

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
June 16, 2015 - 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 AND ROLL CALL**

- 2) PLEASE SILENCE ELECTRONIC DEVICES**

- 3) ACCEPTANCE OF AGENDA**

- 4) PUBLIC HEARINGS**
4 - 10 a) Budget Amendment*
 - Zephyr Street Project
 - Vietnam Event Fireworks Donation - Replenish Reserves
 - IGC Building Exterior

- 5) OPEN PUBLIC MEETING**
The public is invited to express opinion on any item for this meeting or pending action at a future meeting of City Council. (Speaking time limit: Individual - 3 minutes; Group/Organization - 5 minutes)

- 6) PRE-SCHEDULED PUBLIC APPEARANCES**
 - a) John Stewart & Barbara Mills - Vietnam Event

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June 16, 2015 - 5:30 PM**

7) MAYOR'S LOCAL ACHIEVEMENT AWARDS

8) CITY ATTORNEY REPORT

9) CONSENT AGENDA

11 - 12 a) Bill Listing *

Recommendation - Approval

13 - 19 b) Council Minutes - 05/14/15WS; 06/04/15WS*

Recommendation - Approval

20 - 22 c) Planning and Zoning Board Resignation - David Brooks*

Recommendation - Approval

10) CITY MANAGER'S REPORT Correspondence/Reports/Recommendations

23 - 24 a) ICRA Special Counsel - Council Contingency Transfer*

25 - 28 b) ICRA Resolution*

29 c) FDOT Grant Application*

30 - 40 d) Fire Services*

41 - 49 e) Valerie Theatre Cultural Center 501(c)3

50 - 52 f) FLC Voting Delegate - 89th Annual FLC Conference*

53 - 55 g) SWFWMD Office Relocation - Correspondence*

56 - 67 h) Land Swap*

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
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June 16, 2015 - 5:30 PM**

i) Other

11) COUNCIL/MAYOR SUBJECTS

12) NON-SCHEDULED PUBLIC COMMENT

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

13) ADJOURNMENT

a)

DATES TO REMEMBER

Friday Night Thunder

Friday, June 19, 2015 at 5:00pm

Courthouse Square

Patriotic Evening

Friday, July 3, 2015 from 6:00pm - 9:00pm

Liberty and Wallace Brooks Parks

Inverness City Council Regular Meeting

Tuesday, July 7, 2015 at 5:30pm

Inverness Government Center

Agenda Memorandum – *City of Inverness*

DATE: June 12, 2015
ISSUE: Public Hearing and Budget Amendment Resolution
FROM: City Manager
CC: City Clerk and Finance Director
ATTACHED: Memo by Sheri Chiodo
Resolution
Budget Summary Page
Public Advertisement

Pending action is to modify the City Budget to recognize certain revenues that were not anticipated (donations to support Welcome Home Vietnam Veterans and Impact Fees) and to move funds from Inverness Government Center Contingency Funds to an expenditure line in support of exterior maintenance work.

Project and Item Description

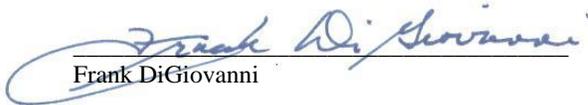
- Unanticipated Revenue: Fireworks: \$4,500
- Unanticipated Expense: IGC Contingencies: \$125,000
- Unanticipated Use of Impact Fees County: Zephyr St Project: \$17,043
- Unanticipated Use of Impact Fees City: Zephyr St Project: \$20,200

The enclosed enabling Resolution supports this action.

Recommended Action –

It is recommended that City Council proceed to replenish contingencies, appropriate funds and reserves, and do so to the current fiscal program to complete the stated projects.

1. Open and Conduct the Public Hearing
 - a. Allow the City Manager to make a statement about the process
 - b. Those for; Those against
2. Close the Public Hearing
3. Discuss the Matter
4. Motion and Vote to read the Resolution by title only
 - a. City Clerk reads the Resolution title
5. Deliberate the matter per wording on Resolution
6. Motion and vote to adopt the Resolution by roll-call


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov

FINANCE DEPARTMENT



212 W. Main Street
Inverness, FL 34450
(352) 726-5016 Phone
(352) 726-5534 Fax

Memorandum

To: Frank DiGiovanni, City Manager

From: Sheri Chiodo, Director of Finance

CC: Debbie Davis, City Clerk

Date: June 8, 2015

Reference: Fiscal Year 2015 Budget Amendments

Several projects and funding needs have been identified for the current fiscal year that were not anticipated during the development of the Fiscal Year 2015 budget. A description of each transfer is detailed below for your reference.

A budget summary ad for publication, notice of public hearing, and resolution, has been provided with this submittal for your reference and council consideration. The total budget amendment amount is **\$146,543** allocated between the General, Capital Projects, and Impact Fee Funds.

A Description of Affected Projects and Related Amounts are as Follows:

GENERAL FUND

Other General Government

Council Contingencies – Replenish Council Contingency Funds for funds previously transferred to the Welcome Home Veterans event firework show in the amount of \$4,500. A donation was received from Operation Welcome Home Veterans Association to cover this expense. \$4,500

Inter-fund Transfers

Transfer to Capital Projects Fund – The Inverness Government Center will need exterior work to the building this fiscal year. \$125,000 is recommended to be appropriated from the Inverness Government Center Sustainability Reserve Fund to cover these expenses. The reserve fund was established when the building was constructed to provide adequate funding

for future maintenance needs. Although we don't anticipate the project coming in this high, a contingency has been built into the appropriation to cover any unforeseen expenses. \$125,000

CAPITAL FUND

General Government

Inverness Government Center – Appropriates the \$125,000 transfer from the General Fund to the Inverness Government Maintenance Project in the Capital Projects Fund for proper recording of project costs. \$125,000

Public Works – Roads and Streets

Zephyr Street Intersection Improvements – Appropriates \$17,043 of County Impact Fee Revenue for the design improvements to critical intersections on Zephyr Street. These funds must be expended by September 30, 2015 to maintain compliance with Statute Statutes. \$17,043.

IMPACT FEE FUND

Zephyr Street Intersection Improvements – Appropriates \$20,200 of City Transportation Impact Fee Reserves for the design improvements to critical intersections on Zephyr Street. These funds must be expended by September 30, 2015 to maintain compliance with Statute Statutes. \$20,200.

RESOLUTION 2015-08

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 GENERAL FUND, CAPITAL PROJECTS FUND, AND IMPACT FEE FUND REVENUES AND EXPENDITURES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Inverness desires to amend the Fiscal Year 2014-2015 budget to recognize unforeseen donation and impact fee revenues and to provide for the use of Impact Fee Fund and Inverness Government Center Sustainability reserves; and

WHEREAS, the City Council desires to appropriate the reserves and revenues for authorized project expenses; and

WHEREAS, the City Council held a public hearing on June 16, 2015; as required by Florida Statute 200.065; and

WHEREAS, Ordinance Number 2013-706, Section 5, authorizes amendments to the final adopted budget by resolution approved by the City Council of the City of Inverness, Florida.

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

Section 1. That revenue accounts in the General Fund shall be amended as follows:

Revenues	Original Budget	Revised Budget	Adjustment
Donations	\$-0-	\$ 4,500	\$4,500

Section 2. That expenditure accounts in the General Fund shall be amended as follows:

Expenditures	Original Budget	Revised Budget	Adjustment
General Government (Council Contingency)	\$2,117,730	\$ 2,122,230	\$ 4,500
Transfer to CIP Fund (General Projects)	\$ 194,500	\$ 319,500	\$ 125,000
Ending Reserves	\$5,344,945	\$ 5,219,945	\$(125,000)

Section 3. That revenue accounts in the Capital Projects Fund shall be amended as follows:

Revenues	Original Budget	Revised Budget	Adjustment
Impact Fees	\$ 563,000	\$ 580,043	\$ 17,043
Transfer from General Fund	\$ 834,000	\$ 959,000	\$ 125,000

Section 4. That expenditure accounts in the Capital Projects Fund shall be amended as follows:

Expenditures	Original Budget	Revised Budget	Adjustment
General Government (IGC Maintenance/Improvements)	\$1,189,575	\$ 1,314,575	\$ 125,000
Transportation (Zephyr Street Improvements)	\$2,131,390	\$ 2,148,433	\$ 17,043

Section 5. That expenditure accounts in the Impact Fee Fund shall be amended as follows:

Expenditures	Original Budget	Revised Budget	Adjustment
Transportation (Zephyr Street Improvements)	\$ -0-	\$ 20,200	\$ 20,200
Ending Reserves	\$ 517,080	\$ 496,880	\$(20,200)

Section 6. That this resolution shall be effective on the 16th day of June, 2015

PASSED AND ADOPTED this __ day of _____, 2015.

CITY OF INVERNESS

By: _____
Jacquie Hepfer
 President of City Council

ATTEST:

Deborah Davis
 City Clerk

2014/2015 FISCAL YEAR
 THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF INVERNESS ARE 8.06% GREATER THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES

ESTIMATED REVENUES	GENERAL FUND	WHISPERING PINES PARK	CAPITAL PROJECTS FUND	WATER & SEWER	CEMETERY	IMPACT FEE FUND	PENSION FUNDS	TOTAL BEFORE COMPONENT UNIT	I.C.R.A. TRUST FUND	TOTAL ALL FUNDS
TAXES:										
AD-VALOREM	2,332,594							2,332,594		2,332,594
AD-VALOREM Delinquent Taxes	58,517							58,517		58,517
SALES AND USE TAXES	300,000							300,000		300,000
FRANCHISE FEES	714,500							714,500		714,500
UTILITY SERVICE TAXES	710,000							710,000		710,000
COMMUNICATIONS SERVICE TAX	313,000							313,000		313,000
LOCAL BUSINESS TAX	58,000							58,000		58,000
LICENSES AND PERMITS	85,600							85,600		85,600
GRANTS/SHARED REVENUE		7,500	2,050,821	600,000				2,658,321	75,000	2,733,321
STATE SHARED REVENUES	684,500							684,500		684,500
CHARGES FOR SERVICES	1,070,675	129,750	4,300	3,377,008				4,581,733		4,581,733
FINES AND FORFEITURES	24,800							24,800		24,800
INTEREST EARNINGS	45,100	800	20,000	34,000	21,500		22,500	143,900	800	144,700
RENTS & ROYALTIES	154,800			250				155,050		155,050
SPECIAL ASSESSMENTS/IMPACT FEES	600		580,043			25,000		605,643		605,643
CONTRIBUTIONS/DONATIONS	4,500	300	-					4,800		4,800
SALE OF FIXED ASSETS	-				14,600			14,600		14,600
PENSION CONTRIBUTIONS	-						1,500	1,500		1,500
MISCELLANEOUS REVENUES	30,400	2,700	20,000	19,000	300			72,400		72,400
DEBT PROCEEDS			1,500,000	-				1,500,000		1,500,000
TOTAL SOURCES	6,587,586	141,050	4,175,164	4,030,258	36,400	25,000	24,000	15,019,458	75,800	15,095,258
TRANSFERS IN	465,000	410,000	959,000	3,538,983	130,658			5,503,641	63,000	5,566,641
FUND BALANCES/RESERVES/NET ASSETS	5,404,192	290,940	5,970,160	7,673,800	753,231	492,080	399,317	20,983,720	70,990	21,054,710
TOTAL REVENUES, TRANSFERS & BALANCES	12,456,778	841,990	11,104,324	15,243,041	920,289	517,080	423,317	41,506,819	209,790	41,716,609
EXPENDITURES										
GENERAL GOVERNMENTAL	2,122,230		1,314,575				17,500	3,454,305		3,454,305
PUBLIC SAFETY	775,000		30,000					805,000		805,000
PHYSICAL ENVIRONMENT	1,190,008		-	3,842,315	146,182			5,178,505		5,178,505
TRANSPORTATION	728,866		2,148,433			20,200		2,897,499		2,897,499
ECONOMIC ENVIRONMENT	242,058		1,660,200					1,902,258	94,995	1,997,253
CULTURE & RECREATION	921,671	691,265	3,766,391					5,379,327	-	5,379,327
DEBT SERVICES	-			848,248				848,248	-	848,248
TOTAL EXPENDITURES	5,979,833	691,265	8,919,599	4,690,563	146,182	20,200	17,500	20,465,142	94,995	20,560,137
TRANSFERS - OUT	1,257,000	75,000	-	3,988,983	134,158			5,455,141	111,500	5,566,641
FUND BALANCES/RESERVES/NET ASSETS	5,219,945	75,725	2,184,725	6,563,495	639,949	496,880	405,817	15,586,536	3,295	15,589,831
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES	12,456,778	841,990	11,104,324	15,243,041	920,289	517,080	423,317	41,506,819	209,790	41,716,609

THE TENTATIVE, ADOPTED, AND/OR FINAL BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE REFERENCED TAXING AUTHORITY AS A PUBLIC RECORD

NOTICE OF BUDGET HEARING

The City Council of the City of Inverness will hold a public hearing on Tuesday, June 16, 2015 at 5:30 p.m. at the Inverness Government Center, 212 W. Main Street, Inverness, FL to consider and finalize a resolution amending the adopted budget for the General, Capital Projects, and Impact Fee Funds for the fiscal year commencing October 1, 2014 and ending September 30, 2015.

06/09/2015 13:43
siddings

|CITY OF INVERNESS
|CASH REQUIREMENTS REPORT

|P 1
|apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 06/30/15
			TOTALS FOR ACE HARDWARE CO OF INV INC		26.11
			TOTALS FOR AUTOZONE		64.53
			TOTALS FOR TIME WARNER CABLE		72.96
			TOTALS FOR FLORIDA PUBLIC UTILITIES COMPANY		129.40
			TOTALS FOR EMBARQ FLORIDA, INC		737.24
			TOTALS FOR WXOF, INC		775.00
			TOTALS FOR CITRUS COUNTY BOARD OF COMMISSIONER		60,590.35
			TOTALS FOR CITRUS COUNTY CHRONICLE		2,840.00
			TOTALS FOR DENNIS JONES		160.00
			TOTALS FOR DUMONT COMPANY INC		306.00
			TOTALS FOR HAAG, HAAG & FRIEDRICH, PA		2,353.00
			TOTALS FOR A.C.M.S., INC		7,655.85
			TOTALS FOR DR FREDERICK J HERZOG		900.00
			TOTALS FOR LOVE CHEVEROLET INC		210.00
			TOTALS FOR MCDIRMIT DAVIS & COMPANY, LLC		3,240.00
			TOTALS FOR JAMES MOSHER		9.96
			TOTALS FOR MT CAUSLEY, INC		6,305.00
			TOTALS FOR NAPA OF INVERNESS		95.87
			TOTALS FOR NATIONWIDE RETIREMENT SOLUTIONS		1,585.56
			TOTALS FOR OFFICE DEPOT INC		53.03
			TOTALS FOR PETTY CASH		483.33
			TOTALS FOR PUBLIC EMPLOYEES UNION		40.38
			TOTALS FOR RICHARD DEBUSK, INC.		11,000.00
			TOTALS FOR KATHERINE ROTH		35.00
			TOTALS FOR SAND/LAND OF FL ENTERPRISE INC		408.00
			TOTALS FOR WILLIAM G. SIMPSON		600.00

06/09/2015 13:43
siddings

|CITY OF INVERNESS
|CASH REQUIREMENTS REPORT

|P 2
|apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 06/30/15
			TOTALS FOR SUMTER ELECTRIC COOPERATIVE INC		911.62
			TOTALS FOR SUNCOAST ELEVATOR INSPECTIONS OF FLORIDA		170.00
			TOTALS FOR THOMAS BROWN		450.00
			TOTALS FOR UB REFUND		2,370.34
			TOTALS FOR UNIFIRST CORPORATION		69.74
			TOTALS FOR USA SERVICES		1,550.00
			TOTALS FOR KAYLA WALKER		40.00
			TOTALS FOR XTREME FUN PARTY RENTALS		200.00
			REPORT TOTALS		106,438.27

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

May 14, 2015
5:30 PM

The City Council of the City of Inverness met on the above date in Workshop Session at 212 W. Main Street with the following members present:

President Hepfer
Vice President Ryan
Councilwoman Bega
Councilman McBride
Councilman Hinkle
Mayor Plaisted

Also present were City Manager DiGiovanni, City Attorney Haag, Asst. City Manager Williams, Community Development Director Malm, Finance Director Chiodo, Event Director Skeele-Hogan and City Clerk Davis.

The meeting was called for by the following Notice to all council, mayor, media, as well as publicly posted.

NOTICE

DATE: April 14th, 2015

PLEASE BE ADVISED, THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, WILL MEET IN A WORKSHOP SESSION ON **THURSDAY, MAY 14TH 2015, @ 5:30PM** AT THE 212 W. MAIN STREET, INVERNESS, FLORIDA FOR THE PURPOSE OF DISCUSSING:

“INVERNESS FIRE SERVICES”

/s/ Jacquie Hepfer
President of City Council

City Manager DiGiovanni addressed City Council and referred to this Workshop as being about **“Findings of Fact II”**, with respect to Fire Services as they pertain to the City of Inverness. He reviewed what was addressed at the April 28th, 2015 Fire Services Workshop and referenced the 1974 Voter Initiated Tax, and the differences and comparison of the 1974 Tax, MSTU and MSBU, City Owned Fire Services Building, and potential City Funding Options.

He spoke to the outline of what would be discussed this evening, such as funding options, the city owned building, and how things may work. He spoke briefly on a meeting held this week with County Administrator Oliver and Fire Chief Goodworth, which they discussed the 1974 Tax Options, and the County MSTU.

Attorney Haag addressed Council providing History of the Inverness Fire Department Building on N. Apopka, and the 50 Year Lease the City has with the Fire Department.

He noted that a portion of the money, taxes collected for Fire Trucks and Equipment through the years, should come to the City.

City Manager DiGiovanni stated that tonight we go further, and our goal is to provide sufficient information to give Elected Officials a solid foundation to provide the direction of the City for 10-20 years

Joe M. Campfield, Dunnellon Fire Chief addressed Council and spoke the to the outline below:

- Departmental Structure of a Paid and Volunteer Program
- Personnel Equipment
- Personnel Training
- Volunteer Program
- # of Paid
- Trucks and Related Vehicles
- Service Level Performance Considerations

- Integration of Personnel – General, Utility and Public Safety

Funding Mechanisms

Lawson, Mark G Lawson,PA addressed Council and spoke of his experience with fire assessment, and his relationship with Nabors & Giblin & Nickerson, P.A., and addressed the following:

- **Funding Options**
 - 1974 Tax
 - City Options
 - (Reference Handout)

Fire Special Assessment

Fines and Citations

Fees

Private Foundations

Public/Private Partnerships

Water Utility Tax

Plan Review and Permitting

Hazardous Materials Fees

U.S. Department of Homeland Security,

Federal Emergency Management

Agency

Purchasing Cooperatives

Impact Development Fees

Traditional Loans

Leasing

State & Federal Surplus Property

Emergency Management Performance

Grants (EMPG)

Volunteer Fire Assistance Grants -

Florida Department of Agriculture and

Consumer Services

- City Special Assessment Program
- General Fund Property Tax Millage Levy
- Leverage Existing Public Service Dollars
 - Police to Fire (Balance Program)

- Eliminate CIP Project development to cease spending and divert funds
- Roll-Back Valerie Theatre Outlay to direct funds to Public Safety

City Manager DiGiovanni stated that City Council has a tough decision, as no matter what you do is will be looked at in many ways. Our job is to get you information to help you make the best decision.

Council President Hepfer questioned if they could get information on the numbers to set up the assessment program and what it would cost to have something similar to what Dunnellon has.

City Manager DiGiovanni informed that he will work with Mr. Lawson and get the information to give council on the variables. Also keep in mind that you may not need to use an assessment program the first year, and option it the second year. This will be on next council agenda, to ask questions to get additional information. (Will agenda on June 2nd for a decision, and if not June 16th.)

Attorney Lawson spoke of an assessment program, where property values from the Property Appraiser office are used, the land value is taken out of it, and the net is the relative improvement value. The land and the value of the property are levied as the assessment, which is very equitable. This can be applied to both residential and businesses.

Attorney Haag noted that with the assessment program there will be a lot of people paying for fire services, that aren't paying anything now.

Eddie Esch, City Manager of Dunnellon addressed Council and advised that they have offered their Fire Chief to Inverness to assist with this issue. He noted that Dunnellon does not currently have an assessment in place, but most recently has been given authorization to proceed with the survey and study that would development the rates, to then move forward, to supplement what they currently have. He also noted that they have offered their Fire Chief to the City of Inverness to help build their Fire Department if they chose to go that way.

Consensus was to proceed with what was presented this evening.

Meeting Adjourned at 7:20pm.

City Clerk

Council President

June 4, 2015
5:30 PM

The City Council of the City of Inverness met on the above date in City-Wide Five-Year Capital Improvement Plan (CIP) Budget Workshop Session at 212 W. Main Street with the following members present:

President Hepfer
Vice President Ryan
Councilwoman Bega
Councilman Hinkle
Councilman McBride
Mayor Plaisted – not present

Also present were City Manager DiGiovanni, Asst. City Manager Williams, IT Director Johnston, Special Events Director Skeeel-Hogan, Aquatics Coordinator Pleacher, and Deputy City Clerk Jackson.

The meeting was called for by the following Notice to all council, mayor, media, as well as publicly posted.

PUBLIC NOTICE

DATE: February 27th, 2015

PLEASE BE ADVISED **BUDGET RELATED WORKSHOPS FOR 2015/16 FY ARE CALLED FOR THE CITY COUNCIL OF THE CITY OF INVERNESS, AT 212 W. MAIN STREET, INVERNESS, FLORIDA, AS FOLLOWS:**

April 9 th	5:30pm	Overview of Projects & Goals
May 7th	5:30pm	City-Wide Five-Year Capital Improvement Plan (CIP)
May 12th	5:30pm	CIP Workshop (if necessary)
June 4th	5:30pm	City-Wide Five-Year Capital Improvement Plan (CIP)
June 11th	5:30pm	CIP Workshop (if necessary)
July 23 rd	5:30pm	City-Wide Budget Workshop
July 28 th	5:30pm	Budget Workshop (if necessary)
Sept. 10 th	5:01pm	Tentative Budget Adoption - 1 st Public Hearing
Sept. 24 th	5:01pm	Final Budget Adoption - Final Public Hearing

/s/ Jacquie Hepfer
President of City Council

City Manager DiGiovanni stated this is the first CIP workshop for the eventual adoption of the five-year CIP, with one year being incorporated into the 2015-16 budget document. Development of this CIP was unusual which caused a delay, due to dealing with the series of deadlines, including June 22 regarding fire services. In this document are allocations, depending on Council wishes, regarding fire services. Note there are projects very consistent with the overall visioning plan of the City that started in 1997, as well as the updated visioning components of City on the Lakes which was unveiled in 2008.

COMPLETED GENERAL FUND PROJECT (September 30, 2015)

He listed each project completed from the standpoint of the Street Program, Fleet and Equipment, Land and Facility Upgrade, Cultural/Recreation/Historical, Information Tech, and Financial System. He spoke to the investment committed to the community from 2013 through 2016, noting the sharrows in the bicycle Master plan are forthcoming. The Cooter Pond boardwalk lighting will be completed during this fiscal year. He mentioned various projects within the City, the new website, and of course, the Valerie Theatre and Plaza. The grand total for the General Fund, Whispering Pines Park, and Utilities is \$31,515,785.

GENERAL / WHISPERING PINES PARK CIP FUNDING

He highlighted various areas of Project Expenditures and where the Revenue Sources are from, totaling \$2,088,121 for the 2016 CIP, noted the expanded CRA funding will be used to improve the area that is taxed.

CAPITAL IMPROVEMENT PROGRAM – 2016 PROPOSED FUNDING SOURCES (utility projects excluded)

Presented a pie chart illustrating revenues and sources. Cash Carry Forward 11.31%, Grants 16.50%, Capital Interest 0.48%, Impact Fees 6.10%, General Fund 42.05%, ICRA 3.11%, Expanded CRA 5.27%, Equipment Reserves 12.31%, and IGC Reserves 0.09% - totaling \$2,088,121.

CAPITAL IMPROVEMENT PROGRAM – 2016 PROPOSED EXPENDITURES BY DEPARTMENT (utility projects excluded)

Presented a pie chart illustrating: General Government Service 11.49%, Community Development 20.86%, Public Safety 11.97%, Roads & Streets 30.34%, Satellite Parks 11.60%, Special Events 1.17%, Whispering Pines Park 12.56% - totaling \$2,088,121. He emphasized a strong commitment to WPP, Roads and Streets, and Community Development, as well as Public Safety.

GENERAL FUND 2016 PROJECT BUDGETS

He addressed projects categorized into the areas of Master Plans/Studies; Equipment; Downtown Improvements; Information Technology; Street Improvements; Culture, Recreation and Satellite Parks; & Facility Improvements. He highlighted various items including the Fire Services, lighting in downtown trees, portable event lighting that will double for emergencies, etc. Street improvements will include trail flashers which create a positive effect to control speed in that area. He introduced the concept for a campground at Whispering Pines Park, and that changes must be made to increase revenues.

General Fund Project totals by divisions were displayed as: Master Plans/Studies (\$150,000), Equipment (\$513,000), Downtown Improvements (\$155,500), Information Technology (\$35,000), Street Improvements (\$687,100), Culture, Recreation & Satellite Parks (\$422,521) and Facility Improvements (\$125,000).

CAPITAL IMPROVEMENT RESERVES

There is a planned reduction in reserves of \$1,001,416 with regards to the following:

- CDBG Phase IV - \$240,000 (2016-17)
- Kayak Launch - \$50,000 (2016)
- Share the Road ID - \$10,000 (2016)

Tompkins Street Inlets - \$20,000 (2016)
Storm Water Planning - \$10,000 (2016)
Pine Street Streetscape - \$375,000 (2017-19)
WPP CIP Projects - \$256,416 (2016-18)
Way-Find Signs - \$40,000 (2017)

City Manager DiGiovanni then listed several projects and improvements that would not be done at this time. These things will not be forgotten and we will need to allocate and manage ourselves to be knowledgeable to the fact that if we had additional resources we could make more improvements.

COMPLETED UTILITY FUND PROJECTS (September 30, 2015)

Utility Fund projects were reviewed by the categories of Equipment and Plant Facilities. He spoke of the improvements to the citrus booster plant and the 581 ground storage tank as they pertain to the possible water system. Arc Flash Study regarding the sewer plant and lift stations. The anticipated funding sources for 2016 are \$1,651,748.

UTILITY CIP 2016 FUNDING (Revenue Sources)

A pie chart represented Equipment Reserves (use) \$35,000 (2%); W/S Revenue Transfer – Projects \$483,000 (36%), W/S Revenue Transfer – Debt \$361,748 (22%), Grants \$600,000 (36%), totaling \$1,651,748.

UTILITY CIP 2016 EXPENDITURES

Water Plants \$315,000 (19.07%); Wastewater Plants \$300,000 (18.16%); Water/Sewer Lines \$175,000 (10.59%); Debt \$861,748 (52.17%); totaling \$1,651,748.

Utility Division Projects totals by were displayed as: Plant Improvements (\$315,000), Lift Stations (\$95,000), Wastewater (\$913,248), and Water/Sewer Line System (\$328,500).

DEBT

State Revolving Fund Loan:

Debt payment - \$708,248
Grant portion of debt - \$500,000/annually
City portion of debt - \$208,248/annually

Master Lease Purchase Agreement – Automated Metering
Debt payment - \$153,500

City Manager spoke to projects that would not be done at this time to include a water line and sewer line survey, WRF emergency action plan, a landscape bushman, and mobile generator.

City Manager DiGiovanni highlighted projects that have or will impact the City as:

- Valerie Theatre, 2015
- Cooter Pond Lighting, 2015
- Godowski Property Development, 2016-2020
- Zephyr Street, 2015-2016
- Forest Drive Improvements, 2016-2017
- Highland Blvd, 2016-2017
- Fire Services, 2016
- CDBG Phase IV, 2017 (involving MLK & Dampier)

- Pine Street Streetscape, 2017-2019 (connector to Trail)
- Campground - WPP, 2016-2018

In closing thoughts, City Manager stated this is all about purpose, vision, investment, being proactive, community pride, what is our culture, the dynamics of Inverness, the quality of life, and the responsibilities to set in position the city for the future. Questions are does the CIP strengthen the city? Are we planning to invest and boost the economy? Is the CIP affordable and attainable? Does this CIP do what our motto claims and are we leaving Inverness better than we found it? This CIP is a clear determination of what we will do to keep the City positive, cultured correctly, and moving forward economically. Stay within the means and keep the CIP healthy, get the projects done, keep the town moving forward, and leave it better than we found it.

Council Comments:

Council President Hepfer questioned if the campground was going to be a full facility. City Manager stated it would include electric and a dump station. Plans are not in place, this is setting funding. She spoke to the parks fee-based programs with City Manager noting a \$400,000 gap and that costs needs to be cut and revenues increased.

Council Vice President Ryan spoke to the campground and pool facility with City Manager stating renovations would happen at the existing pool facility.

Councilman McBride stated this is a healthy, robust, dynamic CIP. Questioned Whispering Pines Park funding and City Manager stated we need a long term commitment and the City is not relying on County funding. Councilman also questioned campground location, the Godowski property, and boat launch. City Manager stated the property can support the City on the Lakes concept, and the boat launch will be located in Liberty Park or Wallace Brooks Park.

Councilman Hinkle questioned the road structure for campground in Whispering Pines Park. City Manager spoke of a new entrance off Highway 44 across from Withlacoochee Technical College. Councilman spoke of the 4 acres located across from the 44 boat ramp and of the Espedeco property.

Councilwoman Bega questioned if the Valerie Theatre will be available to be leased/rented by private parties. City Manager DiGiovanni spoke of the developing 501c (3) and new theater director. He stated the theater should not have food or beverages within it.

City Manager DiGiovanni stated that this comes down to knowing your own community and being reasonable with what you provide and everyone in it. We want to build a cultural awareness. Staff will take the comments from this presentation and continue to move forward.

Meeting Adjourned at 7:04pm.

City Clerk

Council President

Agenda Memorandum – *City of Inverness*

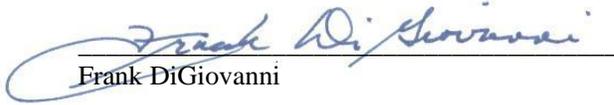
DATE: June 12, 2015
ISSUE: David Brooks Resignation – Planning & Zoning Board
FROM: City Manager
CC: City Clerk and Dale Malm
ATTACHED: Resignation Letter (Email)
Memo by Dale Malm

It is with regret that we received a resignation letter from Dave Brooks, who served on the City Planning and Zoning Board since 1998 – 17 years.

Recommended Action –

Motion, second and vote to accept the resignation of Dave Brooks from the Planning and Zoning Board.

A letter of thanks will be sent on your behalf.


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov

Debra Schramm

From: David Brooks <brooksd2@gmail.com>
Sent: Wednesday, June 03, 2015 3:51 PM
To: Debra Schramm
Subject: Resignation

Please accept this as a notice of my resignation to the Zoning Board.

Thank You,
David Brooks

AGENDA MEMORANDUM

To: Frank DiGiovanni, City Manager
From: Dale Malm
Copy: Debbie Davis
Date: June 4, 2015
Re: City Board Resignation Mr. David Brooks from Planning and Zoning Board

Mr. David Brooks submitted his resignation as a member of the Planning and Zoning Board. Mr. Brooks was appointed to the Planning and Zoning Board in March 1998, and his service to the City in serving on this board is greatly appreciated during his 7 year tenure.

It is with regret that his resignation from the board be accepted.

Agenda Memorandum – *City of Inverness*

June 12, 2015

TO: Elected Officials
FROM: City Manager (Prepared by Eric Williams)
SUBJECT: Council Contingencies Transfer - ICRA Special Counsel
CC: City Clerk & Finance Director
Enclosed: Budget Transfer Form

As Council is aware, the excessively drawn out procedure by County Government in the expansion and extension of the CRA has not been without added cost. With action taken at the special meeting this past Thursday to finalize CRA expansion policy, we also will have the need for legal costs in the near future given the nature and course of events leading up to this point.

At this time, a transfer from Council Contingencies to the Community Development Department – Special Attorney Fees line item in the amount of \$45,000 is needed. The addition of these funds to complete the process will realize the cost for CRA Special Attorney Fees to reach some \$96,155 for this fiscal year. ICRA has funded \$25,000 of these fees, the General Fund has subsidized \$26,155 by reducing accounting/audit and professional services in the Other General Government functional area.

The situation is unnecessary and unfortunate, but is a material cost to plan for the future with the perpetual goal of “Leaving Inverness Better Than We Found It”.

Recommended Action –

It is recommended that Council motion, second to approve the transfer of \$45,000 from Council Contingencies to CRA Special Legal Counsel.

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


Frank DiGiovanni

CITY OF INVERNESS

Budget Transfer Appropriation

FISCAL YEAR : 2015

Finance Reference #: 2015-09

Item #	Account Number	Account Description	Original Budget	Previous Transfers	Additional Amount Requested	New Budget Amount	Budget Reduction Requested	New Budget Amount
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1	01155150-533111	Special Attorney Fees	0	26,155	45,000	71,155		
	01191902-599990	Council Contingencies	200,000	(50,500)			(45,000)	104,500

REASON FOR TRANSFER: Appropriate funding for CRA Legal Fees

2			0	0	0	0		
				0				

REASON FOR TRANSFER: _____

3			0	0	0	0		
			0	0			0	0

REASON FOR TRANSFER: _____

REQUESTED BY:	APPROVED BY:	APPROVED BY:	
_____	_____	_____	6/11/2015
(Department Director)	(Finance Director)	(City Manager)	(Date)

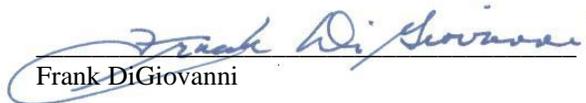
Agenda Memorandum – *City of Inverness*

DATE: June 12, 2015
ISSUE: Re-Affirmation of CRA Expanded Area
FROM: City Manager
CC: City Clerk, ICRA Board, Dale Malm
ATTACHED: Resolution 2015-05

The enclosed Resolution was previously ratified by City Council; however, due to the duration of time and by exercising an abundance of caution, it is recommended that City Council move to reaffirm (readopt) the Resolution at this time.

Recommended Action –

1. Motion, second and vote to read the Resolution by title
 - a. Clerk reads Resolution title
2. Discuss the matter is necessary
3. Motion and second to adopt (reaffirm) the Resolution by roll-call.


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov

RESOLUTION NO. 2015-05

A RESOLUTION OF THE CITY OF INVERNESS RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHTED AREA CONDITIONS WITHIN THE CITY OF INVERNESS, FLORIDA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING A NEED FOR EXPANDING THE EXISTING COMMUNITY REDEVELOPMENT AREA PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS AND DEFINITIONS. The City Council hereby determines and declares:

(A) By Resolution No. 2014-18 adopted by the City Council of the City of Inverness ("City Council") on April 15, 2014, the City Council adopted certain Findings of Necessity providing expanded community development area, within the City of Inverness (the "City").

(B) A study has been done, supported by data and analysis, of the conditions in that part of the City, known and referred to as the Redevelopment Area described in Exhibit "A" hereof (such area being referred to herein as the "Area" or the "Redevelopment Area") and this is one and the same as the area described in Resolution No. 2014-18 (the "Study").

(C) The results of the Study have been presented to the City Council for its consideration, are included in the public records, and are contained within the Findings of Necessity Report for the Redevelopment Study Area, a copy of which is attached hereto as Exhibit "B" ("Findings of Necessity"); and the City Council has also considered Resolution No. CRA 2015-1 adopted by the Inverness Community Redevelopment Agency on February 19, 2015.

(D) The City, the Area and the conditions therein are well known to the City Council and have not appreciably changed for the purposes of this Resolution during the recent past after adoption of Resolution No. 2014-18.

(E) After having considered the information, data, analysis, determinations in the Study and Findings of Necessity, individual knowledge of the members of the City Council, the facts and evidence of conditions in the area and such other evidence of the conditions in the Area as have been presented to it, the City Council of the City has determined that conditions in the Area continue to and presently meet the requisite criteria and definitions which evidence the existence of blighted area conditions as described in Part III, Chapter 163, Florida Statutes (2014) ("the "Act").

(F) The City Council previously provided actual written notice to the Citrus County Board of County Commissioners, has provided extraordinary notice to all taxing authorities as required by the Act, and has provided published notice as required by the Act, as is evidenced by composite Exhibit "C".

(G) The City Council has ascertained and determined, based upon the evidence presented and collective experience and knowledge of the community, that inclusion in the applicable community redevelopment plan of specific provisions for development of low and moderate income housing, including housing for the elderly, will not materially further redevelopment within the modified Redevelopment Area.

SECTION 2. FINDINGS OF BLIGHTED AREA CONDITIONS. Based upon information, evidence, data, analysis and facts presented to the City Council and individual knowledge of its members to the extent permitted by law, the City Council does hereby find:

(A) Conditions are present in the Area of the City which are detrimental to the sound growth of the City and which substantially impair or arrest the growth within the Area and adjacent territory, and present conditions and uses in the Area are detrimental to the public safety, morals and public welfare.

(B) There are a substantial number of deteriorated or deteriorating structures in the Area, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property.

(C) There is a predominance of defective or inadequate street layout, roadways, and public transportation facilities within the Area.

(D) Aggregate assessed values of real property in the Area for and valorem tax purposes have failed to show any appreciable increase over the five (5) years prior to this date and the date of the Study.

(E) There exist unsanitary and unsafe conditions with the Area.

(F) There is deterioration of site and other improvements with the Area.

SECTION 3. FINDING OF NECESSITY. The City Council does hereby ratify, make and confirm a legislative finding that the conditions in the Area meet the criteria described in Section 2 hereof and in Section 163.340(8), Florida Statutes (2014) and the following:

(A) One or more blighted areas and blighted area conditions exist in the City which comprise the Redevelopment Area; and

(B) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, later, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

Resolution Expanding Community Redevelopment Area

SECTION 4. COMMUNITY REDEVELOPMENT AREA. Based upon facts presented and contained in the public record, the City Council does hereby find the Area contains conditions of blight as defined in Section 163.340, Florida Statutes (2014), and that such Area is appropriate as, and is hereby additionally ratified, designated, confirmed and established as, a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2014).

SECTION 5. EFFECTIVE DATE. This Resolution shall be liberally construed as additional, confirmatory, alternative and supplemental, if necessary, and shall take effect immediately and remedially, as the context requires, upon its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Inverness, Florida, at or after a public hearing on the matter, at its duly noticed meeting on this 17th day of March 2015.

CITY OF INVERNESS

By: Ken Hinkle
Ken Hinkle, Council President

ATTEST:

Deborah Davis
Deborah Davis, City Clerk

THIS RESOLUTION WAS RATIFIED AND CONFIRMED BY THE INVERNESS CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AT OR AFTER THE PUBLIC HEARING ON THE MATTER AS CONTINUED AND EXTENDED AT ITS DULY NOTICED MEETING ON THIS 11TH DAY OF JUNE, 2015

Agenda Memorandum – *City of Inverness*

June 12, 2015

TO: Elected Officials
FROM: City Manager (Prepared by Eric Williams)
SUBJECT: FDOT Highway Safety Improvement Program Grant
CC: City Clerk and Finance Director

We are pursuing grant funds through the FDOT Highway Safety Improvement Program. The goal of the program is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned public roads.

Under the Highway Improvement Safety Program, the Florida Department of Transportation (FDOT) District 7 Safety Office is committed to allocate federal safety funds to the local agency safety projects that are focused on reducing severe injury (fatal and incapacitating injury) crashes. Funding is to local governments through a competitive project-based application process. The Annual District 7 Safety Summit provides local agencies in Tampa Bay District with resources to develop projects and apply for federal safety funding through a formal process that identifies and brings the greatest benefit to the public.

We have submitted the following seven projects for consideration:

1. South Apopka Vehicular Safety Improvements
2. Forest Drive Pedestrian & Vehicular Safety Improvements
3. MLK Street & Pedestrian Safety Enhancement
4. Vine St. Sidewalk replacement
5. Solar Crosswalk – Mossy Oak & Trail and Vine & Apopka
6. Portable Reader Units – 2
7. Sign Post Reflectors - 500

The required City participation for approval equates to a commitment of in kind service being installation of equipment and fixtures. Should the city be successful, these grant supported projects will be part of the Fiscal Year 2015-16 CIP budget.

Recommended Action –

Motion, second and vote to authorize that we continue with the application process to secure grant funds from DOT to improve local roadway safety.

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


Frank DiGiovanni

Agenda Memorandum – *City of Inverness*

June 12, 2015

TO: Elected Officials
FROM: City Manager (W/Collaboration of Eric Williams & Sheri Chiodo)
SUBJECT: 1974 Special Fire Taxing District / General Fund - Public Safety / Fire Services Cost and Options / Budget & Revenues
CC: City Clerk and Finance Director
ATTACHED: Letter by Randy Oliver, County Administrator

What is the total Tax Levy by County in the City?

The City of Inverness in whole contributes total tax revenues, ad valorem property tax, absent 1974 Fire Tax District, to the County General Fund of some \$2,451,055. Using the County's allocation of 5.15% (being the city's population ratio to the total county population) for general fund expenditure of county services as the city's contribution, the cost to fund Public Safety is \$1,819,173. Approximately \$1,338,843 of the total goes to fund operational constitutional duties of the Sheriff's Office. The aforementioned dollar amounts do not include funds generated by the 1974 Fire Tax District or contractual Law Enforcement Service Agreement.

What is the amount of tax receipts to fund Public Safety Services in Inverness?

The culmination of all funds collected in the City and directed to the Sheriff's Office by the County under the auspice of Public Safety are as follows:

- \$1,338,843 Sheriff's Constitutional Operations (CCSO)
- \$480,330 Administrative Services Public Safety (portion to CCSO)
- \$243,118 generated by the City portion of the 1974 Fire Tax District (CCSO)
- \$747,620 by the contractual Law Enforcement Service Agreement (CCSO)
- \$15,708 for School Crossing Guards (CCSO)
 - Total \$2,825,619 (MOL)

Moving Forward with City Fire Services

Note the enclosed letter by the County Administrator. Let's assume that City Council moved that we proceed to create a City Fire Department, what would the cost be by the Office of Property Appraiser and Tax Collector for the City to receive 1974 Fire Service Tax Payments:

- At the last meeting of City Council it was stated collection costs to receive the 1974 Tax would be roughly \$50,000 in charges by the Tax Collector and Property Appraiser.
- Per conversation with representatives from both Constitutional Offices we were not able to confirm a charge of \$50,000, and found the cost to be more in line of \$10,000 total. However, it must be noted that said "charges" are based on total

tax collections, which means the amount (charge) will increase incrementally and moderately with rising amounts.

- The current levy of the adopted 1974 Fire Tax District is 0.6926 mills. Based on the preliminary estimates by the Office of Property Appraiser, the amount collected would be some \$302,000.
 - In abundance of caution we are providing calculated amounts based on valuations and different millage levy rates:
 - 0.5 mills would yield \$218,000
 - 0.6 mills would yield \$262,000
 - 0.7 mills would yield \$306,000

The Cost of a Fire Department

The analysis by Dunnellon Fire Chief Joe Campfield yielded a blueprint to follow. The projected first year budget is supported by Chief Campfield in the area of procurement, personnel hiring and training, volunteer program, and general administrative support.

Start-Up Budget considerations would be as follows:

- \$385,000 (Operations)
- \$250,000 (Capital)
- \$ 10,000 (Dispatch/Radios)
 - Sub Total: \$645,000
 - Less Tri-City: \$75,000
 - Total 1st Year: \$570,000

Year 2 and beyond continuation budget operational costs are projected to level at:

- Operations: \$400,000
- Capital: \$50,000
 - Total: \$450,000

Dispatch and Emergency Call Handling & Radio System

We discussed the cost and arrangements experienced by the City of Crystal River and found they have an agreement with the Sheriff's Office for these services at an annual amount of approximately \$6,000. Based on size and activity, the charge to Inverness would likely be between \$7500 and \$10,000.

Funding & Budget

The City Capital Improvement Plan includes \$250,000 for start-up equipment, vehicle costs, equipment/PPE, and building support.

Operational Budget amounts would be built into the City General Fund Appropriation at \$310,000 for the first year given \$75,000 in cooperative savings with Dunnellon.

Funding support would mostly be generated by tax receipts (revenue collected) from the 1974 Voter Initiated Fire Services Tax in the amount of \$306,000. The difference between this and additional costs means the City would make a \$4,000 difference.

In comparison, the presented budget originally made was just shy of \$600,000.00

Public Comments

Attached is a timeline summary that consolidates the dates and comments by members of the Inverness Community (business interests and residential) and by some who are not residents or business owners of the City. Please review the information prior to continuing with this memorandum.

Summation

Substantial information has been presented, questioned, deliberated, probed and analyzed from legal, cost based, social and practicable perspectives. Fire Services is an evolving enterprise, because as the need to respond to actual fires declines, a shift to respond for “other” reasons is defining call (response) numbers. There are many variables to consider of what may be deemed the best direction to take. While no decision is perfect or will receive universal appeal, the best course lies long-term, and must factor how the City is envisioned to be ten to twenty years from now. That’s not to say cost should be dismissed. Inverness is a compact urban environment where services are provided in a much more cost effective manner when compared to situations of sprawl. We have an advantage of convenience and expectation of better response times that must be achieved.

Recommended Action

Discuss the issue and if a consensus begins to emerge, City Council may find it desirable to motion, second and vote to (options):

- Authorize the Office of City Manager to take any and all action to create a blended paid and volunteer Fire Services Department of the City with assistance and support by the City of Dunnellon;
- Direct that we meet with County Staff to engage the MSBU program to be levied on residential and business property as prescribed by County Ordinance;
- Direct that we meet with County Staff to develop a Fire Services Agreement, based on the Sheriff’s Office managing the program at a cost consistent with the rest of Citrus County.

We await your collective determination and assure that every effort will be made to make your determination successful.

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


Frank DiGiovanni



**OFFICE OF THE COUNTY ADMINISTRATOR
Citrus County Board of County Commissioners
Executive Offices**

**3600 W. Sovereign Path, Lecanto, FL 34461
Phone: (352) 341-6560 Fax: (352) 341-6539**

"We will be a user-friendly and common sense organization dedicated to responsive citizen services."

June 12, 2015

L 15-031

City of Inverness
Attention: Frank DiGiovanni
212 W Main Street
Inverness, FL 34450

Dear Mr. DiGiovanni: *Frank*

This letter is in response to your correspondence of June 10, 2015. I will address the issues in the order presented in your letter.

Land Conveyance to the City – Since this is a legal matter, I will ask the County Attorney to discuss this matter with Mr. Haag.

City Fire Services and Discussion – One of the options provided at the City Council meeting of June 2, 2015 was the City of Inverness would enter into an Interlocal Agreement with the County for the City to provide Fire Services to the citizens of the City of Inverness. The County would remit to the City the MSTU tax that the county collects within the confines of the City limits to the City of Inverness. The City would contract for or perform their own fire services. The revenues collected would be reduced by any fees that are assessed by the Tax Collector and Property Appraiser for the collection of these funds as well as any reductions caused by the City's CRA. The Interlocal would provide for appropriate indemnification and insurance. The City would enter into a separate agreement or agreements with the Sheriff for dispatching services and mutual aid if desired.

Fire Department Building Lease – I would envision this will be negotiated as part of the Interlocal discussed above.

We appreciate the opportunity to work with you and the City of Inverness and know that the Mayor and Council will make the decision regarding the provision of Fire Services that is in the best interest of the citizens they serve.

If you have any questions please feel free to contact me.

Sincerely,

Charles R. Oliver
County Administrator

Cc: Board of County Commissioners
Denise Dymond Lyn, County Attorney



City of Inverness

Administration Office

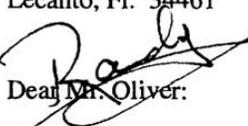
212 W. Main Street
Inverness, Florida 34450-4149
Administration@Inverness-FL.gov

(352) 726-2611

Fax (352) 726-0607

June 10, 2015

Randy Oliver, County Administrator
Citrus County Board of County Commissioners
3600 W. Sovereign Path
Lecanto, Fl. 34461


Dear Mr. Oliver:

This is sent to maintain communication and continue our conversation of Friday, June 5, 2015, and keep you informed of potential action.

Land Conveyance to City:

Per City Legal Counsel, as custodial records the conveyed documents do not necessarily warrant escrow. The documents have been executed and certified by the County Clerk, which likely means the City has been conveyed property without a clear consent and understanding by the parties of any conditions or expectations. If the County took action based on an implied understanding that would require a like transaction by the City, please respond accordingly to let us know. The matter will be brought before the Inverness City Council in June for discussion of whether to accept the property or take other action.

City Fire Services & Discussion:

1974 Voter Initiated Fire Services Tax

On June 5, 2015, we discussed the possibility of City Council moving to create a separate Fire Department. We found agreement on use of collected tax revenues generated within the City by the 1974 Voter Initiated Tax for Fire Services, directly by the City to operate and deliver a Fire Services Program. We agreed that an Inter-Local Agreement would be structured by the parties to support his initiative.

Fire Department Building Lease:

We discussed the fact the City Building is committed to a lease between the City and the Citrus County Fire Protection Taxing District, and that provisions are being made to relocate County Fire Services equipment and personnel to alternate locations should the City move to create a Fire Services Department and require use of the building. Such arrangements would be part of pending discussion outcomes.

We expect that Inverness Council Members will make a final determination on the manner to proceed with the delivery of Fire Services in June and advise you of that action.

I hope you find this beneficial.

Sincerely,



Frank DiGiovanni
City Manager

Xc: Debbie Davis, City Clerk
Eric Williams, Asst. City Manager

Fire Service MSBU Timeline

May 7th, 2013 - City Manager announced County's intention of adopting MSBU. County Commission Voted this date to proceed with the process.

May 21, 2013 – Attorney Haag advised Council of County wishing to impose Special Assessment. He advised that they would need to adopt an Ordinance to be a part of it.

July 16th, 2013 – City Manager advised Council of letters sent by the County to the residents/businesses in thon their intention of imposing an MSBU. Attorney Haag advised that they cannot do this without Council voting on this by Ordinance.

August 6th, 2013 – Councilwoman Bega advised that she received call from Joe Meek on thoughts on the MSBU for fire.

October 1st, 2013 – Council approved Agreement to hiring Mark Lawson, as legal counsel for the Fire MSBU.

October 15th, 2013 – Sheriff, Fire Chief, and County Legal Counsel presented the information on the MSBU and why City should approve the Agreement. Council wished to hold Work Shop prior to making a decision.

November 5th – George Gouldbourne commented to offer the County the same amount for MSBU they owed for WPP.

January 7th, 2014 – MSBU Update by C/M, referencing a meeting on December 19th, 2013 with County Administrator, Fire Chief, Commission Chair & Legal Counsel. Sheriff not present, and discussed the status of MSBU for fire services and the voter initiated tax. There was an understanding that City did not have opportunity to participate in process. Council concerned about no cap on the MSBU, and that there was no information provided prior to County's presentation. Council wants more info.

January 21, 2015 – Mentioned Article in Chronicle re; if City Doesn't pay for the Fire MSBU the Council would need to file law suit with the COI.

February 4th, 2014 City Manager spoke to people stating how it's unfair for the guy outside the city to pay the City's MSBU. Council conversed on what is taken from the City is significant compared to what comes back in, and fire services provided to area called Inverness, which is actually outside city.

February 18th, 2014 :

William Grant – Spoke in opposition of MSBU and urged Council to stand firm and say "no".
Karen Estes – Spoke in opposition of MSBU and stand fast against what they are trying to do.
Winston Perry – Opposed to MSBU, as will hurt small business.
Alex Sosnicki – Spoke to MSBU and wondered if City could negotiate to bring price down.

May 8th, 2014 - Fire Service Workshop

Conversation with Council members gathering information from Attorney Lawson.

Residents:

Commissioner Adams commended Council on conservative values and look at all options.

Chris Lloyd – Spoke against the MSBU and praised Council's fiscal responsibility.

Karen Esty – Spoke against the MSBU, as we would not have control over where funds go.

Winston Perry – Spoke against MSBU – harmful to business owners

July 1st, 2014

City Manager spoke to correspondence from letters from Fire Chief on Certificate of Need addressing EMS services, MSBU Tax & Certificate of Need ; Letter from Co Admin. on County Tax Levy to Inverness.

Karen Esty – spoke against the MSBU – commented on hard to get information from county, no cap for the MSBU, and Fire Dept. equipment.

July 15th, 2014 - Tentative Millage Rate

City Manager spoke to the millage rate and the pressure the Fire Service Issue along with the MSBU, looking at an additional \$350,000

October 7th, 2014

Under City Manager - Citrus County Sheriff Office – Fire Services/MSBU Correspondence
Possible changes with upcoming election; Conversation recently with three communities re; fire services.

April 21st, 2015

City Manager spoke to workshop planned with Special Counsel Lawson

Councilman McBride – Commented on Editorial in Chronicle regard pending MSBU – and we will do what is correct by protecting our citizens

Council President Hepfer – spoke of Editorial in Chronicle re; MSBU

April 28th, 2015 – Fire Service Workshop

June 2nd, 2015 – Council Meeting

Nancy Kratzer - spoke for the MSBU, as she felt the current system was working fine.

Elizabeth Collins – spoke for the MSBU - \$54/yr was not a lot to continue current system.

Karen Estey, Questioned if we did the MSBU – do we have ability to back control employees and equipment, and be able to back out of the agreement?



City of Inverness

Administration Office

212 W. Main Street

Inverness, Florida 34450-4149

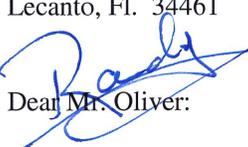
Administration@Inverness-FL.gov

(352) 726-2611

Fax (352) 726-0607

June 10, 2015

Randy Oliver, County Administrator
Citrus County Board of County Commissioners
3600 W. Sovereign Path
Lecanto, Fl. 34461


Dear Mr. Oliver:

This is sent to maintain communication and continue our conversation of Friday, June 5, 2015, and keep you informed of potential action.

Land Conveyance to City:

Per City Legal Counsel, as custodial records the conveyed documents do not necessarily warrant escrow. The documents have been executed and certified by the County Clerk, which likely means the City has been conveyed property without a clear consent and understanding by the parties of any conditions or expectations. If the County took action based on an implied understanding that would require a like transaction by the City, please respond accordingly to let us know. The matter will be brought before the Inverness City Council in June for discussion of whether to accept the property or take other action.

City Fire Services & Discussion:

1974 Voter Initiated Fire Services Tax

On June 5, 2015, we discussed the possibility of City Council moving to create a separate Fire Department. We found agreement on use of collected tax revenues generated within the City by the 1974 Voter Initiated Tax for Fire Services, directly by the City to operate and deliver a Fire Services Program. We agreed that an Inter-Local Agreement would be structured by the parties to support his initiative.

Fire Department Building Lease:

We discussed the fact the City Building is committed to a lease between the City and the Citrus County Fire Protection Taxing District, and that provisions are being made to relocate County Fire Services equipment and personnel to alternate locations should the City move to create a Fire Services Department and require use of the building. Such arrangements would be part of pending discussion outcomes.

We expect that Inverness Council Members will make a final determination on the manner to proceed with the delivery of Fire Services in June and advise you of that action.

I hope you find this beneficial.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Frank DiGiovanni', written over a horizontal line.

Frank DiGiovanni
City Manager

Xc: Debbie Davis, City Clerk
Eric Williams, Asst. City Manager

Agenda Memorandum – *City of Inverness*

DATE: June 12, 2015
ISSUE: Valerie Theatre Cultural Center 501-C3 & Board
FROM: City Manager
CC: City Clerk, Finance Director, IEVB
ATTACHED: Articles of Incorporation
Board Members

The Valerie Theatre has been an incredibly complex project that is not yet fully complete. We expect all “punch list” items to be addressed and finalized within a six-week period, and the building will then be turned over by the Contractor to the City. When that day arrives, the challenges and work to bring the facility to a successful status begins.

Much work has been taken to provide a solid foundation to operate the theatre. Non-profit status has been determined important and steps were taken from the better part of a year to make that happen.

What are the Advantages of a 501-C3 Designation?

Aside from the tax and monetary benefits, being recognized as a 501c3 nonprofit can offer a boost to the Valerie’s legitimacy. 501c3 recognition brings organizational credibility and will be a “selling” point with a support program. Interested parties will see the Valerie as a legitimate operation that has proven to the IRS that the work of the Theatre is serving the public. Most importantly, when soliciting donations from for-profit corporations you will find they often inquire about tax exempt status for two reasons: to prove legitimacy and so they can receive a tax write-off.

Another major benefit to becoming a 501c3 nonprofit organization is the ability to give tax deductions to individuals who make a donation. As a 501c3 organization all donations made, whether monetary or in-kind, can be claimed on that individual’s personal income taxes. This is very appealing for potential donors, specifically those who are interested in making large donations or contributions. Having 501c3 nonprofit status also makes it much easier to solicit donations. Many individuals and companies will not make contributions to organizations that are not recognized as 501c3 nonprofit organizations since they are unable to receive any benefit from their donations.

Having 501c3 nonprofit status will also allow your organization to be eligible for many grants. These grants can be from both private foundations as well as the government. Most grant funding organizations require applicants to be recognized as a 501c3 before considering their grant proposal.

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov

Agenda Memorandum – *City of Inverness*

Other benefits include the potential to enjoy discounted postage rates as well as special mailing privileges for nonprofit organizations. The United States Postal Service provides opportunities for bulk mailing to nonprofit organizations, which is another method nonprofit organizations can save money. Finally, a 501c3 tax exempt organization could receive free or discounted rates from media outlets, e-mail services and newswires for announcements and press releases related to your organization. This can provide us the opportunity to increase awareness of the activities we anticipate as well as the work we will do in the community.

The Board

A non-profit status requires a board be in place. We invited several from the community and they agreed to get involved. The Board will work with Valerie Staff to promote what is taking place and help garner support from the community and beyond. All details have not yet been developed or worked through, and the work to create a dynamic program – top to bottom – will begin in earnest. An introduction to board members is enclosed.

Recommended Action –

Information Only; No Action is Required


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-Fl.gov

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Document Number

Florida Non Profit Corporation

VALERIE THEATRE CULTURAL CENTER, INC.

Filing Information

Document Number	N15000005580
FEI/EIN Number	NONE
Date Filed	06/02/2015
Effective Date	06/02/2015
State	FL
Status	ACTIVE

Principal Address

207 COURTHOUSE SQUARE
INVERNESS, FL 34450

Mailing Address

212 WEST MAIN STREET
INVERNESS, FL 34450

Registered Agent Name & Address

DR FREDERICK J HERZOG, PHD LLC
1201 W. BEAGLE RUN LOOP
HERNANDO, FL 34442

Officer/Director Detail

Name & Address

Title PRES

ANDERSON, KAREN M
12001 W. GULFBREEZE
CRYSTAL RIVER, FL 34429

Title VP

PUTZBACK, LAURA LEE
P.O.BOX # 104
FLORAL CITY, FL 34436

Title SCRE

DIXON, PHYLLIS
11652 W. CLUNVIEW DR
HOMOSASSA, FL 34448

Title TREA

LATTIN, EDWIN F
2575 SOUTH ZELLNER DR
INVERNESS, FL 34450

Annual Reports

No Annual Reports Filed

Document Images

[06/02/2015 -- Domestic Non-Profit](#)

[View image in PDF format](#)

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State of Florida, Department of State

**Electronic Articles of Incorporation
For**

N1500005580
FILED
June 02, 2015
Sec. Of State
tchang

VALERIE THEATRE CULTURAL CENTER, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

VALERIE THEATRE CULTURAL CENTER, INC.

Article II

The principal place of business address:

207 COURTHOUSE SQUARE
INVERNESS, FL. US 34450

The mailing address of the corporation is:

212 WEST MAIN STREET
INVERNESS, FL. 34450

Article III

The specific purpose for which this corporation is organized is:

THE PURPOSE OF THE VALERIE THEATRE CULTURAL CENTER, INC. IS
CULTURAL ENRICHMENT OF THE COMMUNITY BY PRESENTING
INNOVATIVE AND ENTERTAINING THEATRE EXPERIENCES ON THE
DIVERSE SPECTRUM OF THE ARTS AND CULTURAL OFFERINGS.

Article IV

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

Article V

The name and Florida street address of the registered agent is:

DR FREDERICK J HERZOG, PHD LLC
1201 W. BEAGLE RUN LOOP
HERNANDO, FL. 34442

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: DR FREDERICK J HERZOG, PHD

N1500005580
FILED
June 02, 2015
Sec. Of State
tchang

Article VI

The name and address of the incorporator is: ^z

DR FREDERICK J HERZOG, PHD
1201 W. BEAGLE RUN LOOP

HERNANDO, FL 34442

Electronic Signature of Incorporator: DR FREDERICK J HERZOG, PHD

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: PRES
KAREN M ANDERSON
12001 W. GULFBREEZE
CRYSTAL RIVER, FL. 34429 US

Title: VP
LAURA LEE PUTZBACK
P.O.BOX # 104
FLORAL CITY, FL. 34436 US

Title: SCRE
PHYLLIS DIXON
11652 W. CLUNVIEW DR
HOMOSASSA, FL. 34448 US

Title: TREA
EDWIN F LATTIN
2575 SOUTH ZELLNER DR
INVERNESS, FL. 34450

Article VIII

The effective date for this corporation shall be:

06/02/2015

Certified Copy

I certify the attached is a true and correct copy of the Articles of Incorporation of VALERIE THEATRE CULTURAL CENTER, INC., a Florida corporation, filed electronically on June 02, 2015 effective June 02, 2015, as shown by the records of this office.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N15000005580.

Authentication Code: 150603163132-700273574107#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Third day of June, 2015



Ken Detzner
Ken Detzner
Secretary of State

Certificate of Status

I certify from the records of this office that VALERIE THEATRE CULTURAL CENTER, INC. is a corporation organized under the laws of the State of Florida, filed electronically on June 02, 2015, effective June 02, 2015.

The document number of this corporation is N15000005580.

I further certify that said corporation has paid all fees due this office through December 31, 2015, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

Authentication Code: 150603163132-700273574107#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Third day of June, 2015



Ken Detzner
Ken Detzner
Secretary of State



207 Courthouse Square, Inverness, FL 34450
ValerieTheatre.com coming soon
To inspire, engage and entertain

Valerie Theatre Board of Directors

Chair, Karen M. Anderson
Vice Chair, Laura Lee Putzback
Secretary, Phyllis Dixon
Treasurer, Edwin "Ed" F. Lattin

About our Board

The Valerie Theatre Cultural Center brings together four individuals representing a variety of talents to provide guidance to the City of Inverness team developing a calendar of culturally-rich programming. They represent Inverness, Floral City, Homosassa and Crystal River, which will serve to broaden awareness in the county and surrounding areas.

Chair, Karen M. Anderson, a local artist and owner of the Franklin Anderson Gallery in Crystal River, is active with the Citrus County Cultural Alliance. She is passionate about access to arts and culture in the community.

Vice Chair, Laura Lee Putzback, a community organizer with expertise in nonprofit startups and resource development. She's committed to strengthening the community and calls Floral City home.

Secretary, Phyllis Dixon, a director at Duke Energy Corporation and takes an active role in her community. She volunteers her time with many important causes in Citrus County, and calls Homosassa home.

Treasurer, Edwin "Ed" F. Lattin, owns a local educational travel business and is committed to improving services for youth. He is also known for his musical talents, playing bass for the Suzanne Smith Band. He calls Inverness home.



City of Inverness.
The Valerie Theatre Cultural Center pending 501 (c) 3 status
Special programming opportunities coming soon
call 888-811 x 1306

Agenda Memorandum – *City of Inverness*

DATE: June 1, 2012
ISSUE: Florida League of Cities Convention Voting Delegate & Resolution(s) of Interest
FROM: City Manager
CC: Office of City Clerk
ATTACHED: Letter from Mike Sitting, Executing Director of the FLC Form Designating Voting Delegate

With reference to the attached letter from the Florida League of Cities, Council is asked to select one to serve as the representative voting delegate for Inverness at this year's League Convention.

Voting delegate information must be sent to the FLC by August 7th, 2015. The conference takes place August 13–15th. Once a voting delegate is selected FLC Convention representatives will be advised.

Recommended Action –

Select a voting delegate to represent Inverness at the FLC 89th Annual Conference meetings.



Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov

**89th Annual Conference
Florida League of Cities, Inc.
August 13-15, 2015
Orlando, Florida**

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. League By-Laws requires that each municipality select one person to serve as the municipalities voting delegate. *Municipalities do not need to adopt a resolution to designate a voting delegate.*

Please fill out this form and return it to the League office so that your voting delegate may be properly identified.

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Municipality of: _____

AUTHORIZED BY:

Name

Title

Return this form to:

Gail Dennard
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Fax to Gail Dennard at (850) 222-3806 or email gdennard@flcities.com

Agenda Memorandum – *City of Inverness*

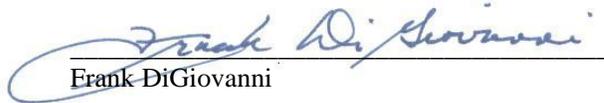
DATE: June 12, 2015
ISSUE: Southwest Florida Water Management District Office Relocation
FROM: City Manager
CC: N/A
ATTACHED: WRWSA Letter

Reference is made to the attachment.

The Brooksville Office for the Southwest Florida Water Management District may close and relocate to Tampa.

This is publicly presented for Council's consideration to determine if you wish to submit correspondence to comment on the pending move.

Recommended Action –
None


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-Fl.gov



May 26, 2015



Mr. Michael Babb, Chairman
Southwest Florida Water Management District
2379 Broad Street
Brooksville, Florida 34604

Dear Mr. Babb:

The purpose of this letter is to express our concerns with the District's proposed relocation of its Headquarters from its current location in Brooksville, Florida. The Board of Directors of the Withlacoochee Regional Water Supply Authority received a report on this topic at its regularly scheduled Board meeting on May 20, 2015. At this meeting, the Board authorized me to send this letter to ensure our interests are taken into consideration by the District in a timely manner. The Board also instructed its staff to develop a proposed Resolution addressing the issue for the Authority Board's consideration at its June 17, 2015 regular monthly meeting.

At our May Board meeting, a number of concerns were discussed regarding the potential for the District to relocate its Headquarters from its current location to its Tampa Service Office. These concerns revolve around the potential negative impacts to the Authority, its member governments and other District stakeholders from throughout the District's northern region. Concerns include the potential for a reduction in the staffing levels at the Brooksville office over time, particularly since the proposed relocation to Tampa is, based upon the discussions at the District Governing Board's May 19th meeting, intended to address future staff recruitment. A reduction in staff resources at the current Brooksville Headquarters would eventually lead to a reduction in the services and programs available at the Brooksville office. Other concerns included the fact that numerous District staff that currently work in the Brooksville Headquarters live within Hernando County and the surrounding communities, providing a significant economic benefit to the area. Relocation of the Headquarters would lead to a significant negative economic impact upon the local economy. In addition, the District has made substantial investment of public financial resources in the buildings and other infrastructure at the current Headquarters that could be put in jeopardy should the Headquarters be relocated.

Due to these and other concerns, we would ask that the District Governing Board give ample time for our input, and the input of other stakeholders from the northern District region, before making a decision on the Headquarters relocation. I understand the District Governing Board, at its May 19th

Michael Babb, Chairman
May 21, 2015
Page 2 of 2

meeting, decided to postpone action on this item for "up to 60 days." We would respectfully request that the District Governing Board provide this full 60 days, if not longer, before making a decision. This will allow ample time for the Authority Board, local governments and others to meet and provide their official input to the District on this important topic. We would also welcome the opportunity for our staff, along with other stakeholders from the District's northern region, to meet with District staff to discuss this issue.

Sincerely,



Al Butler, Chairman

cc: Authority Board of Directors
Authority Legislative Delegation
Robert Beltran, SWFWMD Executive Director
Local Governments Within the WRWSA ✓

Agenda Memorandum – *City of Inverness*

DATE: June 12, 2015
ISSUE: Land Transfer of former AmeriGas Property
FROM: City Manager
CC: City Clerk
ATTACHED: Letter by Randy Oliver, County Administrator
Letter by Larry Haag
Letter to Mr. Oliver seeking clarification
Letter by Mr. Oliver to direct discussion to Legal Counsel
Land Conveyance Papers

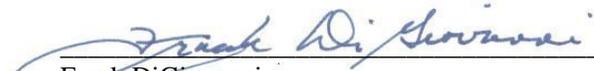
Reference is made to attachments.

The paperwork for this item bypassed our office and was sent directly to the attention of City Attorney Haag. We are not sure why, but the matter is presented for Council's deliberation.

This is a matter of policy and not legality. The County seeks to secure ownership of City property at the airport to construct a road for the Fix Based Airport Operator. The much touted business park remains in limbo until or if a zoning change is ever enacted. (A land use change will be difficult with a residential community abutting what could possible become a business park.) Currently, zoning permits public use type development: park, school, public office building, etc.

The issue is whether City Council desires to accept the land transfer by the County, with the understanding that with acceptance, County Government expects you to transfer ownership of City property located at the airport.

Recommended Action –
None


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov

HAAG, FRIEDRICH & WILLIAMS, P.A.
452 PLEASANT GROVE ROAD
INVERNESS, FL 34452
(352) 726-0901- TELEPHONE
(352) 726-3345 – FACSIMILE

MEMORANDUM

TO: Frank DiGiovanni
FROM: Larry M. Haag, Esq. 
RE: Randy Oliver Letter of May 15, 2015
DATE: May 26, 2015

Although attorneys are an Officer of the Court, a transaction which is contemplated by Mr. Oliver's original letter transmitting the deed to the CSX property has nothing to do with me being an Officer of the Court. The transmittal letter indicated that the deed was to be held in trust (escrow) until such time as the City conveyed certain lands needed for right-of-way adjacent to the Crystal River Airport. My obligation not to record this deed is more the nature of a fiduciary duty, similar to that which a title company has when a deed is given by a grantee and the deed is not to be recorded until such time as the purchase price has been delivered to the title company by the grantee. If the deed had been delivered to you, as City Manager, instead of being forwarded to my office you would be under the same obligation as I would be with respect to holding the deed in escrow until such time as the City complied with the terms of the letter, i.e. conveying certain lands to the County.

If you have any questions with respect to the above, please advise.

LMH/ss



**OFFICE OF THE COUNTY ADMINISTRATOR
Citrus County Board of County Commissioners
Executive Offices**

**3600 W. Sovereign Path, Lecanto, FL 34461
Phone: (352) 527-5205 Fax: (352) 527-5204**

"We will be a user-friendly and common sense organization dedicated to responsive citizen services."

L 15-018

April 27, 2015

Larry M. Haag, Esquire
Haag, Friedrich and Williams, P.A.
452 Pleasant Grove Road
Inverness, FL 34452

REGISTERED MAIL
RETURN RECEIPT REQUESTED

Dear Mr. Haag: *Larry,*

Enclosed is the deed for land owned by the County that was slated to be the Inverness Bypass. My understanding is the City proposed to use the land for a bike trail from Highway 41 to Whispering Pines Park.

This transfer was conditional upon the City conveying the right-of-way for the connector road between the Inverness Airport Road and Eva Holden Point. The right of way is approximately 685 feet long by 80 feet wide of the City's former landfill site.

Please hold these deeds in escrow until the County receives that conveyance of the right-of-way at the airport.

Thank you for your cooperation. If you have any questions, please feel free to contact Denise Dymond Lyn, the County Attorney or myself.

Sincerely,

Charles R. Oliver
County Administrator

CRO/ds
Enclosures
xc: Denise Dymond Lyn, County Attorney

DEED OF CONVEYANCE

THIS DEED, made this 9th day of September, 2014, by **CITRUS COUNTY**, a political subdivision of the State of Florida, whose address is 110 N. Apopka Ave., Inverness, FL 34450, party of the first part; and the **CITY OF INVERNESS**, a municipal corporation of Citrus County, Florida, whose address is 212 West Main Street, Inverness, FL, 34450, party of the second part;

WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its heirs and assigns forever, the following described land lying and being in Citrus County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same for so long as a public purpose is served, but in the event said public purpose ceases to exist, or is combined with non-public interests, then this conveyance shall become null and void and the title to said lands, together with all improvements thereon, shall revert to the grantor, its heirs or assigns.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.



BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

By: _____

J. J. Kenney
J.J. KENNEY, CHAIRMAN

ATTEST: *Tyanni L. White DC*
for ANGELA VICK, CLERK
CITRUS COUNTY, FLORIDA

PREPARED BY:
Susan Boelk, Land Section Manager, Engineering Division
3600 West Sovereign Path, Suite 205
Lecanto, Florida 34450

EXHIBIT "A"
2014 CITRUS COUNTY/CITY OF INVERNESS LAND EXCHANGE
(County Conveying to City)

A STRIP AND PARCEL OF LAND BEING THE VACATED FORMER SEABOARD AIR LINE RAILROAD (NOW GRANTOR) RIGHT-OF-WAY SITUATED WITHIN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 19 EAST; SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST AND SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N 00°03'45" E ALONG THE EAST BOUNDARY OF SAID SECTION 12 A DISTANCE OF 33.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FOREST DRIVE (OLD STATE ROAD # 44); THENCE N 89°08'09" W ALONG SAID NORTH RIGHT-OF-WAY LINE BEING 33.0 FEET FROM, MEASURED AT RIGHT ANGLES FROM, THE CENTERLINE OF SAID FOREST DRIVE, A DISTANCE OF 939.21 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGE 526, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE VACATED RIGHT-OF-WAY OF GRANTOR'S MAIN TRACK; THENCE N 32°41'30" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 361.16 FEET; THENCE N 57°18'50" W A DISTANCE OF 75.0 FEET; THENCE N 32°41'30" E A DISTANCE OF 1122.71 FEET; THENCE N 89°14'12" W A DISTANCE OF 144.38 FEET; THENCE N 32°41'30" E ALONG SAID EASTERLY RIGHT-OF-WAY BEING 50.0 FEET FROM, MEASURED AT RIGHT ANGLES FROM, THE CENTERLINE OF THE MAIN TRACK BED A DISTANCE OF 883.05 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1966.03 FEET AND A CENTRAL ANGLE OF 59°48'38"''; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2052.32 FEET TO THE CURVES END (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 2°47'11" E, 1960.40 FEET); THENCE N 27°07'36" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING 50.0 FEET FROM, MEASURED AT RIGHT ANGLES FROM, THE CENTERLINE OF THE MAIN TRACK BED, A DISTANCE OF 1205.12 FEET TO THE BEGINNING OF A CURVE ON THE EASTERLY RIGHT-OF-WAY OF GRANTOR'S CONNECTION TRACK, SAID CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 568.39 FEET AND A CENTRAL ANGLE OF 23°47'32"''; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING 50.0 FEET FROM, MEASURED RADially FROM, THE CENTERLINE OF SAID CONNECTION TRACK, A DISTANCE OF 236.02 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 15°13'38" W 234.33 FEET); THENCE S 89°35'06" E ALONG SAID SOUTH BOUNDARY A DISTANCE OF 53.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (NOW GRANTOR); THENCE N 27°49'53" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 420 FEET, MORE OR LESS, TO THE BEGINNING OF A CURVE ON THE WESTERLY RIGHT-OF-WAY OF GRANTOR'S CONNECTION TRACK SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 525.54 FEET AND A CENTRAL ANGLE OF 30°34'39"''; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING 60.0 FEET, FROM MEASURED AT RIGHT ANGLES OR RADially FROM, THE CENTERLINE OF SAID CONNECTION TRACK, A DISTANCE OF 280.47 FEET TO THE CURVE'S END (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 12°32'48" E 277.15 FEET); THENCE S 02°45'00" W ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 79.83 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A

RADIUS OF 678.39 FEET AND A CENTRAL ANGLE OF 20°01'04"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 237.01 FEET TO THE CURVE'S END (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 07°14'42" E 235.82 FEET); THENCE S 27°07'36" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GRANTOR'S MAIN TRACK, BEING 50.0 FEET FROM, MEASURED AT RIGHT ANGLES FROM, THE CENTERLINE OF THE MAIN TRACK BED, A DISTANCE OF 1321.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1866.03 FEET AND A CENTRAL ANGLE OF 59°48'38"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1947.93 FEET TO THE CURVE'S END (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 02°47'11" W 1860.68 FEET); THENCE S 32°41'30" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2476.54 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY OF FOREST DRIVE (OLD STATE ROAD # 44) SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 496, PAGE 99, OF THE PUBLIC RECORDS, CITRUS COUNTY, FLORIDA; THENCE S 89°08'09" E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 353.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. CONTAINING 21.80 ACRES, MORE OR LESS. THE BEARING HEREIN REFER TO AN ASSUMED BEARING OF N 00°03'45" E ALONG THE EAST BOUNDARY OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA.

PARCEL NO. 2 A PORTION OF LOT 19 AVONDALE SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 81, PUBLIC RECORDS, CITRUS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 19, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, THENCE N 89° 35' 06" W ALONG THE SOUTH BOUNDARY OF SAID LOT 19, SAID SOUTH BOUNDARY ALSO BEING THE SOUTH BOUNDARY OF SAID SECTION 1, A DISTANCE OF 189.20 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID LOT 19, SAID SOUTH-WESTERLY BOUNDARY ALSO BEING THE NORTHEASTERLY BOUNDARY OF THE FLORIDA DEPARTMENT OF NATURAL RESOURCES RAILS TO TRAILS (FORMERLY THE NORTHEASTERLY BOUNDARY OF ATLANTIC COAST LINE RAILROAD), THENCE N 27° 49' 53" W A DISTANCE OF 377.31 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1892.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 19' 28" A DISTANCE OF 208.87 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 11° 44' 33" E A DISTANCE OF 208.76 FEET, TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 19; THENCE S 89° 59' 14" W ALONG SAID NORTH BOUNDARY A DISTANCE OF 103.30 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1992.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 49' 23" A DISTANCE OF 63.39 FEET, SAID CURVE SUBTENDED BY A CHORD WHICH BEARS S 13° 13' 42" W A DISTANCE OF 63.38 FEET, TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID LOT 19; THENCE S 27° 49' 53" E ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 161.33 FEET TO THE POINT OF BEGINNING. THE BEARINGS REFERRED TO HEREIN ARE BASED ON AN ASSUMED BEARING OF N 89° 35' 06" S ON THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA.

PARCEL NO. 3 A PORTION OF LOT 18 AVONDALE SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 81, PUBLIC RECORDS CITRUS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID PLAT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA. THENCE N 89° 35' 06" W ALONG THE SOUTH BOUNDARY OF SAID PLAT A DISTANCE OF 189.20 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID PLAT, SAID SOUTHWESTERLY BOUNDARY ALSO BEING THE NORTHEASTERLY BOUNDARY OF THE FLORIDA DEPARTMENT OF NATURAL RESOURCES RAILS TO TRAILS (FORMERLY THE NORTH EASTERLY BOUNDARY OF ATLANTIC COAST LINE RAILROAD); THENCE N 27° 49' 53" W ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 377.31 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1892.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 19' 28" A DISTANCE OF 208.87 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 11° 44' 33" E A DISTANCE OF 208.76, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 89° 59' 14" W ALONG THE SOUTH BOUNDARY OF SAID LOT 18 A DISTANCE OF 103.30 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1992.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 18' 19" A DISTANCE OF 532.18 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 21° 47' 33" E A DISTANCE OF 530.61 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 18; THENCE S 52° 57' 51" E ALONG SAID NORTHEASTERLY BOUNDARY A DISTANCE OF 100.93 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1892.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 08' 13" A DISTANCE OF 466.88 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 21° 58' 23" W A DISTANCE OF 465.70 FEET, TO THE POINT OF BEGINNING. THE BEARINGS REFERRED TO HEREIN ARE BASED ON AN ASSUMED BEARING OF N 89° 35' 06" W ON THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA.

PARCEL NO. 4 A PORTION OF LOT 17 AVONDALE SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 81 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID PLAT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA; THENCE N 89° 35' 06" W ALONG THE SOUTH BOUNDARY OF SAID PLAT A DISTANCE OF 189.20 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID PLAT, SAID SOUTHWESTERLY BOUNDARY ALSO BEING THE NORTHEASTERLY BOUNDARY OF THE FLORIDA DEPARTMENT OF NATURAL RESOURCES RAILS TO TRAILS (FORMERLY THE NORTHEASTERLY BOUNDARY OF ATLANTIC COAST LINE RAILROAD) , THENCE N 27° 49' 53" W ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 377.30 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1892.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 27' 41" A DISTANCE OF 675.77 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 18° 48' 40" E A DISTANCE OF 672.17 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTHEASTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 01° 49' 51" A DISTANCE OF 60.46 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 27° 57' 25" E A DISTANCE OF 60.46 FEET, TO A POINT ON THE NORTHEASTERLY BOUNDARY

OF SAID LOT 17; THENCE N 52° 57' 51" W ALONG SAID NORTHEASTERLY BOUNDARY A DISTANCE OF 100.55 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1992.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 44' 25" A DISTANCE OF 60.41 FEET, TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID LOT 17; THENCE S 52° 57' 51" E ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 100.93 FEET TO THE POINT OF BEGINNING. THE BEARINGS REFERRED TO HEREIN ARE BASED ON AN ASSUMED BEARING OF N 89° 35' 06" W ON THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA.

PARCEL NO. 5 A PORTION OF LOT 16 AVONDALE SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 81, PUBLIC RECORDS, CITRUS COUNTY, FLORIDA AND A PORTION OF THE VACATED RIGHT-OF-WAY OF STEPHENS STREET (VACATED SEPTEMBER 4, 1956) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID PLAT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA, THENCE N 00° 00' 46" W ALONG THE EAST BOUNDARY OF SAID PLAT, SAID EAST BOUNDARY ALSO BEING THE EAST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 1198.43 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 37° 02' 09" W A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1892.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 09' 48" A DISTANCE OF 203.55 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 33° 57' 15" W A DISTANCE OF 203.45 FEET, TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID LOT 16; THENCE N 52° 57' 51" W ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 100.55 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1992.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 51' 11" A DISTANCE OF 203.52 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 34° 06' 34" E A DISTANCE OF 203.42 FEET, TO A POINT OF TANGENCY; THENCE N 37° 02' 09" E A DISTANCE OF 139.97 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PLAT; THENCE S 00° 00' 46" E ALONG SAID EAST BOUNDARY A DISTANCE OF 165.98 FEET TO THE POINT OF BEGINNING. THE BEARINGS REFERRED TO HEREIN ARE BASED ON AN ASSUMED BEARING OF N 89° 35' 06" W ON THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA.

PARCEL NO. 6 A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 768, PAGE 888, PUBLIC RECORDS, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, THENCE N 00° 00' 46" W ALONG THE EAST BOUNDARY OF SAID SECTION 1 A DISTANCE OF 1198.43 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N 37° 02' 09" E A DISTANCE OF 204.37 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LANDS, SAID NORTHERLY BOUNDARY ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 45 (U.S. HIGHWAY 41); THENCE N 52° 57' 51" W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET; THENCE S 37° 02' 09" W A DISTANCE OF 71.90 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LANDS; THENCE S 00° 00' 46" E ALONG THE WESTERLY BOUNDARY, SAID WESTERLY BOUNDARY ALSO BEING THE EAST BOUNDARY OF SAID SECTION 1, A

DISTANCE OF 165.98 FEET TO THE POINT OF BEGINNING. THE BEARINGS REFERRED TO HEREIN ARE BASED ON AN ASSUMED BEARING OF N 89° 35' 06" W ON THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA.



**OFFICE OF THE COUNTY ADMINISTRATOR
Citrus County Board of County Commissioners
Executive Offices**

**3600 W. Sovereign Path, Lecanto, FL 34461
Phone: (352) 341-6560 Fax: (352) 341-6539**

"We will be a user-friendly and common sense organization dedicated to responsive citizen services."

June 12, 2015

L 15-031

City of Inverness
Attention: Frank DiGiovanni
212 W Main Street
Inverness, FL 34450

Dear Mr. DiGiovanni: *Frank*

This letter is in response to your correspondence of June 10, 2015. I will address the issues in the order presented in your letter.

Land Conveyance to the City – Since this is a legal matter, I will ask the County Attorney to discuss this matter with Mr. Haag.

City Fire Services and Discussion – One of the options provided at the City Council meeting of June 2, 2015 was the City of Inverness would enter into an Interlocal Agreement with the County for the City to provide Fire Services to the citizens of the City of Inverness. The County would remit to the City the MSTU tax that the county collects within the confines of the City limits to the City of Inverness. The City would contract for or perform their own fire services. The revenues collected would be reduced by any fees that are assessed by the Tax Collector and Property Appraiser for the collection of these funds as well as any reductions caused by the City's CRA. The Interlocal would provide for appropriate indemnification and insurance. The City would enter into a separate agreement or agreements with the Sheriff for dispatching services and mutual aid if desired.

Fire Department Building Lease – I would envision this will be negotiated as part of the Interlocal discussed above.

We appreciate the opportunity to work with you and the City of Inverness and know that the Mayor and Council will make the decision regarding the provision of Fire Services that is in the best interest of the citizens they serve.

If you have any questions please feel free to contact me.

Sincerely,

Charles R. Oliver
County Administrator

Cc: Board of County Commissioners
Denise Dymond Lyn, County Attorney



City of Inverness

Administration Office

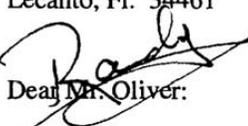
212 W. Main Street
Inverness, Florida 34450-4149
Administration@Inverness-FL.gov

(352) 726-2611

Fax (352) 726-0607

June 10, 2015

Randy Oliver, County Administrator
Citrus County Board of County Commissioners
3600 W. Sovereign Path
Lecanto, Fl. 34461


Dear Mr. Oliver:

This is sent to maintain communication and continue our conversation of Friday, June 5, 2015, and keep you informed of potential action.

Land Conveyance to City:

Per City Legal Counsel, as custodial records the conveyed documents do not necessarily warrant escrow. The documents have been executed and certified by the County Clerk, which likely means the City has been conveyed property without a clear consent and understanding by the parties of any conditions or expectations. If the County took action based on an implied understanding that would require a like transaction by the City, please respond accordingly to let us know. The matter will be brought before the Inverness City Council in June for discussion of whether to accept the property or take other action.

City Fire Services & Discussion:

1974 Voter Initiated Fire Services Tax

On June 5, 2015, we discussed the possibility of City Council moving to create a separate Fire Department. We found agreement on use of collected tax revenues generated within the City by the 1974 Voter Initiated Tax for Fire Services, directly by the City to operate and deliver a Fire Services Program. We agreed that an Inter-Local Agreement would be structured by the parties to support his initiative.

Fire Department Building Lease:

We discussed the fact the City Building is committed to a lease between the City and the Citrus County Fire Protection Taxing District, and that provisions are being made to relocate County Fire Services equipment and personnel to alternate locations should the City move to create a Fire Services Department and require use of the building. Such arrangements would be part of pending discussion outcomes.

We expect that Inverness Council Members will make a final determination on the manner to proceed with the delivery of Fire Services in June and advise you of that action.

I hope you find this beneficial.

Sincerely,



Frank DiGiovanni
City Manager

Xc: Debbie Davis, City Clerk
Eric Williams, Asst. City Manager