

January 20, 2015
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
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, Woodard & Curran Director Mike Regina, and City Clerk Davis.

The Invocation was given by Mayor Plaisted and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

President Hinkle requested one change to the Agenda, noting to switch the Open Public Meeting to follow the Scheduled Appearances.

Councilman McBride motioned to accept the Agenda as presented, with the noted change. Seconded by Councilwoman Hepfer. The motioned carried.

PUBLIC HEARINGS

None

SCHEDULED APPEARANCES

President Hinkle presented Employee Recognition Awards to the following employees, reading a script on each, and noting their accomplishments through the years.

Paula Carnevale, Asst. Finance Director - 10 Years

Regena Rabun, Staff Asst. – 5 years

Ron Hodges, Facility Manager – 5 years

OPEN PUBLIC MEETING

Jim Hunter, 315 Camellia Ave addressed council with regard to problem in his neighborhood. There is a Recycling Center behind the Vo Tech which is serviced as early as 5:15am and is extremely loud, and knocks one out of bed. We have asked the County Recycling Coordinator many times to alter the pickup time, and suggested to have it located in the County, where it is needed and more convenient to the county residents, as City residents are furnished recycling service with their trash service. He was asking for some assistance from the City and would be appreciated if they could do anything to help. City Manager DiGiovanni advised of his contact with County staff on

several occasions, and the noise is real. This is a quality of community issue that makes it difficult when trying to get people to locate here. The City is a recycling community and the County recycle bins need to be located to an area that does not have curbside recycling available. The City will again communicate with County Government in a more deliberate manner.

Jim Neal, Attorney for Mountjoy & Bradshaw Law Firm, stated he wished to speak to the Agenda item 10) f) Valerie Theatre Update, and wished to wait to speak when that item is addressed.

Winston Perry, owner of several downtown businesses spoke of his purchase of the Valerie Theatre in 2000, the City purchase in 2009, and the history. He additionally purchased the Merry Building (two store fronts) on one side of the Theatre. He spoke of the many hours he spent enjoying the Theatre, and stories he heard from locals about years prior. He held off on selling the Valerie Theatre, until he knew it would be sold to someone who would restore it to what it was, and his prayers were answered. The City is creating a Cultural Center which will be the envy of every county in the state and beyond. He saw in today's newspaper that there seems to be a situation where one of the other business owners on the other side, that has an adjacent wall to the Theatre, is trying to force the City to buy their property. They won't allow the City to use an area of approx. 5x10 ft. to work on the project, and thinks it is ridiculous. The Merry building, adjacent to the other side of the Theatre, has had no problem with the construction, other than it's been noisy, and they have had no leaky roof or cracks in the walls. He didn't understand why the attorney (Mountjoy/Thomas Building) told the Council that the City needs to purchase the property to preserve the character of the downtown area. As a taxpayer in the City, I object to having my tax dollars used to purchase and overpay for a piece of real estate because the construction bothered them some when doing business. He stated that it is not in the best interest of a downtown building owner to have that attitude towards the real possibility of the Theatre done and making downtown Inverness the envy of the State. We are grateful for all the effort City staff puts into the events downtown, and we all have to get along. Everyone should do what they have to do to help the Theatre come to fruition.

Ray Morris, of the Deco Café, downtown Inverness, addressed Council and directed a question to Councilwoman Bega, referencing a prior newspaper article where she stated that she thought it was important to listen to legitimate concerns and opinions of the merchants, and that we had heard from one business that asked us to move the car show away from our city parking lot. Mr. Morris questioned who wanted to move the car show from the IGC? Councilwoman Bega didn't recall, but it was brought up at a meeting sometime last year. She noted that no direct action was taken per that one person's request. Mr. Morris questioned if she would be upset if someone blocked her parking to her business. Councilman Hinkle requested that he direct this to all council and not one individual.

Mr. Morris advised that he spoke to president of the Car show and asked why they moved the car show from the IGC to the downtown, and they had no problem with it being at the IGC. He advised it was not their decision and the city told them where to move. Mr.

Morris stated that there are a total of 117 parking spaces, not including the strip mall. If we can't resolve this manner it's going legal.

City Manager DiGiovanni stated that on behalf of the council and the city we had staff meet at Mr. Morris' business for his convenience, and mentioned that maintain open communication with all the businesses in downtown. We have distributed correspondence to business' seeking their input and have had overwhelming support in the communal effort downtown, as well as the marketing and efforts going on city wide. This community understands greatly that it's a position of getting along. What Mr. Morris purchased was a business with no parking and relies on public parking. He noted a recent downtown business who moved from the immediate downtown, to another location, and now has to pay for and manage the parking situation for his business. Merchants have asked us to market and put on events and bring people into the downtown. We don't do events just for the downtown merchants, but for the totality of Inverness. We manage the community for the greater good and we are sorry that you do not support that.

Mr. Morris stated that we have people right now signing petitions to present to the board and guarantees that this is going to court.

Mayor Plaisted asked Mr. Morris how many parking spaces were allocated to his business. Mr. Morris stated that they have 5 spaces, and are public spaces, and we have no parking spaces. Mayor Plaisted noted that his point was that no spaces are particularly his.

Mr. Morris repeatedly asked why we were blocking them off, and spoke of the how much money his business loses every Friday night.

Council President Hinkle asked that Morris step away from the podium and we have noted his comments.

Mr. Morris stated that everyone of them on the dais were going to be subpoenaed.

Susan Shipp, a local business owner and a member of this year's Leadership Citrus. Each year Leadership Citrus takes on a project that shows what our class accomplished that year. She asked if there were any projects in Inverness. Our class will be downtown this week and thought that if there was anything pending, they will decide within the next month what their project will be. They wish to leave a mark on the community. She also noted that contrary to what the previous gentlemen stated, that her business in the immediate downtown has benefited from the street being closed for events, as event attendees see her sign and know that she is there.

MAYOR'S LOCAL ACHIEVEMENT AWARDS

None

CITY ATTORNEY REPORT

None

CONSENT AGENDA

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

- a) Bill Listing*

- Recommendation – Approval
- b) Council Minutes – January 6th, 2015*
- Recommendation – Approval

CITY MANAGER’S REPORT

10)a) City Property Lease Renewal –Pleasant Grove Road was addressed by City Manager DiGiovanni, who advised that this property is located at the 581 Water Plant and ground storage tank, and bordered by Pleasant Grove Elementary School. The city has leased undeveloped property on 581 to Charles Dean for many years, to use primarily for grazing cattle. He noted how the lessee (tenant) is to maintain fencing and generally work the property which removes the expense from city government. The city does not have an immediate or foreseeable need for this property and the agreement remains beneficial to both parties.

Councilwoman Hepfer motioned to accept the 2015 Lease Renewal between Charles Dean and City of Inverness for use of available property, and authorize the Council President to execute the documents. Seconded by Councilman Ryan. The motion carried unanimously.

10)b) E-Cigarette Regulations in City Buildings was addressed by City Manager DiGiovanni. Current regulation that govern smoking and the use of tobacco products are found in State Statute. We do not allow the use of tobacco products in the IGC, or allow employees to smoke in city vehicles or while on the clock, however the use of e-cigarettes is currently not prohibited, based on the current State Statute and City ordinance. He stated that the intent is not to argue the health benefits of e-cigarettes. Respectfully, he asked that council consider directing development of an ordinance to govern such use, as customarily done for tobacco product and smoking in general.

Councilman Ryan stated that unfortunately it’s necessary with new technology to have to put something in place to regulate good manners and common sense. He was familiar with regulations on smoking, and smoking in city vehicles could be harmful due to the distraction. He thought we should look into regulation.

Councilman McBride recommended coming back with Ordinance language regulating e-cigarettes consistent with use of tobacco products.

Councilwoman Bega questioned if this is worth staff trouble to organize an ordinance until more research is done. Questioned if it is harmful to surrounding people.

City Manager DiGiovanni stated that on a cautionary note, even if you direct the generation of ordinance language, we would still have to bring it back to council for comment on the first and second reading of the ordinance, and go through the process, which would allow for time for research.

Councilman Hinkle agreed that we need to look into this with more research and go forward with the development of the ordinance.

Councilman McBride motioned to direct that the City Manager and City Attorney return with an Ordinance for consideration that would regulate the use of e-cigarettes consistent with regulation of tobacco products and smoking during work, in public building and when using City vehicles and/or equipment . Seconded by Councilman Ryan. The motion carried unanimously.

10)c)HCA Trauma Center Need – Resolution was addressed noting that HCA is moving forward with development planning for construction of a trauma center at the hospital. Had meeting and discussed passing a Resolution of support of the Trauma Center at the Citrus Memorial/HCA Hospital.

Councilman McBride spoke to a certificate of need HCA will need to obtain.

City Attorney Haag spoke to the need for the Emergency Facility to be improved due to long wait times.

Councilwoman Hepfer spoke of HCA bringing in specialists for the trauma center and it is a win/win situation and is in favor of passing Resolution.

Councilwoman Hepfer motioned to have the Clerk read Resolution 2015-3 by title only. Seconded by Councilwoman Bega. The motion carried.

RESOLUTION 2015-03

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF INVERNESS, TO SUPPORT DEVELOPMENT OF A LEVEL II TRAUMA CENTER AND HELIPAD IN INVERNESS

Councilman McBride motioned to adopt Resolution 2015-3, by roll call vote. Seconded by Councilman Ryan. Roll call vote was as follows: Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.

10)d) Vacation Rentals Legislation was addressed by City Manager DiGiovanni regarding pending legislation at the state level. He stated that Inverness does not necessarily have this type of issue. He spoke of the west side of Citrus County during certain seasons regarding rentals and that it can sometimes be disruptive to surrounding residents. However Council may wish to formulate an opinion of support to other communities. There is a communal nature to property and the effect to others. Vacation rentals can be problematic in some situations.

Councilman McBride spoke of clarifying between snowbird rentals from vacation rentals.

10)e) Veterans War Memorial Project Update was provided by City Manager with information regarding the monuments at Historic Courthouse and are being relocated. The latest relocation venue will be across from the Valerie Theatre and will not interfere with downtown events and events at the Historic Courthouse. This will create a very simple yet elegant environment for the monuments. This was one of the points in the 9-point agreement and we will be making this happen.

10)f) Valerie Project Update and monthly report on the Valerie Theatre was addressed by City Manager DiGiovanni regarding its progress of the theatre itself, the plaza area, and the beginning of the marquee structure. Spoke of the aerial photographs and how the construction company uses drones to achieve that view. This is not a typical project as we are taking a building that was designed and built in the 1920s, and converting this building for betterment of the community in general and be highly dynamic to the downtown, the City of Inverness, and to this entire area. Entertainment value will pull

people into the city. Looking forward to an early June date to open the Theatre and still looking into the property next to the theatre & getting appraisals. We are still on budget. Council President Hinkle questioned if the building will spearhead a multi-venue event with City Manager stating we are doing research of theatres in other communities that are accessible to the private sector, as well. Work on policies, fees, etc. is still needed, but this will begin to improve the economic welfare of the downtown.

City Manager DiGiovanni additionally reported on the following:

- Impact Fees discussed at the last Council meeting has become controversial with correspondence from county staff to rescind the Impact Fee Ordinance. The City took action and passed a resolution to suspend the ordinance, with an annual review.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted spoke to the impact fees and how it doesn't seem to matter much on a home, but the issue would be in a large scale development. Martin Luther King Day walk and ceremony was a nice event. Rowe vs. Wade service will be Thursday at noon at the Historic Courthouse. His daughter, Camie, was inducted into the Rotary International this past week. He spoke of auto tags wording the right to life and how the monies are used to provide information to those in need.

Councilman McBride spoke of attending the Legislative Delegation meeting with the Mayor. 41 North issue is a big deal and was brought up by many with Senator Dean taking note. Also spoke of volunteer firefighters, Whispering Pines Park, etc. Today's MPO meeting in Lecanto announced all MPO meetings this year will be in Citrus County, and he was elected as Chairman. Dennis Dix will be hired as the MPO director.

Councilwoman Bega congratulated Councilman McBride with regard to being elected as MPO chair. She spoke of decisions made by Council are made for the greater good of everyone. It is important for Council to listen to concerns, but we cannot please everyone. She spoke of 3 grand opening ribbon cuttings this past week.

Councilwoman Hepfer agreed with Councilwoman Bega regarding decisions being made for the greater good. She has spoken to many downtown and no one seemed to share Mr. Morris's feelings, and really was quite the opposite. Sorry she missed the MLK walk, and is pleased to be part of this board.

Councilman Ryan stated he attended all of the ribbon cuttings and it's good to see businesses expanding. He spoke to the Friday Night Thunder events and there is a good way and bad way to address something, with a bad way is to attack and threaten. Attended the MLK walk and was very enjoyable. Great place to live.

President Hinkle thanked Ms. Shipp for her comments and how marketing and location makes a difference in succeeding. We do all of this for the betterment of the whole community. HCA is a good addition to community, and spoke of the kids being the future

of the community. He spoke to the Galaxy of the Stars event this coming Thursday evening at Citrus High School to announce those that will represent Citrus County. He spoke of the various events and the future of Inverness.

City Manager DiGiovanni announced a new member of the community being Mike Bates, a new reporter for the Chronicle.

CITIZENS NOT ON AGENDA

George Gouldbourn of Hunting Lodge Dr. spoke to the rhetoric tonight regarding the Valerie Theatre property and Deco Café and how we all need to become better citizens.

Meeting adjourned at 6:56

City Clerk

Council President