

December 16th, 2014
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 Hinkle
Vice President Hepfer (Not Present)
Councilwoman Bega
Councilman McBride
Councilman Ryan
Mayor Plaisted

Also present were City Manager DiGiovanni, City Attorney Haag, Asst. City Manager Williams, Community Development Director Malm, Finance Director Chiodo, IT Director Johnston, Event Director Skeelee-Hogan, Liz Austin, Betty Pleacher, Ron Hodges, Scott McCulloch, Woodard & Curran Director Regina, and City Clerk Davis.

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

ACCEPTANCE OF AGENDA

Council President Hinkle advised that item 10)b) needed to be added to the Agenda with regard to the FDOT Landscape Maintenance Agreement.

Councilman McBride motioned to accept the Agenda with the addition as noted. Seconded by Councilman Ryan. The motioned carried.

PUBLIC HEARINGS

None

OPEN PUBLIC MEETING

Attorney James Neal spoke to agenda item 10)c) Purchase of 209 Courthouse Square, and was representing Mike Mountjoy, co-owner of the property and the adverse effect the Valerie Theatre construction was having to their law firm. Mr. Neal spoke to the letter he sent to City Council and Administration. In response to the City Manager's last letter, his client would like the City to purchase the property. There is an addendum that clarifies some points that we would ask the Council to consider as well. Improvements by the City's contractor and the addition of the rock have caused some flooding in the building and affected the draining system in the back. It would be beneficial to the City to purchase the property, especially with the plans showing the design of the sidewalk in front of the theater and the opportunity to improve this property as part of the Valerie project. It is asked that the Council approved the purchase of the property for \$300,000 according to the contract and the first addendum.

City Manager DiGiovanni referenced that this will be presented later on the agenda, and asked if City Council wished to address this item now or later.

Council President Hinkle stated his preference to listen to what people have to say and then address when agenda item comes up, which was also council consensus.

SCHEDULED APPEARANCES

6)a) Waste Management – Check Presentation – Doug McCoy, District Manager of Waste Management & Larry Dalla Betta presented a check in the amount of \$5,000 for partnership regarding the City’s special events, and will request additional funds for the City after the first of the year.

MAYOR’S LOCAL ACHIEVEMENT AWARDS

None

CITY ATTORNEY REPORT

Due to an ongoing relationship with the law office located at 209 Courthouse Square, City Attorney Haag stated that he must recuse himself as legal counsel on agenda item 10)b), dealing with 209 Courthouse Square.

CONSENT AGENDA

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

- a) Bill Listing*
 - Recommendation - Approval
- b) Council Minutes – 12/02/14 & 02/04/14PH*
 - Recommendation – Approval

CITY MANAGER’S REPORT

10)a) Bid Award – Landscape Management was addressed by City Manager DiGiovanni who advised of the significant amount of turf and landscaped locations that are maintained by City Staff, and how certain areas (Oak Ridge Cemetery, Inverness Government Center, Downtown Business District, and Highway 44 medians) have been maintained using Public Private Partnerships. Competitive Proposals were sought and bids were evaluated based on 1) Comprehensiveness of submittal ; 2) Readiness/fitness of firm; 3) Dependability based upon reference; 4) Pricing is correlated to market reasonability. He noted that to achieve economy of scale and secure the best price and performance package, it wouldn’t be reasonable to award areas individually, and instead combine locations to achieve the most cost effective price. Mann-icure, demonstrated the desired readiness/fitness to accomplish the best outcome. He noted that Top Hat demonstrated equal readiness/fitness however they didn’t submit a bid for all the areas. With respect to price, three of the four firms submitting proposals had submitted a bid for all areas.. In evaluation of the aforementioned criteria, it was concluded that the response from Mann-icure of \$58,900 per year represents an overall ability to offer the desired level of service at an acceptable cost.

Councilman McBride indicated that Manicure was not the lowest price firm. City Manager DiGiovanni explained that we looked at qualifiers and criteria, ie; number of employees, amount of equipment available, ability to provide services if there is

equipment failure, employee availability, etc. The recommended company has the depth of resources and capabilities, and therefore they were looked at as the lowest and best.

Councilman McBride motioned to award the agreement for the City's contract for Landscape management to Mann-icure Lawn Service and Landscaping Company as lowest and best, in the amount of \$58,900 per year, for all four areas indicated in the RFP, commencing January 1, 2015, and authorize the Council President execute the agreement. Seconded by Councilwoman Bega . The motion carried unanimously.

10)b) FDOT Landscape Improvement Grant – Agreement & Resolution was addressed. City Manager DiGiovanni stated that this was a reimbursable program by the Florida Department of Transportation which would pay for maintenance of the landscape areas in the State Hwy system on US 41/Main Street. In agenda packet is resolution dealing with the City internally recognizing these additional funds from FDOT, and appropriate these funds into the expense side of the budget to utilize them for maintenance of these roadside areas. Additionally, FDOT wishes for us to adopt a Resolution demonstrating that City Council is aware of the project and the funds will be dedicated to maintain these areas.

Councilman Ryan motioned to have the Clerk read Resolution 2014-32, recognizing Landscape Reimbursement Agreement by title only. Seconded by Councilman McBride . The motion carried.

RESOLUTION 2014-32

A RESOLUTION BY THE CITY OF INVERNESS, FLORIDA, AUTHORIZING THE CITY TO EXECUTE A HIGHWAY LANDSCAPE REIMBURSEMENT MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE CITY'S LANDSCAPE INSTALLATION AT STATE ROAD 45 (US 41/W. MAIN STREET) RIGHT-OF-WAY BETWEEN SOUTH BOUND US 41 AT MAIN STREET, AND NORTH BOUND US 41 AT MAIN STREET IN CITRUS COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilman Ryan motioned to adopt Resolution 2014-32 by roll call vote. Seconded by Councilman McBride. Roll call vote was as follows: Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; President Hinkle, yes. The motion carried.

City Manager explained that the following Resolution keeps the City on track accountability and audit wise, with respect to receiving and appropriating the dollars from FDOT.

Councilwoman Bega motion to have the Clerk read Resolution 2014-31 by title only. Seconded by Councilman McBride. The motion carried.

RESOLUTION 2014-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AMENDING THE ADOPTED BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015, AMENDING THE CAPITAL IMPROVEMENT PROJECTS FUND REVENUES AND EXPENDITURES AND PROVIDING FOR AN EFFECTIVE DATE.

Councilman Ryan motioned to adopt Resolution 2014-31 by roll call vote. Seconded by Councilwoman Bega. Roll call vote was as follows: Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; President Hinkle, yes. The motion carried

10)c) 209 Courthouse Square - Tentative Purchase Agreement - City Manager DiGiovanni presented the potential purchase and considerations with respect to the 209 Courthouse Square. He referenced an aerial photo showing the buildings and affected areas around the Valerie Theatre, along with an appraisal and detailed survey with respect to all of the properties. He advised that the project has been on track until the beginning of December 2014, when the project was halted due to the adjoining common wall access located at 209 Courthouse Square.

City Manager DiGiovanni provided composition of facts and conditions of the project and the ability to achieve resolution, to include seeking an easement from the property owners for a service door and loading dock on the property of 209 Courthouse Square. The conversation then moved to the owners wanting the City to purchase the building and property, which represented a departure from our original outlook.

He stated that at this moment the City is without legal counsel, as City Attorney Haag had to recuse himself from this topic. He advised Council to look at the large picture, being the Valerie Theatre project, adjoining buildings, obviously common lot lines with zero setbacks. Provided documents include information from the Property Appraiser, an appraisal, and high level photo view of the property. The asking price is \$300,000 net (City paying closing costs). The property was appraised for \$235,000. He stated that our goal has always been to try and make the City the hub of quality whether its culture, events or just beauty.

Councilwoman Bega stated that there is usually more than one solution to the problem and there might be other avenues to explore to overcome what is needed to complete the Valerie.

Councilman Ryan questioned if there has been an analysis of pros and cons on this piece of property and if we are increasing our footprint too much.

Councilman McBride stated that in the letter from Mr. Neal, it seems that Mr. Mountjoy took umbrage to the fact that the City was going to be constructing the Theatre and using his property, and that the construction proceeded without his approval. City Manager DiGiovanni spoke to earlier conversations with the property owners where we were very hopeful to work out an agreement, but due to the grant application the project needed to commence, and we were hopeful to iron things out. It comes down to what public purpose is achieved with the purchase.

Councilman McBride stated if there is not going to be a loading dock then he assumes there is no need to purchase the property in order to finish the construction of the Valerie. He referenced Mr. Mountjoy's position of if there is no purchase of the property, there is an expectation that the city will restore his client's property to its original condition.

City Manager DiGiovanni interpreted the letter was alluding to, by purchasing of the property it would be easier to finish the Valerie and immediately gain access to the walls and access to everything else.

Mr. Neal stated that the property appraiser has a cost estimate for the 209 Courthouse Square property of \$275,000. This property is unique as it sits next to the Valerie Theatre and the completion of the Valerie Theatre could be hindered. He thinks it's a win-win for the City to purchase it for \$300,000.

Council President Hinkle questioned the claim of damage to the roof due to construction. Mr. Neal stating something landed on the roof with a loud thump that created a leak. Wes Bradshaw, Attorney with the law firm stated the construction workers were on top of the 209 Courthouse Square building putting material down for the roof over on the Valerie Theatre.

City Manager DiGiovanni stated this requires more diligence on the city's part to look at whatever the alleged damages are and get an expert opinion. Options might need to be evaluated if the building is damaged. If there is no purchase and it's determined that the project caused damage, repairs will still be made.

The consensus of City Council was to have city staff perform the due diligence, looking at options and get legal representation for the City as there are new issues on the table.

City Manager DiGiovanni stated that a position that City Council members are comfortable with and the owners of the property are comfortable with is the goal.

10)d) Citrus County Community Charitable Foundation, Inc. was addressed by City Manager DiGiovanni who spoke to the recent transition of Citrus Memorial Hospital to an HCA facility, which brings the development of several boards to govern activity and promote public interest. He referenced the articles and bylaws for the Community Charitable Foundation (CCF) which states the foundation will initially be chaired by a member of the Inverness City Council, selected by City Council. It was suggested that City Council review the enclosures and be prepared to select a member for appointment to this Board, at the next meeting of City Council. He noted additional correspondence from Ms. Ressler regarding the first meeting of this board in January.

Council President Hinkle stated this is a plus for the city as the City is now being included regarding the hospital. It is realized for the first two years there will be no funding but after that, there will be over \$400,000 to be used at the discretion of the foundation.

Councilman McBride stated that President Hinkle would do a great job with Councilman Ryan agreeing.

Councilwoman Bega nominated President Ken Hinkle to be appointed to the Community Charitable Foundation. Seconded by Councilman McBride. Motion carried unanimously.

10)e) Budget Schedule for 2015-16 was addressed by City Manager DiGiovanni who explained that the attached schedule was for the 2015-16 City Wide Capital Improvement Plan (CIP) and Operational Budget appropriation to include General Fund, Enterprise Fund, and special funds. He asked that they closely review the highlighted areas of council participation and if there was a personal conflict, we ask that they advise us so we may modify or leave as is. Once approved, staff generated changes will be noticed to Elected Officials, the public, and media.

Councilwoman Bega motioned to confirm the CIP and Budget Schedule for Fiscal year 2015-16, to establish dates and times for Council Workshops & Public Hearings. Seconded by Councilman McBride. The motion carried unanimously.

10)f) Senator Dean – Delegation Meeting was addressed. City Manager DiGiovanni made reference to the letter by Senator Charles Dean to Mayor Plaisted concerning an appearance before the local delegation. The Local Delegation forum is important and an effective means to let State Representative know our concerns. City Council is encouraged to bring forward items that you wish presented, and the manner you wish information delivered. Consensus was to re-agenda this for the first meeting of the new year.

10)g) State of the City Address for 2014 was presented by City Manager DiGiovanni beginning with issues that were not successful, including the nine-point interagency agreement, Whispering Pines Park, lack of support from the TDC, etc.

City-wide Operations and General Services –

PUBLIC INTERACTION

- City newsletter is produced 3 times annually and delivered to every resident and business.
- 2 websites are managed as well as Facebook pages for Sunny Cooter and Whispering Pines Park Pool and Softball and are continually updated to share information.
- iNews is produced and published daily.
- Tweets are posted, the city reader board managed, interaction with media, and marketing to keep the community engaged.

Programs, Projects, Services

- 19th year as Tree City USA
- FDOT applications for funds supporting road projects at Zephyr Street and Highlands Blvd, as well as landscape enhancements.
- Funds to harvest invasive vegetation in Cooter Pond.
- Florida Cultural Facilities Grant for \$500,000 to help fund the Valerie Theatre Project

Community Business Development Involved:

- The McHugh Law Office
- Completion of out-parcel and build-out for Publix
- Rebranding of Applebee's Restaurant
- Sidewalk Café program implemented
- Purchased blighted property to meet future demands:
 - Godowski Property - North Apopka Avenue
 - Historic Train Depot, House and former Lumber Building
 - Housing Foundation for the Elderly - Dampier Street
 - Former Apartment Complex, House and out parcel
- ICRA Façade Grants issued
- Ribbon Cutting Ceremony program for new businesses

- Panera Bread and over 80 other new businesses call Inverness “home”

Operations and Enhancements:

- Re-organization of the City continues
- Continue to blend privatization for the betterment of service delivery and cost
- Finalized the main shared compactor solid waste program in downtown

Parks, Recreation & Activities:

- Streamline permitting process & park event management
- Sheriff’s Office station in the Pines admin building
- Expanded partnership with Rotary for landscape, sign and building improvements, including the pool area complex and entrance sign
- Upgraded chemical controllers for junior Olympic and kiddie pool
- Added the Hilltoppers to the City Swim Team
- Participated in 7 USA meets and 5 Kingdom of the Sun competitions
- Retrofitted pool heaters from propane to natural gas
- Held junior lifeguard and lifeguard certification classes
- Taught 420 children and adults swimming lessons
- Hosted 1,799 students to teach personal water safety
- Accommodated United Way Kids Triathlon, Citrus High 5k Run, and the first Ultra 12 hour/run walk
- Hosted lake events to include ROCCS
- 3 Big Belly solar powered trash compactors
- New welcome sign

Generalized Public Works Activity:

- City-wide street sweeping contracted through USA Services
- New roofs on 106 Dampier and Wallace Brooks Park restrooms
- Metal roof on Public Works building
- Completed resurfacing program for Line Ave., Cherry Ave., Talmage Ave., and parking lot at Whispering Pines.
- Installed new backup generator for Public Works facility
- Completed various landscape enhancements
- New IGC tenants – DCF, Jimmie T. Smith State Representative, and formed Event and Visitors Bureau
- Renewed bargaining unit agreement and Woodard and Curran agreement

Utility Operations:

- Commenced fully automated city-wide meter conversion
- Updated and made accessible utility base maps
- Improved compliance reporting and work order tracking

Through efforts of Woodard Curran:

- Received the "David W. York Re-use Award" (To Recognize Outstanding Reuse Projects in FL)
- Recipient of the "FL Pollution Control Operators Assn. Safety Award"
- New Chlorine Analyzer was installed at Water Treatment Plant

- 581 Water Plant was pressure washed

Technology Achievements Involved:

- Implemented purchase cards to increase efficiencies and streamline purchasing
- Online utility account access for credit card payments
- Working to integrate ability to make payments and manage accounts via cell phone
- Planning and developing new city web page and events portal
- Fully automated paperless agenda
- Prepared 24 council agendas, 9 ordinances, 31 resolutions, 14 proclamations, 5 workshop/budget sessions, and 1 executive session
- On-line surplus sales realized over \$37,000
- 2014 early voting/election oversight and City election

Events:

- First Haz-Mat Day disposal program
- Expanded marketing/promotional plan for year-long radio, social media, etc.
- Commenced research for Valerie Theatre policies, fees, protocols
- Yearlong calendar of events
- Enhanced Thunder Car show, Farmer's Market, St. Patrick's Day, Rock the Block, and Cooter Festival

Other Events:

- Flag Day
- CHS Cross Country Race
- Inverness Little League spring, summer and fall seasons

60+ major city events include: Inverness Farmers Market, Friday Night Thunder, Martin Luther King Jr. Day Walk, 10th Annual Car & Truck Show Presented by Nature Coast Corvair Club, St. Patrick's Day Parade, Music on the Square, Taste of Inverness, City CleanUp Day & Hazardous Waste Collection, Pine Avenue Jam, Rock the Block Concert, Flag Day Ceremony, Patriotic Evening, 9/11 Memorial & Freedom Walk, Cooter Culinary Crawl, Festival Queen Event, Cooter Idol Competitions, Cooter Fest Friday Night Block Party, Cooter Fest family weekend, Festival of the Arts, Fine Wine & Food reception, Veteran's Day Parade, Inverness Grand Prix and Motorsports Festival, and the Inverness Christmas Parade.

Looking to 2015:

- City Web site will be redesigned with greater functionality
- New City Event Web portal for a unified location for all city events
- Security cameras will be added to IGC perimeter and counters in Finance/DDS
- Finalize how to fund and deliver Fire Services
- Acquisition of Rosemont/Rolling Green Utility
- New Permit Fee schedule for Building and Permit Review
- New Code Enforcement ordinance

- Complete boardwalk lighting at Cooter Pond
- Host expanded Bass Tournament
- Finalize automated utility meter program
- Bid project development for Zephyr Street and Highlands Blvd.
- HCA to develop full service trauma center and heliport
- Open the Valerie Theatre

City Manager DiGiovanni closed stating businesses are opening and succeeding, people are excited, and wished everyone a very Merry Christmas and an eventful New Year.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted judged Citrus High Science Fair and it was very interesting. Christmas Parade was exiting. Invited all to his house to annual Christmas Party.

Councilwoman Bega stated it is an extreme pleasure serving with this council and city staff and looks forward to another busy year with the city.

Councilman McBride updated on the Hernando/Citrus MPO meeting, noting everyone agrees that Hwy 41N is a priority. It is a \$124 million dollar issue and important to get it to our representative. Appreciation of city staff and presentation by City Manager.

Councilman Ryan along with Councilwoman Bega judged the Pleasant Grove Elementary Science show. Enjoyed Christmas parade and amazed how much staff does with so little. Wished all a Merry Christmas and prosperous New Year.

Council President Hinkle spoke of Pakistan, Hanukkah and to pray for military people throughout the world. Thanked for the opportunity to serve for another 4 years, and honored to represent the City on the new Community Charitable Foundation Board.

CITIZENS NOT ON AGENDA

Ann Perry spoke of a manger going up at Old Courthouse at 5pm and would like all to come. Wished all a Merry Christmas and Happy Hanukkah.

Meeting adjourned at 7:08pm.

City Clerk

Council President