period ending fiscal 2012

-- Median issuer decline: -4.5% (2023)

Demographic and Economic Strength

Population Trend - 'Midrange'

Based on the median of 10-year annual percentage change in population, Inverness' population trend is assessed as 'Midrange'.

Population trend: 1.1% Analyst Input (57th percentile) (vs. 0.9% 2022 median of 10-year annual percentage change in population)

Unemployment, Educational Attainment and MHI Level - 'Weakest'

The overall strength of Inverness' demographic and economic level indicators (unemployment rate, educational attainment, median household income [MHI]) in 2023 are assessed as 'Weakest' on a composite basis, performing at the 15th percentile of Fitch's local government rating portfolio. This is due to relatively weak education attainment levels, median-issuer indexed adjusted MHI and unemployment rate.

-- Unemployment rate as a percentage of national rate: 125.0% 2023 (23rd percentile), relative to the national rate of 3.6%

-- Percent of population with a bachelor's degree or higher: 18.9% (2022) (19th percentile)

-- MHI as a percent of the portfolio median: 58.6% (2022) (2nd percentile)

Economic Concentration and Population Size - 'Midrange'

Inverness' economy is sufficiently diversified but this is offset by the low population size.

The composite metric acts asymmetrically, with most issuers (above the 15th percentile for each metric) sufficiently diversified to minimize risks associated with small population and economic concentration. Downward effects of the metric on the Metric Profile are most pronounced for the least economically diverse issuers (in the 5th percentile for the metric or lower). The economic concentration percentage shown below is defined as the sum of the absolute deviation of the percentage of personal income by major economic sectors relative to the U.S. distribution.

-- Population size: 7,857 Analyst Input (from 0th to 2.5th percentile) (vs. 7,768 2022 Actual)

-- Economic concentration: 39.9% (2023) (above the 15th percentile)

Analyst Inputs to the Model

Analyst inputs to the model reflect metric adjustments to account for historical data anomalies, forward-looking performance shifts, or non-recurring events that may otherwise skew the time series.

Population trend and size was adjusted to reflect available 2023 values.

Long-Term Liability Burden

Long-Term Liability Burden - 'Strong'

Inverness' carrying costs to governmental expenditures and liabilities to governmental revenue remain strong while liabilities to personal income remain midrange. The long-term liability composite metric in 2023 is at the 70th percentile, indicating a somewhat lower liability burden relative to the Fitch's local government rating portfolio.

-- Liabilities to personal income: 5.3% Analyst Input (51st percentile) (vs. 5.4% 2023 Actual)

-- Liabilities to governmental revenue: 125.9% Analyst Input (75th percentile) (vs. 128.7% 2023 Actual)

-- Carrying costs to governmental expenditures: 9.6% (2023) (84th percentile)

Analyst Inputs to the Model

Liabilities to personal income and liabilities to governmental revenues were adjusted to reflect scheduled amortization of principal through fiscal end 2024.

PROFILE

Inverness is located in northwest central Florida and serves as county seat of Citrus County, approximately 70 miles north of Orlando. The city encompasses seven square miles with a moderately growing population of over 7,800 in 2023 which increases significantly during weekdays due to staffing at city, county, school district and judicial operations. The economy is mainly service based, largely represented by health care and retail, with below average wealth levels. A larger portion of the city's population is over 65 years of age, when compared to state and national levels.

In fiscal 2016, the city's tax base surged nearly 35% to \$470.7 million, with the addition of Citrus Memorial Hospital to the city's tax rolls, following a 50-year lease agreement in 2015 between the Citrus County Hospital Board and the for-profit Hospital Corporation of America (HCA). After HCA contested the hospital's taxable value, a legal settlement in 2018 temporarily reduced assessed values by a modest 1% before rebounding in subsequent years. The Hospital Board and the Citrus Memorial Hospital account for 9% and 3% of the city's tax base which has come down gradually since 2016. HCA is the property taxpayer of the hospital property, per the lease agreement.

Sources of Information

In addition to sources of information identified in Fitch's applicable criteria specified below, this action was informed by data from DRIVER by Solve.

REFERENCES FOR SUBSTANTIALLY MATERIAL SOURCE CITED AS KEY DRIVER OF RATING

The principal sources of information used in the analysis are described in the Applicable Criteria.

ESG Considerations

The highest level of ESG credit relevance is a score of '3', unless otherwise disclosed in this section. A score of '3' means ESG issues are credit-neutral or have only a minimal credit impact on the entity, either due to their nature or the way in which they are being managed by the entity. Fitch's ESG Relevance Scores are not inputs in the rating process; they are an observation on the relevance and materiality of ESG factors in the rating decision. For more information on Fitch's ESG Relevance Scores, visit <https://www.fitchratings.com/topics/esg/products#esg-relevance-scores>.

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Rating Actions

ENTITY/DEBT	RATING		RECOVERY	PRIOR
Inverness (FL) [General Government]	LT IDR	AA	Upgrade	AA-
• Inverness (FL) /Issuer Default Rating - General Government/1 LT	LT	AA	Upgrade	AA-
• Inverness (FL) /Tax Increment Revenues - CBA Pledge/1 LT	LT	AA	Upgrade	A+

RATINGS KEY OUTLOOK WATCH

POSITIVE		
NEGATIVE		

RATINGS KEY OUTLOOK WATCH

EVOLVING



STABLE



Applicable Criteria

[U.S. Public Finance Local Government Rating Criteria \(pub.02 Apr 2024\) \(including rating assumption sensitivity\)](#)

Applicable Models

Numbers in parentheses accompanying applicable model(s) contain hyperlinks to criteria providing description of model(s).

U.S. Local Government Rating Model, v1.2.0 [\(1\)](#)

Additional Disclosures

[Solicitation Status](#)

Endorsement Status

Inverness Community Redevelopment Agency (FL) EU Endorsed, UK Endorsed

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The complete span of best- and worst-case scenario credit ratings for all rating categories ranges from 'AAA' to 'D'. Fitch also provides information on best-case rating upgrade scenarios and worst-case rating downgrade scenarios (defined as the 99th percentile of rating transitions, measured in each direction) for international credit ratings, based on historical performance. A simple average across asset classes presents best-case upgrades of 4 notches and worst-case downgrades of 8 notches at the 99th percentile. For more details on sector-specific best- and worst-case scenario credit ratings, please see [Best- and Worst-Case Measures](#) under the Rating Performance page on Fitch's website.

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Agenda Memorandum - *City of Inverness*

October 1, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Code Enforcement - Special Magistrate Agreement*
CC: Susan Jackson, City Clerk, Christopher Shoemaker, Director of Community Development
Enclosures: 1. 10.1 Encl Special Magistrate Agreement

On March 19, 2019, the City of Inverness transitioned to a special magistrate system for code enforcement case adjudication. The minimum qualifications for the Special Magistrate include the following.

1. Must be a member in good standing of the Florida Bar and shall have demonstrated adequate knowledge of the City Code of Ordinances and the Land Development Code
2. Member of Code Enforcement Board or acted in the capacity of a Special Magistrate
3. Experience with municipalities of similar size as the City of Inverness

The Council selected a local attorney in 2019 to serve as Special Magistrate with yearly contract renewals since that time. The position was advertised in August of 2024 and requests were made for interested parties to apply for the position. Mr. Robert Christensen applied and is well qualified to serve. Located in Homosassa, he has been providing legal services to clients throughout Citrus County since 1996. He is a former Assistant State Attorney and currently serves as the Code Enforcement General Magistrate for the City of Crystal River.

Recommended Action:

1. Allow staff to speak
2. Motion and second to approve the Agreement with Robert C. Christensen to serve as the Special Magistrate for the City of Inverness Code Enforcement from October 1, 2024, thru September 30, 2025 as presented.
3. Deliberate the Matter
4. Vote the Matter

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

Eric C. Williams

CODE ENFORCEMENT SPECIAL MAGISTRATE AGREEMENT BETWEEN
CITY OF INVERNESS, FLORIDA
AND
ROBERT S. CHRISTENSEN

THIS AGREEMENT made between the CITY OF INVERNESS, (a political subdivision of the State of Florida (hereinafter referred to as "CITY"), and ROBERT S. CHRISTENSEN (hereinafter referred to as "Code Enforcement Special Magistrate).

WHEREAS, City of Inverness, Code Section 3.4 requires the City to appoint a Code Enforcement Special Magistrate with the authority to conduct hearings to determine whether a violation of any code of ordinances of the City of Inverness, within the Code Enforcement Special Magistrates jurisdiction, has occurred and upon finding that a violation has occurred, impose fines, costs, and liens against the violator; and

WHEREAS, City of Inverness Ordinance 2019-732 requires the Code Enforcement Special Magistrate appointed to be an attorney who is in good standing with the Florida Bar; and

WHEREAS, City of Inverness 2019-732 requires the Special Magistrate appointed to possess experience and interest in the subject; and

WHEREAS, the CITY desires to contract for the services of Code Enforcement Special Magistrate contained herein, as such services will injure the benefit of the citizens of the City of Inverness.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the City and Code Enforcement Special Magistrate agree as follow:

1. Code Enforcement Special Magistrate warrants that he is an attorney who is in good standing with the Florida Bar Association.
2. Code Enforcement Special Magistrate will perform the duties assigned to him as defined in City of Inverness Ordinance 2019-732, Exhibit "A" attached and other applicable ordinances.

The City shall compensate the Code Enforcement Special Magistrate at the rate of 250 hundred and Dollars (\$250.00) per hour, billed on a 1/10-hour basis, for all Special Magistrate related services to include, without limiting, review of complaint, research, conducting of violation hearings, and any other ancillary matters.

3. The term of this Agreement shall be from the date of signing through September 30, 2025 and may be extended by mutual agreement of both parties.
4. The parties deem the services to be provided by Code Enforcement Special Magistrate are personal in nature in nature and shall not be assigned

5. The City or Code Enforcement Special Magistrate may terminate this Agreement without cause upon 60 days written notice to the other party.
6. This Agreement shall be construed in accordance with the laws of the State of Florida and venue shall lie in Citrus County, Florida. If any provision of this Agreement is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of any other covenants, conditions or provisions contained herein.
7. None of the provisions of this Agreement are intended to create, not shall be deemed or construed to create, any relationship between the City and Code Enforcement Special Magistrate, other than that of independent parties contracting with each other solely for the purpose of effectuating the provisions of this Agreement. The parties hereto shall be considered to be independent, and neither of them, not any of their respective representatives, employees or agents shall be construed to be the agent, employee, servant or representative of the other.
8. This Agreement contains all of the terms and provisions agreed upon by the parties. Any alterations, variations, amendments, waivers or modifications must be in writing and duly executed by the parties.

IN WITNESS WHEREOF, the parties have set their hands and seals on the day, month and year written.

ATTESTED:

CITY OF INVERNESS

SUSAN JACKSON
City Clerk

By: _____
JACQUIE HEPPER
Council President

ERIC C. WILLIAMS
City Manager



ROBERT S. CHRISTENSEN
SPECIAL MAGISTRATE

ROBERT W. BATSEL, JR.
CITY ATTORNEY

EXHIBIT "A"

SCOPE OF SERVICES

PROJECT SCOPE

Services will include the following to the extent approved by the City Council and/or City Manager

The scope of work to be performed by the awarded firm/individual may consist of, but not be limited to the following:

- The Special Magistrate shall conduct hearings relating to the enforcement and violation of the business tax receipt, fire, building, zoning, sign and other related codes in force in the City of Inverness. It is not the function of the special magistrate to initiate enforcement proceedings or to inspect for code violations.
- The Special Magistrate shall sit as an impartial hearing officer to determine, based on evidence presented during the hearing, if a violation exists.
- The Special Magistrate shall serve at the pleasure of the City Council and shall not be deemed a City employee.
- The Special Magistrate will review and understand all relevant codes, ordinances, and Florida Statutes relative to the service provided.

The City shall provide such clerical, administrative personnel, and legal services deemed reasonably necessary to support the special magistrate's activities and assist in the proper performance of duties. The Special Magistrate shall not be authorized to engage, hire, or use any person, except those provided by the City to assist in the performance of duties.

The Special Magistrate shall have the jurisdiction and authority to affirm or modify penalties imposed by the City's Code Enforcement Board whose jurisdiction was repealed by the date established in the Ordinance creating the Special Code Enforcement Magistrate.

- The Special Magistrate has the jurisdiction and authority to determine the amount of reasonable expenses incurred by the City as a result of orders issued pursuant to the authority granted.
- The jurisdiction of the Special Magistrate is not exclusive. An alleged violation of a code provision may be pursued by appropriate remedy in court at the option of the City and nothing shall prevent the town from taking such other lawful action,

including but not limited to resorting to equitable action, as is necessary to enforce the provisions of respective city codes or ordinance

- All hearings before the special magistrate shall be conducted so as to ensure fundamental due process.
- The Special Magistrate shall take testimony from any witness having knowledge concerning a hearing on a case. All testimony shall be under oath. The special magistrate shall have the power to administer an oath to any witness.
- As soon as practicable after the conclusion of the hearing, the Special Magistrate shall issue findings of fact based on evidence of record, and conclusions of law, and shall issue an order affording the proper relief consistent with powers granted within City Code and consistent with Chapter 162 of the Florida Statutes no later than 5 days after the hearing.
- The Special Magistrate shall be bound by the interpretations and decisions of duly authorized boards of the City concerning the provisions of the codes, ordinances and regulations within their respective jurisdictions.
- All other relevant assignments relating to Code Enforcement Special Magistrate services, as requested.

EXHIBIT "B"

QUALIFICATION/EXPERIENCE REQUIREMENTS:

- The Special Magistrate shall be a member of the Florida Bar who possesses an outstanding reputation for civic pride, interest, responsibility, and business or professional ability. The appointment shall be made by the City Council on the basis of experience or interest in the fields of zoning, land use, permitting, building and code enforcement.
- Member of a State Bar holding an active, valid license to practice law.
- Member of a Code Enforcement Board or acted in the capacity of a Special Magistrate (list experience).
- Respondent must have good writing and presentation skills.
- Experience with municipalities of similar size as the City of Inverness.
- Records Respondent shall be required to maintain records in accordance with local, State, and Federal Public Records Retention Requirements

Agenda Memorandum - *City of Inverness*

October 1, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Committee and Board Appointments - Architectural and Aesthetic Review Committee*

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

Enclosures: 1. 10.1 Encl AARC Appointment

Three existing members of the Architectural/Aesthetic Review Committee (AARC) recently expressed interest in serving for a new three-year term as a member of the Committee. Section 2.11(4) of the Inverness Land Development Code governs the purpose and membership of the AARC. The City Council appoints members to review and make recommendations concerning alteration of historic and archaeological properties in the Central Business District which has been established as an historic district.

Staff recommends the appointment of Thomas Slaymaker, Laura Anstead and Kathy Thrumston to the Inverness Architectural/Aesthetic Review Committee for a three-year term to expire in September 2028.

Recommended Action:

1. Motion and second to appoint Thomas Slaymaker, Laura Anstead and Kathy Thrumston to the Inverness Architectural and Aesthetic Review Committee for a three-year term to expire in September 2028
2. Deliberate the Matter
3. Vote the Matter

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

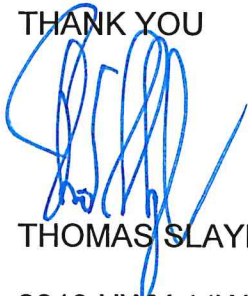
Eric C. Williams

SEPTEMBER 12, 2024

I WOULD LIKE TO REMAIN ON THE ARCHITECTURAL AESTHETIC REVIEW
COMMITTEE (AARC) FOR ANOTHER TERM.

I UNDERSTAND THAT MY TERM WILL EXPIRE IN SEPTEMBER 2028.

THANK YOU

A handwritten signature in blue ink, appearing to read 'THOMAS SLAYMAKER', is written over the printed name.

THOMAS SLAYMAKER

2218 HWY 44W

INVERNESS, FL 34453

SEPTEMBER 12, 2024

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COMMITTEE (AARC) FOR ANOTHER TERM.

I UNDERSTAND THAT MY TERM WILL EXPIRE IN SEPTEMBER 2028.

THANK YOU

A handwritten signature in blue ink, appearing to read 'J. Anstead', with a stylized, cursive script.

LAURA ANSTEAD

829 PALM AVENUE

INVERNESS, FL 34450

SEPTEMBER 12, 2024

I WOULD LIKE TO REMAIN ON THE ARCHITECTURAL AESTHETIC REVIEW
COMMITTEE (AARC) FOR ANOTHER TERM.

I UNDERSTAND THAT MY TERM WILL EXPIRE IN SEPTEMBER 2028.

THANK YOU

A handwritten signature in black ink, appearing to read 'Kathy Thrumston', with a long, sweeping horizontal stroke extending to the right.

KATHY THRUMSTON

502 TOMPKINS STREET

INVERNESS, FL 34450

Agenda Memorandum - *City of Inverness*

October 1, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Request for Lien Reduction - 510 Hudson*
CC: Susan Jackson, City Clerk, Alexis Koter, Finance Director, Christopher Shoemaker, Director of Community Development
Enclosures: 1. 10.1 Encl Lien Settlement

A complaint about high grass and weeds at 510 Hudson Street was reported to Code Enforcement in 2023. The violation was not abated and the case moved forward to the Special Magistrate. An Administrative Order was issued on September 13, 2023, followed by a formal hearing on October 11, 2023. The final order directed a fine of \$150.00 per day until the property was brought into compliance. The violation was abated after 338 days with an accrued fine of \$50,700.

Keith and Kevin Pisel are the current owners of the property, which was previously owned by their deceased mother. They have requested a reduction in the fine and offered a payment of \$3,500 to release the lien. The City intent is to recover the administrative, legal, maintenance and inspection costs related to the code case. This action will return the property to useful condition with a positive impact on the neighborhood and property values.

Staff recommends accepting the settlement offer of \$3,500 as that amount will satisfy direct costs to the City for administration and enforcement of this case.

Recommended Action:

1. Allow Staff to Present
2. Motion and second to approve a Release of Lien in the amount of \$3,500 of the total amount due of \$50,700 for 510 Hudson Street as presented
3. Deliberate the Matter
4. Vote the Matter

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

Eric C. Williams

To: Whom it may concern

Regarding: 510 Hudson st

Inverness, FL 34452 IMPC-302.4

We are asking for the council's approval in assistance to file for release of the code enforcement lien currently on property address 510 Hudson St in Inverness. We understand there are costs that need to be recovered by the city and offer a settlement of \$3500 to satisfy the complaint. We are borrowing the funds and hope that you would consider our offer. The home has been brought up to compliance and we have setup bi-weekly yard maintenance to continue to keep the home on compliance. Thank you for any assistance in this matter.

Regards,

Pisel Family

Altkey: 1768071
PISEL KEITH

Parcel ID: 20E19S210020 02120 0280
510 HUDSON ST , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0100 - SINGLE FAMILY
Bldg Counts Res 1 / MH 0 / Comm 0
Nbhd 8711 - INVERNESS HIGHLANDS SOUTH IN CITY LIMITS
Tax District 000T - CITY OF INVERNESS
Subdivision 001043 - INVERNESS HIGHLANDS SOUTH
Short Legal INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 28 & 29
BLK 212
Est. Parcel Sqft 9,601
Est. Parcel Acres .22
Map SC-TW-RG 20-19S-20E

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

Mailing Address

Name PISEL KEITH
Mailing Address 2 W 3RD AVE
WEST DEPTFORD NJ 08050

All Owners

Name	Owner Type
PISEL KEITH	TC - Tenants In Common
PISEL KEVIN	TC - Tenants In Common

Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2024	\$8,800	\$137,442	\$146,242	\$129,748	\$0	\$129,748	\$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2023	\$7,600	\$133,735	\$141,335	\$117,953	\$0	\$117,953	\$0	\$2,740.70	Link
2022	\$10,000	\$109,477	\$119,477	\$107,230	\$0	\$107,230	\$0	\$2,384.61	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000T	CITY OF INVERNESS	\$146,242	22.0179	\$3,219.94

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

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

City of Inverness, a
Florida municipal corporation,

Petitioner,

vs.

CASE NO. CESM-2023-256

[Charles & Charlotte Donaghy]
[510 Hudson St Inverness Fl 34452]

[510 Hudson St Inverness Fl 34452]

Respondent.

FINAL ADMINISTRATIVE ORDER OF NONCOMPLIANCE

THIS CAUSE, came for second and final public hearing on October 11th 2023, after due notice to the Respondent, concerning the Respondent's compliance with the previous Administrative Order before the Code Enforcement Special Magistrate dated September 13th 2023 ("Administrative Order - Violation"). The Code Enforcement Special Magistrate, having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order of Non-Compliance as follows:

I. FINDINGS OF FACT:

- A. The Respondent has not contacted the City of Inverness to request re-inspection.
- B. That inspection by the City of Inverness has revealed that the Respondent has not complied with the Administrative Order.
- C. That Respondent has not submitted any applications for permits or been granted any permits by the City of Inverness that would be necessary to comply with the Administrative Order.

II. CONCLUSION OF LAW:

- A. The Respondent, as listed above, by reason of the foregoing is in violation of the Code of Ordinances and/or Land Development Code of the City of Inverness, Florida as stated in the Administrative Order, in that the Respondent has failed to remedy the violations and is subject to the provisions of the Code of Ordinances.

III. ORDER:

- A. The City of Inverness may take action(s) as required by the Administrative Order.

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

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

STATE OF FLORIDA
COUNTY OF CITRUS

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

VIOLATION: IPMC - 302.4 WEEDS

to the value of ONE HUNDRED AND FIFTY DOLLARS (\$150.00) PER DAY on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

510 HUDSON STREET, INVERNESS, FLORIDA
INVERNESS HGLDS SOUTH PB 3 PG 51 LOTS 28 & 29 BLK 212
Parcel Identification: 20E19S210020 02120 0280

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

Further stating the amount claimed by this lien at \$150.00 per day penalty will continue to be assessed until compliance is achieved on the real property herein as described.

BY: [Signature]
SIGNATURE

CITY OF INVERNESS, FLORIDA

ERIC C. WILLIAMS
Typed

CITY MANAGER
Title

STATE OF FLORIDA
COUNTY OF CITRUS

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

19 day of October, 2023, Eric C. Williams, City Manager of the City of Inverness.

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

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



NOTARY PUBLIC

[Signature]
SIGNATURE

Printed Name of Notary
My Commission Expires:

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

October 1, 2024

TO: Elected Officials

FROM:

SUBJECT: Project / Program Updates

- Hurricane Helene
- Other

CC:

Enclosures:
