

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET**

July 7, 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**
- 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**
- 7) MAYOR'S LOCAL ACHIEVEMENT AWARDS**
- 8) CITY ATTORNEY REPORT**

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
July 7, 2015 - 5:30 PM**

9) CONSENT AGENDA

- 4 - 5 a) Bill Listing *

Recommendation - Approval

- 6 - 28 b) Council Minutes -06/02/15; 06/11/15; 06/16/15 & 06/22/15*

Recommendation - Approval

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

- 29 - 44 a) Tentative Millage Rate*
- 45 - 47 b) Inverness Golf & Country Club - Water Rates*
- 48 c) Fire Department Transition Timeline*
- 49 d) Budget Development Schedule Modification*
- 50 e) Zephyr Street Project*
- f) 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

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET**

July 7, 2015 - 5:30 PM

July 17th, 2015 @ 5:00pm
Courthouse Square

Inverness City Council Regular Meeting
Tuesday, July 21, 2015 at 5:30pm
Inverness Government Center

City Wide Council Budget (O&M) Workshop
Thursday, July 23rd, 2015 @5:30pm
Inverness Government Center

07/02/2015 09:47
siddings

|CITY OF INVERNESS
|CASH REQUIREMENTS REPORT

|P 1
|apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 07/30/15
			TOTALS FOR ACE HARDWARE CO OF INV INC		47.59
			TOTALS FOR ADVANCED WASTE SOLUTIONS		955.00
			TOTALS FOR MATTHEW ALCORN		100.00
			TOTALS FOR ATKINSON CONSTRUCTION		20.00
			TOTALS FOR H M INVERSTORS LLC BAYSHORE SOLUTIONS		460.50
			TOTALS FOR CITRUS COUNTY BOARD OF COMMISSIONER		3,927.00
			TOTALS FOR CITY TIRE OF INVERNESS		163.08
			TOTALS FOR DUKE ENERGY		6,586.33
			TOTALS FOR DUMONT COMPANY INC		360.00
			TOTALS FOR FLORIDA AIR SERVICES		1,017.00
			TOTALS FOR FLORIDA MUNICIPAL INSURANCE TRUST		206.28
			TOTALS FOR GAI CONSULTANTS, INC		23,567.71
			TOTALS FOR HANNIE PRINTING INC		260.00
			TOTALS FOR A.C.M.S., INC		7,191.06
			TOTALS FOR HODGE PRODUCT INC		1,885.00
			TOTALS FOR INTERNET MEDIA TECHNOLOGIES, INC.		1,800.00
			TOTALS FOR JANUSZEWSKI, CINDY		282.16
			TOTALS FOR MANN-ICURE LAWN SERVICE AND LANDSCAPING		1,425.00
			TOTALS FOR MUNICIPAL CODE CORPORATION		1,220.31
			TOTALS FOR NATIONWIDE RETIREMENT SOLUTIONS		3,178.71
			TOTALS FOR OFFICE DEPOT INC		176.97
			TOTALS FOR PUBLIC EMPLOYEES UNION		80.76
			TOTALS FOR PUBLIC RISK MANAGMENT OF FLORIDA		27,616.82
			TOTALS FOR PYROTECH FIREWORKS, LLC		7,000.00
			TOTALS FOR SAND/LAND OF FL ENTERPRISE INC		656.00

07/02/2015 09:47
siddings

|CITY OF INVERNESS
|CASH REQUIREMENTS REPORT

|P 2
|apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 07/30/15
			TOTALS FOR SUMTER ELECTRIC COOPERATIVE INC		5,060.46
			TOTALS FOR SWARTZ, KATHLEEN		280.00
			TOTALS FOR THOMAS BROWN		450.00
			TOTALS FOR UNIFIRST CORPORATION		153.24
			TOTALS FOR VANCE, GEORGE III		300.00
			TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL		45,604.20
			TOTALS FOR WHETSTONE OIL COMPANY, INC		645.59
			TOTALS FOR WOODARD & CURRAN, INC		160,870.58
			REPORT TOTALS		304,447.35

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

June 2, 2015
5:30 PM

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

President Hepfer
Vice President Ryan
Councilwoman Bega
Councilman McBride
Councilman Hinkle
Mayor Plaisted (Not Present)

Also present were City Manager DiGiovanni, City Attorney Haag, Asst. City Manager Williams, Community Development Director Malm, and City Clerk Davis.

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

ACCEPTANCE OF AGENDA

Councilman Hinkle motioned to accept the Agenda as presented. Seconded by Councilman McBride. The motioned carried.

PUBLIC HEARINGS

None

MAYOR'S LOCAL ACHIEVEMENT AWARDS

5)a) Citrus High School Boys Baseball Team – Council President Hepfer presented to Baseball Coach, Brady Bogart and his team a “Certificate of Achievement” for the achieving AS Class 5A District Champs and State Final Four Semifinalist. Coach Bogart expressed his appreciation to the City for recognizing them.

SCHEDULED APPEARANCES

6)a) Vietnam Veterans – Jim Stepanek, who brought the Moving Vietnam Wall to the Wallace Brooks Park during the Welcome Home Vietnam Event, addressed Council thanking them for their support and presented certificates of recognition to City Manager DiGiovanni, Sharon Skeelee Hogan, Liz Austin, Deputy Michelle Tewell, and the Citrus County Sheriff's Dept. for their hard work in organizing this event. They expressed their desire to return in 2017.

6)b) Board of County Commission Chairman Scott Adams; County Administrator, Randy Oliver; Sheriff Jeff Dawsy; Fire Chief Jim Goodworth, Randy Oliver, County Administrator, were present to provide information on the Fire Services issue as requested by City Council.

County Administrator Oliver addressed council stating that there are a couple of options including 1) the structuring of an Interlocal Agreement with the County which would

allow the county to turn over the MSTU tax collected with the City and the City would contract for the service as needed. The payments would be reduced by any of the fees assessed by the tax collector, as done with the CRA area. The MSTU would be subject to the CRA reduction. The 2) second option would be an MSBU, based upon the service provided, at the cost to be \$54 per residence, and insured that everyone paid something for fire services. Under the MSBU system, everyone pays something toward the fire service, plus the MSTU – One option would be to participate on an equal basis as others within the County. The 3) third option which has been approved by the County Commission, was for the county to create a new MSTU for Fire Services which would only include the unincorporated areas. The original MSTU was a voter approved initiative which included Inverness & the County and the only way to make the unincorporated separate was to create a new MSTU. The County would assess the MSTU, and the fee would be assessed at whatever level the BOCC deems appropriate level, based on the budget. Those are three options he sees available and we're willing to work with the City whatever way they wished to go.

Sheriff Jeff Dawsy addressed City Council and introduced Fire Chief Jim Goodworth, and the Deputy Fire Chief Craig Stevens who were available to answer questions. In talking with Councilman Hinkle and Councilwoman Hepfer, he noted the two options available. One would be the MSTU/MSBU, and the second would be a Contract for Service, similar to what is done with Law Enforcement. In the contract every time a pay raise or retirement increase comes about, it would affect the price in the contract. The document also has no provision to build a new firehouse. Presented their budget before Commission and the \$54 is still the same and the fire services tax is still within the monies generated by the fire service tax, and the assessment % did not go up. He understands the Council's concern of not being able to have ability to have input.

He spoke to the current contract with the City/Fire Dept. and current firefighter availability. He noted the MSBU presented copied for everyone and the tax roll of what every homeowner and business would pay under the MSBU.

Fire Chief Goodworth handed out a listing of all commercial properties within the city limits, noting costs based on square footage of what their MSBU fee would be for fire service, and spoke to the big infrastructure within the City, high risk buildings, and the economic impact. Approximately 8% of total call volume is within the COI which equates to about 700 to 775 calls per year. The station on Apopka's zone is larger than the City of Inverness itself. Whenever call requiring multiple unit response, they are supplemented by surrounding zones.

Councilman Ryan confirmed that 8% of calls (775) were within the City Limits of Inverness, and questioned how many were real fires. He additionally questioned if there was a cap limit on the MSBU? Goodworth noted that there are a variation of calls - County-wide they run 112-120 structure fires per year.

Sheriff Dawsy stated that the MSBU can go up to as high as \$113.

Councilman Hinkle questioned the policy on Fire Trucks assisting Ambulances to calls. Goodworth noted they are dispatched to higher critical calls.

Scott Adams, County Commissioner addressed Council and noted that he was in support of the City with the MSBU, and understands their concern. He feels with the City having its own Fire Department, that it will take some burden off the County, and better service

other areas of the County. He would be willing to help the City and be supportive and encouraged them to do what is best.

Councilman Hinkle questioned the original assessment, and if there was any differential between (for instance) a restaurant and an accountant? Goodworth noted that they have different categories for each type business and were determined by 2-3 years of responses to each category.

Sheriff Dawsy readdressed the cap on the MSBU, explaining how it was constructed. Last year the fire service tax was reduced to those who pay the tax. He spoke to a comparison of surrounding counties MSBU rates, noting how Citrus was lower.

City Manager DiGiovanni questioned the City of Crystal River dispatching agreement and Sheriff Dawsy advised that agreement is with the Sheriff/ Fire Dept. and spoke to a recent meeting with Crystal River Fire Chief. They will need 5 people for dispatching, and to personnel sick, retirement, etc., they are looking at \$2,000.

City Manager addressed Randy Oliver, County Administrator asking if the City Council decided to have its own Fire Dept., what do you see the arrangement being worked out between County and the City with the 1974 tax, collection and disbursement of tax , as well as facilities. Mr. Oliver explained that he couldn't answer on the facilities part and as it related to the MSTU. They would give the City the exact amount collected in the boundary, less the fee charged by the Tax Collector and the Property Appraiser, less any deductions made as required by State Law for the CRA. You still get the CRA money, as the Hospital would not be paying any MSTU Tax because of the way CRA is set up.

Councilman McBride stated he would like to see some hard figures gathered and presented to us, which would be beneficial in the decision making process, and follow the same pattern used for Crystal River.

OPEN PUBLIC MEETING

Nancy Kratzer, 813 Balmoral Ct., Inverness addressed Council regarding the MSBU and thinks the current MSBU system is working, would like to see it continue.

Elizabeth Collins, 525 Tina Ave., Inverness –The \$54/yr is not a lot of money to continue with the current system. She stated that there was an Inverness Fire Dept. which didn't work and no sense in creating another mistake. Before creating our own Fire Dept., she would like to see the breakdown of the costs, as she can't imagine how it could be done for \$250,000.

Karen Esty, Inverness, stated that she would like to see if Inverness stays with the County, does City Council have ability to see how many employees, type of equipment. Questioned if you could back out, put a cap on it in case we wished to back out of the agreement?

CITY ATTORNEY REPORT

None

CONSENT AGENDA

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

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 05/19/15*
 - Recommendation - Approval
- c) Cemetery Lot Repurchase – Lot 634, Third Addition*
 - Recommendation – Approval

CITY MANAGER'S REPORT

10)a) Florida League of Cities – Annual Conference Ad was addressed by City Manager DiGiovanni who addressed this year's publication of the ad for the Florida League of Cities Conference in the Quality Cities Magazine. We have increased the size of the ad to full page, at a cost of \$625, which is actually lower than last year's ½ page ad of \$800.

Councilwoman Bega motioned to approve purchase of a full page size color ad at a cost of \$625, to use this year's version for the 2015 FLC Conference Publication. Seconded by Councilman Ryan. The motion carried unanimously.

City Manager DiGiovanni additionally reported on the following:

- There will be a CIP Workshop this Thursday, June 4th @ 5:30.
- An impactful unveiling of the Valerie Theatre was conducted last Saturday and was structured to target audiences that will bring a cultural environment as well as new money into the Inverness community. This will come through the advertising and marketing of specialized events and pulling from other communities out of Citrus County.
- We will be opening Valerie Theatre this Saturday, June 6th, from 1:00-4:00 pm to the public and running advertisement of the City itself and historic visions of Inverness on the screen.
- These events are followed by Flag Day, July 3rd, etc. Businesses in downtown are getting more aggressive with Sidewalk Cafés and are being very well received with a different dynamic.

COUNCIL/MAYOR SUBJECTS

Councilwoman Bega appreciated the County coming this evening. Valerie Theatre event was very enjoyable. Look forward to the Theatre being the heart of downtown.

Councilman McBride stated that the Valerie was stunning and ladies looked great that evening. Hoped that all the citizens will come out to see the Valerie next week at the public opening. He spoke to Sunday's paper article which implied the City was going through the MSBU process due to its animosity toward the County, and felt that was an inappropriate comment. We are going to do our due diligence and this is worthy of clarification.

Councilman Ryan spoke of the how wonderful the Valerie Theatre was and how it should have the same impact to the youth of today, as stories were told of the past. He appreciates the County coming to the City and the way it was presented this evening.

Councilman Hinkle spoke of the Valerie Theatre and how grateful for the way it was designed for culture vs just a movie theatre. He wished conversation with the County this evening had occurred 2 years ago. Several comments by Vietnam Vets were great

and how wonderful the Vietnam Event was. He spoke to youth in the audience and grateful for their attendance.

Councilwoman Hepfer spoke to the Valerie Theatre and how special it was to have Valerie Hipp, and thanked the City for renovating the Theatre. She thanked the County for coming to speak with them this evening. She made positive comments about City staff.

CITIZENS NOT ON AGENDA

Mr Harry Kratzer- 813 Balmoral Court – questioned Fire Department response to vehicle accident, and asked if the City was going to do the same? City Manager DiGiovanni replied that the consultant who structured the program would include that but, we have also reached out to Nature Coast, and we will work out an arrangement with them to have them in the firehouse to be immediately dispatched locally. Mr. Kratzer asked if the City would be getting back the money paid into the County by the City. City Manager DiGiovanni stated that we will be pay the fees regardless and he will look into the charges the county was speaking to this evening, as those are not fee based collections, but ad valorem tax collections, which he didn't think there is a fee. He thinks there is confusion with the MSBU vs an ad valorem tax.

Meeting adjourned at 6:59pm

City Clerk

Council President

June 11, 2015
5:30 PM

The City Council of the City of Inverness met on the above date in **Special Session for the Community Redevelopment Agency (CRA) Ordinance**, 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, Legal Counsel Lawson, Asst. City Manager Williams, Community Development Director Malm, and City Clerk Davis.

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

The meeting was called by the following Notice to all Council, Mayor, media, as well as publicly posted.

NOTICE OF SPECIAL COUNCIL MEETING

DATE: April 22nd, 2015

PLEASE BE ADVISED, THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, WILL MEET IN SPECIAL MEETING ON **MONDAY, June 11th, 2015 @ 5:30PM** AT THE 212 W. MAIN STREET, INVERNESS, FLORIDA FOR THE PURPOSE OF DISCUSSING:

“ COMMUNITY REDEVELOPMENT AGENCY (CRA) EXTENTSION ORDINANCE”

/s/Jacquie Hepfer
President of City Council

PUBLIC HEARINGS

4)a) ICRA Expansion and Extension Ordinance – Final Reading- Council President Hepfer introduced the Ordinance and asked for motion to read by title only.

Councilman McBride motioned to have City Clerk Davis read Ordinance 2015 - 710 by title only. Seconded by Councilwoman Bega. The motion carried.

ORDINANCE 2015-710

AN ORDINANCE OF THE CITY OF INVERNESS RELATING TO COMMUNITY REDEVELOPMENT; CONFIRMING, RATIFYING, AND SUPPLEMENTALLY ADOPTING A MODIFICATION TO THE INVERNESS COMMUNITY REDEVELOPMENT PLAN; EXPANDING THE

BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AREA; EXTENDING THE TIME CERTAIN TO COMPLETE REDEVELOPMENT FINANCED BY TAX INCREMENT REVENUES; PROVIDING DIRECTION AND AUTHORITY CONCERNING REDEVELOPMENT FINANCING AND THE ISSUANCE OF REDEVELOPMENT REVENUE BONDS; PROVIDING FOR AMENDMENT OF PART II, CHAPTER 2, ARTICLE V, SECTION 2-203, REDEVELOPMENT TRUST FUND, OF THE CITY OF INVERNESS CODE OF ORDINANCES; PROVIDING FOR RESTATEMENT AND REPEAL OF INCONSISTENT ORDINANCES; RESERVING RIGHTS; PROVIDING SEVERABILITY; PROVIDING FOR LIBERAL INTERPRETATION AND CORRECTION OF ERRORS, IF ANY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

**The Public Hearing was opened.
For: No one spoke for the Ordinance**

Against:

Christopher Mulligan, 161 E Jefferson Street, Brooksville, and legal counsel for the Henderson Lake Neighborhood Association. He noted the previous letter provided to Council regarding their objections and statutory concerns with the plan, which he provided to Council along with copies of petitions showing community support for what his client is trying to accomplish. They would like Council to consider one of their three goals presented this evening. He spoke to the level of CRA expansion, the board representation, and the increased taxable income. Their three goals being presented this evening for Council consideration were 1) They feel City Council should not move forward on expanding the current Redevelopment Area, given the concerns outlined this evening. 2) If City is to go forward with the expansion, that they consider a variance to the proposed Ordinance, removing this neighborhood from this blighted part of the plan. 3) If these cannot be achieved, they feel there should be more residential representation on the ICRA Board.

Samantha Carter, 204 E Vine Street, Inverness, addressed Council and spoke to her desire to have her neighborhood removed from the ICRA expansion study. She spoke to the news article from previous week which noted the June 1st estimate of taxable values for the county, which indicated how this is the first increase in overall tax values since 2007. She felt to insinuate that their neighborhood conditions are blighted and slum, are inappropriate, and a mis-use of this law.

Nick Carter, 204 Vine Street, Inverness, stated how this is a bogus application of the law. He spoke to all the improvements made to his home and cannot consider it to be his home, as the City could decide they want to build a Convention Center. He spoke to the City's future use of the land and to eminent domain, and he feels they are going to have to move.

Charles Spinella, 115 Sassy Lane, Inverness addressed Council, and spoke to disclosure and the fear people have to what could possibly happen. Eminent domain can always be changed through the State. He felt that the City wants this property to expand the parks and is the reason they didn't include the Trailer Park across the street. He asked that before council makes a decision, that they put themselves in their position.

The Public Hearing was closed.

Mark Lawson, Legal Counsel, noted that this was a continuation of meetings duly advertised and held in April & March. The Ordinance was read on March 3rd and March 17th, and the meeting continued until April 28th, with the Final Reading being this evening, June 11th. He spoke to how we followed the statutes and had discussion with the County. They had the Chairman set a meeting within 90 day, providing an opportunity to have discussion, and additionally provide the City a report of their objections, which did not occur. The statute provides that after the passage of time (draw out), if no progress is made, that the City may move forward 30 days later, which ended on May 10th. In the interim, the City properly informed and provided information to the Property Appraiser Office on or before May 1, providing a complete roll of the area, for information needed for their calculation process. He noted a certificate of the Property Appraisers Office receipt of this information, which he wished to have put into the records. He advised Council of an additional paragraph (3)(F) to be read into the records for Council consideration to be added to the Ordinance, which is informational and has no substance.

(F) Due to the passage of time and the failure of the County Commission to set a meeting pursuant to section 163.361(3)(b)3., Florida Statutes, the increment revenue associated with and deposited into the Redevelopment Trust Fund derived from the expanded Community Redevelopment Area shall be calculated for the purposes of section 163.387(1)(a)2. Based upon the most recent assessment roll used in connection with taxation prior to the effective date as supplementally providing for the funding of the Redevelopment Trust Fund.

He stated that this is being done due to the passage of time and the failure of the County Commission to set a meeting pursuant to section 163.361(3)(b)3., Florida Statutes. This provision shall be deemed, for all purposes, as supplementally providing for the funding of the Community Redevelopment Trust Fund. Another reason for doing this is because there has been a misunderstanding on how the increment is calculated and section 163.387(1)(a)2 which states how you calculate the increment and you relate back to the most recent role used for taxation purposes, and the role last certified, is November 1, 2014. He spoke to the additional notices mailed and handed to County Officials. He introduced Mr. Kohler, Supervising Professional, to share his review of data and physical review of the redevelopment area.

Mr. Tom Kohler, GAI Community Solutions Group, a firm under RERC, Real Estate Research Consultants, advised that the study was complete last year. He has been asked to revisit the Governmental statistical data, as well as this field analysis of the blighting

conditions, which he did in March, and again today and substantially the blighting conditions remain. He spoke to previous statement made regarding property values going up 10%, and a climb in the assessed value. He pointed out that under the law, it states to look at five year period. Within the five year period, the CRA assessed values have actually gone down over 3%. He spoke to eminent domain, his background in this area, and in the past 22 years they have used eminent domain 1 time, which was to widen a sidewalk.

City Manager DiGiovanni asked if he ever experienced, in his role as a consultant with other cities, where people had a preconception with a CRA expansion, that property rights went away. Mr. Kohler noted that people had more concern that they are included in a blighted designation, and also that it is an added tax.

Mark Lawson concluded that this is a remedial Ordinance that makes it clear what you have done. Section F makes it clear what the base year is and relates back to the most recent role used for ad valorem taxation purposes.

Councilman Ryan stated that we look at the term Blight as an legal term and not as a social term or economic term. We are not trying to take or devalue anyone's land, but this will increase the value. Money put into the CRA, stays within the CRA. It will only improve the property.

Councilwoman Bega noted how disturbing the mis-understanding of what the intent of what the Ordinance is as this will be an improvement and have seen what it has already done in the ICRA area, and are looking forward to expanding the improvement to other parts of the City.

Councilman McBride stated that we are going to make major improvements in our City and hope people would have sense of trust that this City gets things done and makes improvements.

Council President Hepfer stated that we have been over this many times, had many professionals speak to this, and we are unable to change people's minds. We need to move forward and will see the improvement, as opposed to taking anything.

Councilman Ryan motioned to adopt Ordinance 2015-710, with the addition of addendum F. Seconded by Councilman McBride. Roll call vote was as follows: Councilwoman Bega, yes; Councilman McBride, yes; Councilman Hinkle, yes; Councilman Ryan, yes; President Hepfer, yes. The motion carried unanimously.

City Manager DiGiovanni spoke to Resolution 2015-05 which was passed May 17th, 2015, and asked that Council motion, second and vote to Re-confirm that Resolution.

Councilman Hinkle motioned to re-confirm and read by title only, Resolution 2015-05. Seconded by Councilman McBride.

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.**

Mr. Mark Lawson, Legal Counsel noted that this was being done due to the County asking for the draw out period, which has been over 90 days, this brings up to date and confirms the necessity.

Councilman Ryan motioned to adopt Resolution 2015-05 by roll call vote. Seconded by Councilman McBride. The motion carried unanimously.

It was noted that the Resolution was not on the agenda and the action needed to be removed.

Councilwoman Bega motioned that we strike the most recent Resolution vote. Seconded by Councilman Ryan. The motion passed unanimously.

The meeting was adjourned at 6:32pm.

City Clerk

Council President

June 16th, 2015
5:30 PM

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

President 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, and City Clerk Davis.

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

ACCEPTANCE OF AGENDA

Council President asked Acceptance of Agenda be approved with the following changes: adding to City Manager's Report, Sunday's Opinion Article, and switching items 5 & 6 due to time.

Councilman Ryan motioned to accept the Agenda with the noted changes. Seconded by Councilman Hinkle. The motioned carried.

PUBLIC HEARINGS

4)1) Budget Transfer - Zephyr Street Project/Vietnam Event Fireworks Donation – Replenish Reserves/IIGC Building Exterior was addressed by Council President Hepfer. City Manager DiGiovanni explained this was necessary to recognize certain revenue that were not anticipated, such as donation to support Welcome Home Vietnam Veterans and Impact fees, and to move funds from Inverness Government Center Contingency Funds to an expenditure line in the support of exterior maintenance work. Unanticipated Revenue for Fireworks: \$4,500; Unanticipated Expense for IGC Contingencies: \$125,000; Unanticipated Use of Impact Fees County for Zephyr St Project: \$17,043; and Unanticipated use of Impact Fees City for Zephyr St. Project: \$20,200. These projects are getting ready to commence and this is to recognize these revenues and contingency funds going to the line items of budget, increasing the size of the budget.

**Council President Hepfer opened the Public Hearing
There was no one speaking for or against the Amendments
The Public Hearing was closed.**

Discussion: None

Councilwoman Bega motioned to read Resolution 2015-08 by title only. Seconded by Councilman Hinkle. The motion carried.

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.

Councilman Hinkle motioned to adopt Resolution 2015-08, by roll call vote. **Seconded by Councilwoman Bega.** Roll call vote was as follows: **Councilwoman Bega, yes; Councilman McBride, yes; Councilman Hinkle, yes; Councilman Ryan, yes; President Hepfer, yes.** The motion carried unanimously.

SCHEDULED APPEARANCES

6)a) John Stewart and Barbara Mills - Vietnam Event appeared before Council, with John Stewart presenting Certificates for supporting the Vietnam Events in the City last month. He noted the City of the Most Patriotic and a city with a heart. He provided certificates to the Mayor and each council member, the City Manager and the Events Dept.

OPEN PUBLIC MEETING

Charles Knecht, Sr. -2410 W. Spring Lake Dr., W. Spring Lake Homeowners Association spoke to the Fire District Tax, MSBU & MSTU's and would love Inverness to join the Fire Dept. with the County. He stated that it will cost Inverness over a million dollars to have their own fire service. He believes the best for Inverness would be to joins the MSBU creating one taxing mechanism in the future. He hasn't heard any complaints from anyone and wants the lowest taxes for all citizens. He spoke of the security he felt with the fire department and the Sheriff's office. \$3 million was spent on the Valerie Theatre, and that's what will be spent on a fire service department. Will need a ladder truck that could cost \$850,000 for a new ladder truck.

Jim Kupcho – Homosassa Springs questioned Council on the figures of the total of the projected cost to go on its own for fire services. City Manager stated there were figures in the agenda backup material with a figure of \$550,000 startup with an annual of about \$425,000-\$450,000. Mr. Kupcho asked for public access to a line item breakdown, including turnout gear, trucks, salaries, insurance, etc. There are unanswered questions.

Dennis Dix, executive Director of the Hernando–Citrus MPO, provided a brief update on Hwy 41 and Suncoast Parkway 2. He spoke of the public hearing to be held on June 25 in Lecanto. US 41 is important to both counties, and as it stands now the project would not be complete until 2040. Last week FDOT advised to move the project up 10 years. He is recommending the MPO consider funds from both counties. The MPO is making good progress, and noted how Councilman McBride has helped this out.

City Manager asked about the Ocala/Marion MPO and if there could be a possible cooperative effort regarding 41 N and US 200. Mr. Dix stated the connection with US

200 is the number two priority. Councilman McBride added that having an MPO with Hernando and Citrus has made a difference and Mr. Dix is taking a lead and efforts are blossoming for 41 N.

MAYOR'S LOCAL ACHIEVEMENT AWARDS

None

CITY ATTORNEY REPORT

None

CONSENT AGENDA

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

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 05/14/15WS; 06/04/15WS*
 - Recommendation – Approval
- c) Planning and Zoning Board Resignation- David Brooks*
 - Recommendation – Approval

CITY MANAGER'S REPORT

City Manager DiGiovanni spoke to an opinion **article published in the Chronicle**. It is okay to disagree, but this article got into avenues of impaired judgment, integrity & bias which create a fatal flaw in leadership. This article spoke to impairment of this office, and if City Council has a shred of belief in what was published, he didn't need to be sitting here and a change would need to be made. For us to move forward, and if there is concern, we need to recognize it and go from there.

Mayor Plaisted stated he also read the article that suggests the truth will set you free and about filters people use, when actually it is perspective. He spoke to a few of the particulars within the article, including Citrus Memorial Hospital and Whispering Pines Park, and stated his support of the City Manager for his vision and betterment of our City for over 20 years.

Councilwoman Bega stated the newspapers job is to sell newspapers. Creating chaos does that for the newspaper.

Councilman Hinkle found the article offensive and thinks there needs to be an apology. We support our City Manager as he works toward benefits and vision for our City. It seems that the article has filters and bias.

Councilman Ryan reiterated the support for the City Manager, who has the vision to work towards the betterment of this community. He feels as though Gerry Mulligan owes the City and the Council an apology.

Councilman McBride cannot figure out the perspective of the Citrus County Chronicle. He does not believe one single time that the City Manager had made recommendation to Council that is not in the best interest of City.

Council President Hepfer looked at this article as another opinion. You see things through what you do and who you are, and didn't take it personally.

City Manager DiGiovanni stated that this was not about him, but about the community at large and we have to have confidence in each other, and Council has to have confidence in the person sitting in this chair. He appreciates their comments, it does bring clarity to something that was otherwise made cloudy.

10)a) ICRA Special Counsel Budget Transfer was addressed. City Manager DiGiovanni stated that this was to support the Inverness Redevelopment Agency use of special legal council. We had to go through difficult and lengthened process to expand the CRA, which generated additional special counsel needs. It is recommended that City Council support the transfer of \$45,000 from Council Contingencies to CRA Special Legal Fund Acct. to meet those obligations.

Councilwoman Bega motioned to approve the transfer of \$45,000 from Council contingencies to CRA Special legal Counsel. Seconded by Councilman McBride. The motion carried unanimously.

10)b) ICRA Resolution by Council was addressed by City Manager DiGiovanni explained that this was previously passed, however we wished to exercised an abundance of caution and recommend that Council move to reaffirm (re-adopt) the Resolution this evening.

Councilman Hinkle motioned to have City Clerk Davis read Resolution 2015-05 by title only. Seconded by Councilwoman Bega. The motion carried.

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.

Councilman Ryan motioned to adopt Resolution 2015-05, by roll call vote. Seconded by Councilman Hinkle. Roll call vote was as follows: Councilwoman Bega, yes; Councilman McBride, yes; Councilman Hinkle, yes; Councilman Ryan, yes; President Hepfer, yes. The motion carried unanimously.

10)c) FDOT Grant Application was addressed by City Manager DiGiovanni who explained the Department of Transportation, Highway Safety Improvement Grant Program. We recently learned of this program, and have taken preliminary action on the City's behalf, to seek funds to support what is listed in the agenda memorandum, such as: S. Apopka Ave vehicular safety improvements; Forest Dr. Pedestrian and Vehicular safety improvements; Martin Luther King Jr. Blvd. street and pedestrian safety enhancements; Vine St. Sidewalk replacement; Solar Crosswalk – Mossy Oak & Trail and Vine & Apopka; (2)Portable Reader Units; Sign Post Reflectors (500). It is

recommended that Council support the application for us to seek these funds for this equipment.

Councilman Hinkle motion to authorize that we continue with the application process to secure grant funds from DOT to improve local roadway safety. Seconded by Councilwoman Bega. The motion carried unanimously.

City Manager made a footnote that if these projects come to fruition, these items would be made part of the 2015/2016 ensuing budget.

*Footnote (Dennis Dix spoke (6:18) listed under Open Public Hearing)

10)d) Fire Services regarding the 1974 Tax District, general fund impacts, budget, fees, etc. was addressed by City Manager DiGiovanni. In addressing some of the Council's questions, he spoke to the total tax levied by the County from the City and how it relates to the 1974 Fire Tax. The dollars consumed by public safety can climb upwards to \$2.8 million. The direct contribution from the City is around \$750,000 into the Sheriff's Department, which includes the law enforcement agreement.

Moving forward with fire services, the high cost of collecting taxes by the Property Appraiser and Supervisor of Elections offices was questioned. Could not find support of the fee amount of \$50,000 but more like \$10,000 and wanted to point out that amount of cost would not necessarily negatively affect any collections. The current levy adopted by the 1974 tax would bring in approx. \$300,000. The startup costs for a fire services unit, being a blended approach with paid staff and volunteers, could be approx. \$600,000. This information comes from the expertise of the Dunnellon Fire Department.

The CIP allocated some \$250,000 of capitalized funding to get us going, which could be modified as we move forward. What is being discussed is a cooperative and offsetting cost in working with the City of Dunnellon. Due to the initial dialogue, the City of Crystal River would be more involved from the standpoint of volunteer recruitment, etc. If the numbers hold, we are looking at the city budget coming up with roughly \$25,000 budgetary impact. In summation, if Council decides to proceed with the development of fire services unit or another decision is made, a matrix of what needs to happen & when it should be done will be presented at the next Council meeting. Don't know if Council is committed to a decision this evening, however we are building a budget and need knowledge of service scope. This is a policy decision and needs to be kept in the forefront, we will make it work no matter what the decision.

Councilman Ryan knows that much thought has gone into this subject and has a folder full of letter and articles re; for and against MSBU. We need to look to the future and establishment of the City's own fire dept.

Councilman McBride stated City Manager distilled three option 1) create own fire department, 2) endorse MSBU, or 3) direct City staff to 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. He does not favor the MSBU, nor

developing our own fire department at this point. He believes City staff could develop a Fire Services Agreement to have a level of service consistent with what our needs are. Noted letter dated September 18, 2014 from Sheriff Dawsy with a proposal of two firefighters, 24 hours a day along with accompanying capital. Offer put on table for \$500,000, and we are talking about \$450,000 to operate our own fire Department on an annual basis. Does not see the \$50,000 difference turning the tables for us. He recommends City Manager engage with County staff to development an agreement.

Councilwoman Bega is in a quandary when listening to Dunnellon as it seems very feasible. It would relieve the impact and stress on the City employees not to have to manage and run it ourselves. Thinks we should look at an agreement with county at this point.

Councilman Hinkle does not want the MSBU, and likes the idea of our own Fire Dept. and is in favor of blended department.

Council President Hepfer is not ready at this point as we have so much going on and would be happy to go along with an agreement v.s going our own way, and are not ready to go out on our own yet.

Mayor Plaisted stated that he has given a lot of thought to this and seriously believes we should control our future, and in doing so work with cost, and when we don't we're at the whim of others. Feels we should have our own Fire Dept. and spoke to payments per call, etc.

Councilman McBride motioned that we direct the city staff to 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 and that is said in the context of the Sheriff's September 18th, 2014 letter to the City Manager. Seconded by Council President Hepfer. Motion carried. (3 in favor; 2 opposed)

10)e) Valerie 501- C3 was addressed with regard to the Valerie Theatre Cultural Center by City Manager DiGiovanni, who explained the complexities of this project which should be finalized within the next six-week period. 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 to make that happen. He explained the advantages of a 501c3 Designation such as: Tax breaks, Operate and Marketing of the building and getting donors; donors able to enjoy tax reduction; Advantage to non for profit; and it gives credible approach to what can happen with the Cultural Center.

A non-profit status requires a board to be in place, which 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 will begin in earnest. **No action is required.**

Alan Forino was introduced as the new director of the Valerie Theatre Cultural Center, and spoke to his great background, college, etc. We are very fortunate to have found him.

10)f) FLC Voting Delegate Selection – 89th Annual FLC Conference was addressed by City Manager DiGiovanni who referenced attached agenda information by the Florida League of City for the upcoming Statewide City Conference. Council is asked to select

one to serve as the representative voting delegate for Inverness at this year's League Conference. The selected party will be required to attend business meetings, participate in discussion and vote the interests of our City.

Council President Hepfer motioned to appoint Councilman Ryan the authorized voting delegate for Inverness at the 2015 FLC Conference. Seconded by Councilwoman Bega. The motioned carried unanimously.

10)g) SWFWD Office Relocation Correspondence was addressed by City Manager who referenced letter received from the Brooksville Office for the Southwest Florida Water Management District, who may close and relocate to Tampa. He noted that this is being publicly presented for Council's consideration to determine if they wished to submit correspondence to comment on the pending move. Council consensus was to have staff compose send a letter of objection to the move.

City Attorney Haag noted the money invested in the offices in Brooksville that was discussed in the last meeting of the W RPC. Seems like a colossal waste of taxpayer's money. The farther away from us the less we will have their ear and the decision-making.

10)h) County Land Transfer to City was addressed by City Manager DiGiovanni, who advised that paperwork for this item bypassed our office and was went directly to the attention of City Attorney Haag. This is being presented for Council's deliberation. The matter is of policy and not legality. He spoke to the former Amerigas site and property the city owns at the airport, and how the County seeks to secure ownership of the airport property to construct a road for the Fix Based Airport Operator. He spoke to the delay in moving forward of the business park, which will require zoning changed, etc. The issue is whether City Council desires to accept the land transfer from the County with the understanding that with that acceptance, they expect you to transfer the ownership of city property located at the airport.

City Attorney Haag referenced the recent correspondence he received in late April. He understood no decision was made and there had been disagreements regarding the land. The recommendation is for Council to have him forward the deed he received back to the County. He noted the Board of County Commissioners is not the same board that signed the deed. He didn't know the document even existed until he received it from County Administrator Randy Oliver. City Attorney Haag addressed the Charter and the need to consolidating all property issues in one place in a charter amendment.

Councilman McBride spoke to the 9-point plan that was offered to the County. His problem is if we are going to deal with one item here and one there, we will be in limbo, especially regarding Whispering Pines Park. He doesn't want to see an RV park replace baseball fields, and we need forward movement with WPP.

Councilman Hinkle motioned to return AmeriGas documents to County pending an agreement among the parties. Seconded by Councilwoman Bega. Motion carried unanimously.

City Manager DiGiovanni invited **Alan Forino** to address Council. Mr. Forino thanked Council for the opportunity to be part of this. He's excited about the Valerie Theatre and loves this community.

COUNCIL/MAYOR SUBJECTS

Councilman McBride spoke to the Flag Day Ceremony and the keynote speech by John Stewart. Looks forward to July 3rd fireworks.

Councilman Ryan referenced the discussion on Fire Services and that the decision didn't come easy. Spoke to Ethics Workshop he attended, and that ethics should not be taken lightly.

Mayor Plaisted stated it's been honor since 1999 to serve with members of this Council. He spoke to the leadership and integrity of the County Manager and staff.

Councilwoman Bega stated what could be more humbling than to receive the certificate from the Vietnam Vets.

Councilman Hinkle spoke of the privilege to serve the City and how we move forward with decisions that are made. He thanked Barbara Mills for her efforts with the veterans.

Council President Hepfer spoke of how the Council works together because the goal is the betterment of the city.

CITIZENS NOT ON AGENDA

None

Meeting adjourned at **7:17pm.**

City Clerk

Council President

June 22, 2015
5:30 PM

The City Council of the City of Inverness met on the above date in **Special Session for Fire Services**, 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, Attorney Haag, Asst. City Manager Williams, and City Clerk Davis.

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

The meeting was called by the following Notice to all Council, Mayor, media, as well as publicly posted.

NOTICE OF SPECIAL COUNCIL MEETING

DATE: June 18th, 2015

PLEASE BE ADVISED, THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, WILL MEET IN SPECIAL MEETING ON **MONDAY, June 22nd, 2015 @ 5:30PM** AT THE 212 W. MAIN STREET, INVERNESS, FLORIDA FOR THE PURPOSE OF DISCUSSING:

“ FIRE SERVICES”

/s/Jacquie Hepfer

President of City Council

ACCEPTANCE OF AGENDA

Councilwoman Bega motioned to accept the Agenda as presented. Seconded by Councilman McBride. The motioned carried.

OPEN PUBLIC MEETING

None

CITY MANAGER REPORT

Council President Hepfer commented on recently being questioned on **Ethics** regarding her voting on the Fire Services issue. She stated that when we voted to turn IPD over to the Sheriff, her daughter worked there, as well as her husband, and I was told it wasn't a conflict and I voted. We will be contracting with the County, not the Sheriff. She was

concerned with people throwing these things there and she is not happy. She stated that if she saw a conflict she would have brought it up, and we are not dealing with the Sheriff

City Manager DiGiovanni stated that this evening centers around the 1974 Voter Initiated Tax, an important mechanism with respect to being able to service and provide Fire Service. Last Tuesday, City Council motioned on the best way to proceed, and in doing so included the context of a letter from Sheriff Dawsy, which most of them didn't have. The letter was reviewed following the City Council meeting, and discovered a clause in the letter worded a way to move the City of Inverness from participation with the 1974 Voter Initiated Tax Program. Information has been assembled to help Council understand the complexities of last week's vote. The complexities alone are compounded due to people who were present at the meeting, publication in several news venues. Attorney Haag & I consulted and thought it best to have the City of Inverness convene to take action to further discuss the 1974 Tax Initiative and its importance to the COI, and take action to remedy that situation. Tomorrow, County Government has publically noticed that they are going to conduct a Public Hearing to discuss development of a third funding source for fire services (MSTU). We feel it important that the principals of the 1974 Tax be maintained and the City continue its participation with the 1974 Tax and vote accordingly, and the 1974 Tax not be taken to -0- as rumored.

Council President Hepfer asked that the City Manager explain the difference between the MSTU and the MSBU. He explained that the 1974 Voter Initiated Tax stands alone as a measure voted on by the public. An Municipal Service Taxing Unit (MSTU) has been provided to County governments to deal with Community Developments (ie; Sugarmill Woods, Citrus Springs, etc.), and if the community wanted urban like services the County could create this where the unit could have an MSTU levied to it to provide an urban like service, such as Fire Service, and further noted that an MSTU could go up, to 10 Mills. The Voter initiated Tax is capped at 1 Mill.

Councilman McBride stated that in his motion, when he referred to this matter in the context of the Sheriff memorandum date 9/18/14, it was never his intention to negate the benefits of the 1974 Voter Initiated Tax. I am not one to throw out \$260-300 hundred thousand dollars of anticipated revenue. However it was his purpose to indicate that there was a proposal overview that was attached to this memorandum which comes up with a level of service and a corresponding fee for that totals \$500,000. , with another letter \$490,000 handed out by Sheriff at June 2nd meeting.

Councilman McBride motioned to readdress the action by City Council on June 16, 2016, with respect to fire services to rescind that motion and vote. Seconded by Councilwoman Bega . The motion carried unanimously.

Attorney Haag stated that Councilman McBride's previous motion intent was that the City would come up with the additional funds, over and above the revenue raised by the 1974 Special District Tax to fund fire services for Inverness, which would be equivalent to the cost to individuals in the unincorporated area. That's the \$ amount that we would be negotiating with the County for the upcoming year.

Councilman Ryan motioned to deliberate the Fire Services to the City of Inverness. Seconded by Councilman Hinkle. The motion carried. (4 yes; 1 No)

Councilman Ryan clarified as to why he voted as he did for Fire Services at Thursday's meeting. You either pay the price now or pay a high price later. If we establish a fire service, it would be more consistent with the way the rest of the City governments in the county are operating, and be a source of pride. He stated he would like to have a cost comparison for projected costs of the start up and running of a Fire Dept.

City Manager DiGiovanni spoke to the diligence done with research on this over a 2yr. period. Municipalities tend to work together and they developed the Tri City Concept, with the City of Dunnellon –and Crystal River. Worked closely with Dunnellon, a like size City, and a good level of expertise. In putting numbers together, a number of things were considered, having to do with government working together, type calls and what the needs are. In preparing the numbers for the previous Council meeting, we showed \$450,000 which was a high number, and was well beyond what was necessary. He asked Dunnellon's Fire Chief, Joe Campfield to explain the methodology of how we came up with these figures and what they were based on, and his confidence in the ability of \$350-\$375 thousand to make this work.

Chief Campfield stated that he was extremely confident on the numbers put together for this council. He explained his background, and has been in fire service for 23 years and the Chief of Dunnellon for 18 years, etc. and is confident that those numbers are good.

City Manager questioned the capitalization of equipment needs, and what is based on. Campfield stated it was based on if you had nothing, and would be for used equipment, which is sturdy, what is needed to do the job. He provided estimates for the new state contract for a Class A, 4 door fire truck, which is currently \$188,000.

City Manager stated that he was basing this on his experience of 18-20 years. They spoke to staffing of paid and volunteer fire fighters and the stability of it. Chief Campfield stated that they work hard at recruiting, retaining volunteers, and getting the right volunteers.

It was noted that the operations were between \$360-\$375 thousand, with the initial start up to \$570 thousand for the first year, and what was presented was an evaluation of what would work.

City Manager DiGiovanni noted that the County will be discussing an additional funding source, (MSTU) at their meeting tomorrow for Ambulance Services, over and above anything with fire, which will not be levied in the City. The 1974 Tax can only be used for fire, while this additional funding source (MSTU) would pay for ambulance services.

Mayor Plaisted questioned the need for a ladder truck, and he understood that when you have adjacent government entities, everyone would pitch in. Chief Campfield noted that you would want to have a mutual aid agreement and noted that the county's ladder truck should be responding, and County Ladder Truck is partly the City's truck and should respond. He spoke to the types of vehicles needed for Fire Services in Inverness and the recommended replacement time. Chief Campfield explained that \$450,000 would be the regular budgeted amount with \$50,000 of that for Capital Improvement, so the operating would be approximately \$400,000.

Mayor Plaisted questioned how a Tri-City Agreement would benefit the cities and what the responsibilities would be. Campfield explained that other issues entered into the Tri-City, such as Water Treatment Issues, Bicycle Issues, etc. On the Fire side we were looking at personnel activity, volunteers and community development in helping each other out in time when personnel needed as well as the redundancy of units.

Councilwoman Bega questioned the amount of volunteers needed to handle the City? Chief Campfield noted approximately (3)career personnel/ (12)volunteers/ 5-6 pool staffing.

Councilman Hinkle motioned to authorize the City Manager to take any and all action to create a blended paid and volunteer Fire Department of the City of Inverness, with the assistance and support of the City of Dunnellon. Seconded by Councilwoman Bega.

Councilman McBride stated his concern that it is not uncommon to have everything cost more than you expect. I am looking at operations cost of \$400k with capital of \$50k to total \$450K. Also the possibility of bringing in fire services based on the level of service that we indicate in negotiations with City of Inverness and Sheriff Office, in the \$500k area. The \$50k difference is folding money and we would also have a well tuned, organized fire system, ready to go, and is the issue I am looking at right now.

Attorney Haag question if we are going to create our own Fire Dept, is the County willing to provide us our share of the Special Fire District Tax?

City Manager DiGiovanni noted enclosed correspondence where Mr. Oliver took a clear position the answer to be yes. Our question is, regardless of what direction the City takes, we have to make sure the County understands the importance of the 1974 Tax and that they maintain that tax at an appropriate level of taxation, otherwise it will be a fiscal dilemma. This is why we need to sit with the County, attend their meeting tomorrow and try to express to them, the stability that tax brings, to not only Inverness, but the whole county.

Attorney Haag stated that if the County goes to an MSTU and they throw EMS and Advanced Life Support into it, it will complicate this issue, as you will have two cities outside the MSTU funding advanced life support.

Mayor Plaisted stated that when looking at the overall picture, we have done our due diligence by looking at what has been done over the years. Inflated numbers were to give us a feeling of what we could do, and would be brought in under cost. We need to keep in mind the trust and stability of the Manager, staff, and City Council.

Councilman Ryan stated that we would be fiscally responsible to have our own Fire Department.

Councilman McBride stated that the problem we have across the board, is that there are many variables in this right now and we really don't know where we are going to be tomorrow at this time.

Council President Hepfer stated that none of us have run a Fire Dept. and the input I've gotten from residents has been that they don't want it. We need to work with County and have a meaningful conversation. She didn't think we are ready for a Fire Dept.

City Manager asked if the previous motion by Councilman Hinkle include the 1974 Tax, and asked if the motion could be amended to include the City's participation in the 1974 Tax.

Councilman Hinkle motioned to amend his previous motion, to include the 1974 Fire Tax District as part of the City retaining the 1974 Funding Tax. Seconded by Councilwoman Bega. The motion carried. (3 in favor; 2 opposed)

COMMENTS

Charles Knecht, Sr. 2410 W Spring Lake Dr Homeowners Association - spoke to Council regarding the original ordinance which was for 12 Fire Districts in Citrus County, with Crystal River and Inverness both having independent Volunteer Fire Service. He also spoke to the old Fire District Tax, and referenced the County MSTU, MSBU and the ALS Service. The 1996 Florida Statutes gave the County complete control over Ad Valorem taxes, and it was in 1974 was when referendum was voted on.

Ann Perry, Inverness, addressed Council and stated that she did not agree with us running our own Fire Department and didn't think it was the time to let go what we currently have, to build something that will cost money on second hand truck, etc. She feels safe with Fire Department currently in place, and didn't think it was practical.

Karen Esty, Inverness, addressed Council and stated that prior to voting on something as serious as serious and vital to this area, she thought it would be good for input from citizens that may not have been heard. She had concerns about equipment (Class A Truck, Grass Unit, etc.), and they need to look at the whole picture, i.e.; logistics, personnel, and monetary issues. She is confident in Dunnellon Fire Department to help us out. You have made your decision and she feels being independent is a fine thing for this City. Let's go forward and make the best Fire Department that we can have.

Meeting Adjourned at 6:50 pm.

City Clerk

Council President

Agenda Memorandum – *City of Inverness*

DATE: July 2, 2015

ISSUE: PROPOSED TENTATIVE MILLAGE
FISCAL YEAR 2014 TRIM BILL NOTIFICATION
Public Hearings – Notice for Budget Adoption

FROM: City Manager

CC: City Clerk and Finance Director

ATTACHED: Mill Levy Comparison
Inverness Property Value Comparison
Mill Levy Comparison Graph
Mill Levy & Tax Proceeds at 95%
Certification of Taxable Value
Tax Increment Adjustment Worksheet
Maximum Millage Levy Calculation

Finalization of a working budget document that is affordable, sound and prudent for Fiscal Year 2015-16 continues. Our goal is to present a City-Wide appropriation that is balanced, service oriented, effective and project driven. To date, City spending is controlled, services and service levels protected, the Five Year Capital Improvement Plan is fully funded, and designed to meet community aspirations. What has moderated are property valuations, which have mostly stabilized. To the good, support for the program and projects by the City enjoy wide public support. As mandated by the Truth in Millage Act (TRIM), this meeting City Council must adopt a Tentative Millage Rate and announce the dates, times and location, of two Public Hearings for final budget adoption. The Certification of Taxable Value has been issued by the Office of Property Appraiser and submitted with this correspondence.

We provided informational tables to graphically illustrate change. The mission, scope and purpose of City Government is to plan, invest and complete projects wisely, provide a desirable and affordable service package, and maintain the above and below ground infrastructure. Services include:

- Law Enforcement
- Street Light Program
- Beautification & Extensive Park System
- Storm Water Management
- Road Maintenance
- Parades, Special Event Programs (Galore) & Marketing
- Valerie Theatre: Cultural and Historically Influenced Activity
 - Sanitation w/o additional charge to residents
- Utility Water and Wastewater Service
- Road improvements
- Project development

City Administration Office
212 West Main Street, Inverness Florida 34450

Agenda Memorandum – *City of Inverness*

ISSUE: PROPOSED TENTATIVE MILLAGE
FISCAL YEAR 2016 TRIM BILL NOTIFICATION
Public Hearings – Notice for Budget Adoption

As mandated by the Truth in Millage Act (TRIM), City Council must adopt a Tentative Millage Rate and announce the dates, times and location, of two Public Hearings for final budget adoption.

The Certification of Taxable Value was issued by the Office of Property Appraiser on Tuesday, June 30, 2015, and demonstrates a large anticipated change. For budgetary operating purposes, property valuations are \$450,518,497 which is an increase of 28.83% (\$100,808,737) of valuation above 2014. The increase is well known and fully discussed:

1. Citrus Memorial Hospital properties adds taxable value of \$74,761,330 and represents 74.16% of the total property value increase for this year. The value equates to \$522,948 in property taxes at the current mill levy (6.9949 mills), considering a 100% collection rate. Note the City historically budgets 95% of revenue for property tax collections which calculates to \$496,801.
2. The increase in property values over and above adding the hospital property to the tax rolls is \$26,047,407 which equates to \$182,199 in property taxes at the current mill levy (6.9949 mills) considering a 100% collection rate and \$173,089 at the 95% collection rate.

The proposed Tentative Millage Rate for FY 2016 has been calculated (prepared) to maintain the current millage rate of 6.9949 mills that translates to a 23.41% revenue increase, which would generate an additional \$669,890 in ad-valorem revenues over amounts collected in 2015. Regardless of an unchanged millage levy, Florida considers any revenue increase a tax increase. The State does not consider transfers from exempt to non-exempt property taxable values; therefore the increase is primarily a result of the addition of the hospital property. The roll back rate with the additional property values is 5.6679. For comparative purposes, if the hospital was not added to the tax roll in 2015, the tax increase would be 1.46% at the current millage rate and the roll back rate would be 6.8942 (.10 mills less than the current levy). This is all about and due to the additional value of the hospital.

NOTE: The newly expanded Community Redevelopment Area (CRA) will absorb 95% of the property value for the hospital and 95% of any property value changes since last year in terms of tax collections into the CRA Fund. At 95% of the incremental property values and the current year millage rate, the City's contribution amount to the CRA will be \$481,770 which will be matched with the County's contribution of \$481,770 for a total of \$963,540 in Fiscal Year 2016.

ADDED NOTE: Even with the addition of the hospital, property values are still \$53,802,438 less than the property values in 2008, Reflecting a 10.66% decrease in values since that time. At the current millage levy lost revenue is \$373,544 at 100% collection and \$354,867 at the 95% budgetary rate.

City Administration Office
212 West Main Street, Inverness Florida 34450

Agenda Memorandum – *City of Inverness*

ISSUE: PROPOSED TENTATIVE MILLAGE
FISCAL YEAR 2016 TRIM BILL NOTIFICATION
Public Hearings – Notice for Budget Adoption

Once adopted, the Tentative Millage Rate may be lowered, but not increased. *In this situation, a Super Majority vote is required to proceed by making no change to the Millage Rate.*

State Law prescribes the following rules in adoption of the tentative and final millage rates:

- A rate greater than 5.8679 but less than 5.9829 would require a majority vote of the City Council.
- A rate greater than 5.9829 but less than 6.5812 would require a Two-thirds vote of the City Council.
- A rate greater than 6.5812 but less than 10.0 mills (the statutory cap on millage rate) would require a unanimous vote of the City Council.

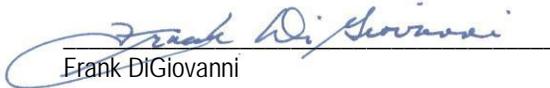
Recommended Action:

(A unanimous vote is required to adopt the proposed Tentative Millage Rate.)

1. Motion, second and vote to adopt the Tentative Millage Rate using the current Rate of 6.9949 mills.
2. Following the vote, publicly announce the location of the two Public Hearings for budget adoption:

Location: Inverness Government Center, City Council Chambers
212 West Main Street, Inverness, FL 34450

Dates & Time: 5:01 P.M., Thursday, September 10, 2015
5:01 P.M., Thursday, September 24, 2015


Frank DiGiovanni

City Administration Office
212 West Main Street, Inverness Florida 34450



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: July 1, 2015

**Reference: Proposed Tentative Millage
Fiscal Year 2015 TRIM BILL NOTIFICATION
Public Hearings – Notice for Budget Adoption**

The City is in the final stages of budget development for the Fiscal Year commencing October 1, 2015. As mandated by the Truth in Millage Act (TRIM), City Council must adopt a Tentative Millage Rate and announce the dates, times and location, of two Public Hearings for final budget adoption.

The Certification of Taxable Value was issued by the Office of Property Appraiser on Tuesday, June 30, 2015. Property valuations for operating purposes are \$450,518,497 which is an increase of 28.83% (\$100,808,737) above the 2014 valuations. The primary increase in property values is as follows:

1. Citrus Memorial Hospital properties which are leased by HCA have been added to the tax rolls for the ensuing fiscal year. The total value of this taxable property is \$74,761,330 which represents 74.16% of the total property value increase for this year. The value equates to \$522,948 in property taxes at the current mill levy (6.9949 mills) considering a 100% collection rate. Note the City historically budgets 95% of revenue for property tax collections which calculates to \$496,801.

The increase in property values over and above adding the hospital property to the tax rolls is \$26,047,407 which equates to \$182,199 in property taxes at the current mill levy (6.9949 mills) considering a 100% collection rate and \$173,089 at the 95% collection rate.

Pursuant to our conversation, I have prepared the proposed Tentative Millage Rate for FY 2016 maintaining the current millage rate of 6.9949 mills which represents a 23.41% tax increase and would generate an additional \$669,890 in ad-valorem revenues over amounts collected in 2015. The State does not consider transfers from exempt to non-exempt property taxable values; therefore the increase

is primarily a result of the addition of the hospital property. The roll back rate with the additional property values is 5.6679. For comparative purposes, if the hospital was not added to the tax roll in 2015, the tax increase would be 1.46% at the current millage rate and the roll back rate would be 6.8942 (.10 mills less than the current levy).

The newly expanded Community Redevelopment Area (CRA) will absorb 95% of the property value for the hospital and 95% of any property value changes since last year in terms of tax collections into the CRA Fund. The first year increment values for the new CRA area is \$72,499,447 which includes the hospital values. Tax collections from the incremental values in the expanded CRA will not be available for General Fund operating expenditures. At 95% of the incremental property values and the current year millage rate, the City's contribution amount to the CRA will be \$481,770 which will be matched with the County's contribution of \$481,770 for a total of \$963,540 in Fiscal Year 2016.

Even with the addition of the hospital to the property values, the property values are still \$53,802,438 less than the property values in 2008 which were \$504,320,935 reflecting a 10.66% decrease in values since that time. At the current millage rate the lost revenue in those values is \$373,544 at 100% collection and \$354,867 at the 95% budgetary rate.

Once adopted, the Tentative Millage Rate may be lowered, but not increased. If Council should adopt a Tentative Millage different than what is proposed, the following rules will apply:

- A rate greater than 5.8679 but less than 5.9829 would require a majority vote of the City Council.
- A rate greater than 5.9829 but less than 6.5812 would require a Two-thirds vote of the City Council.
- A rate greater than 6.5812 but less than 10.0 mills (the statutory cap on millage rate) would require a unanimous vote of the City Council.

Recommended Council Action:

Note: A unanimous vote is required to adopt the Tentative Millage Rate being proposed.

1. Motion and vote to adopt the Tentative Millage Rate using the Rate of 6.9949 mills.
2. Publicly announce the location of the two Public Hearings for budget adoption:

Location: Inverness Government Center, City Council Chambers
212 West Main Street, Inverness, FL 34450

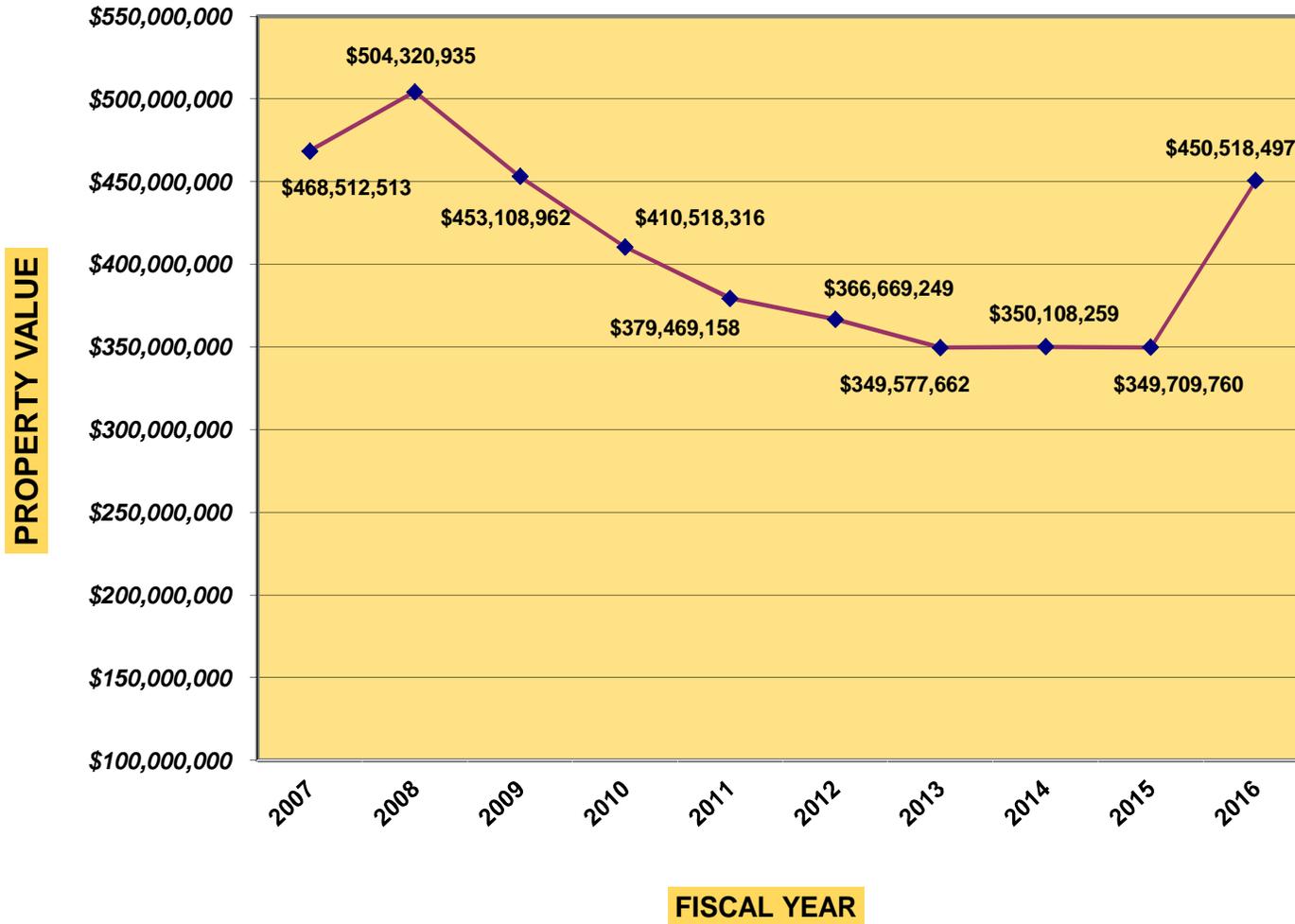
Dates & Time: 5:01 P.M., Thursday, September 10, 2015
5:01 P.M., Thursday, September 24, 2015

**CITY OF INVERNESS
MILL LEVY COMPARISON
2007-2015**

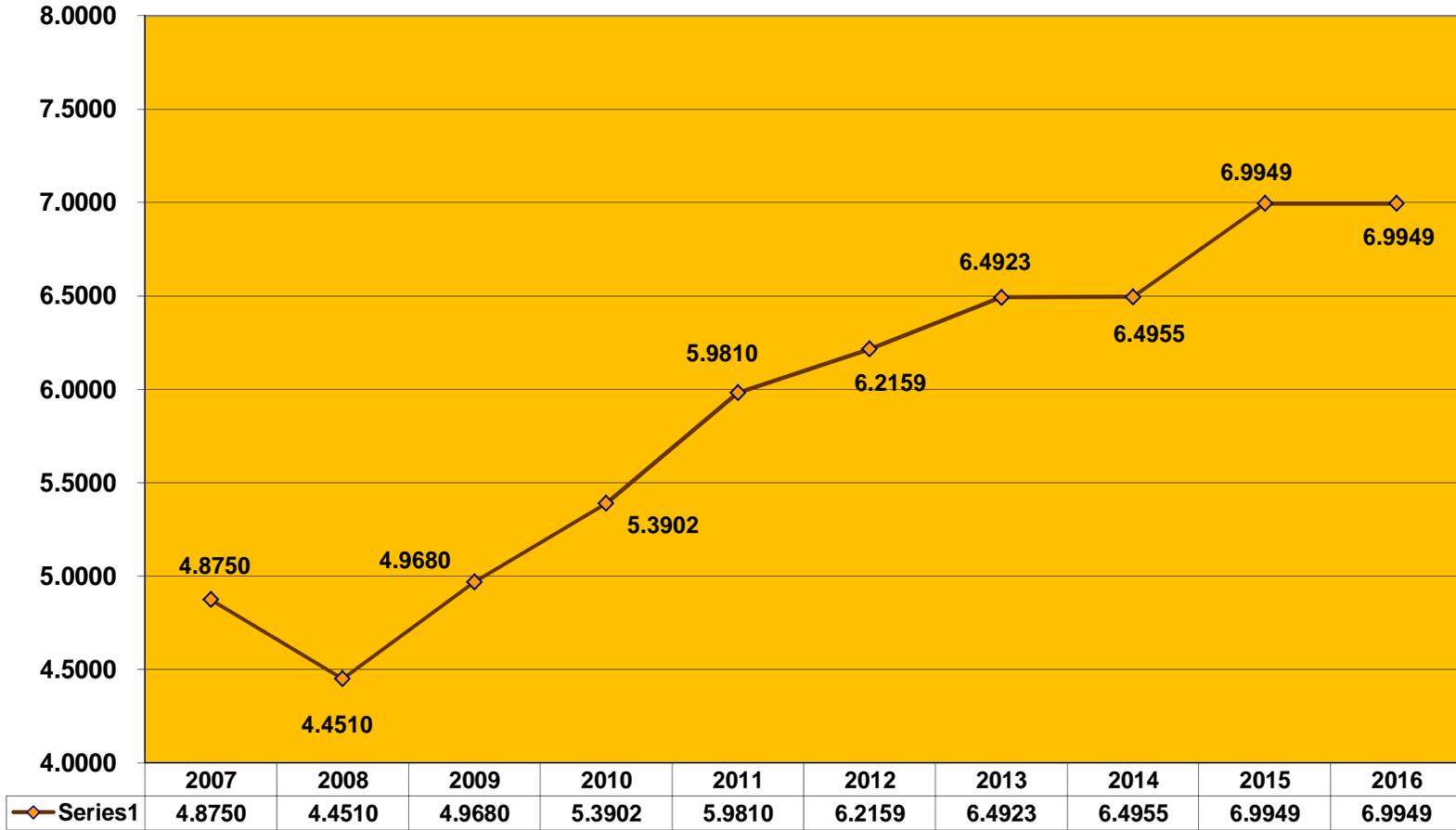
<i>FISCAL YEAR</i>	<i>TAXABLE VALUE</i>	<i>TAXABLE VALUE CHANGE</i>	<i>% CHANGE - PREVIOUS YEAR</i>	<i>ADOPTED - PROPOSED MILL LEVY</i>	<i>REVENUE @ 100%</i>	<i>REVENUE @ 95%</i>	<i>INC/DEC -FUNDS COLLECTED PRIOR YEAR</i>
2007	\$ 468,512,513	\$ 105,875,739	29.20%	4.8750	\$ 2,283,998	\$ 2,169,799	\$ 319,807
2008	\$ 504,320,935	\$ 35,808,422	7.64%	4.4510	\$ 2,244,732	\$ 2,132,496	\$ (37,303)
2009	\$ 453,108,962	\$ (51,211,973)	-10.15%	4.9680	\$ 2,251,045	\$ 2,138,493	\$ 5,997
2010	\$ 410,518,316	\$ (42,590,646)	-9.40%	5.3902	\$ 2,212,776	\$ 2,102,137	\$ (36,356)
2011	\$ 379,469,158	\$ (31,049,158)	-7.56%	5.9810	\$ 2,269,605	\$ 2,156,125	\$ 53,988
2012	\$ 366,669,249	\$ (12,799,909)	-3.37%	6.2159	\$ 2,279,179	\$ 2,165,220	\$ 9,096
2013	\$ 349,577,662	\$ (17,091,587)	-4.66%	6.4923	\$ 2,269,563	\$ 2,156,085	\$ (9,136)
2014	\$ 350,108,259	\$ 530,597	0.15%	6.4955	\$ 2,274,128	\$ 2,160,422	\$ 4,337
2015	\$ 349,709,760	\$ (398,499)	-0.11%	6.9949	\$ 2,446,185	\$ 2,323,876	\$ 163,454
2016	\$ 450,518,497	\$ 100,808,737	28.83%	6.9949	\$ 3,151,332	\$ 2,993,765	\$ 669,890

CITY OF INVERNESS PROPERTY VALUE COMPARISON

PROPERTY VALUES 2007-2015



MILL LEVY COMPARISON



<i>Mill Levy</i>	<i>Tax Proceeds @ 95% Collection</i>	<i>% Tax Inc/Dec</i>	<i>Comment</i>	<i>Revenue Variance Over Current Year Projection</i>
	2015 ADJUSTED ADVALOREM PROCEEDS AT 95% \$ 2,323,876 TAXABLE VALUE \$ 450,518,497			
6.9949	2,993,765	23.41%	PRIOR YEAR LEVY- UNANIMOUS VOTE MILL LEVY	\$ 669,889
5.6679	2,425,819	0.00%	ROLL-BACK RATE	\$ 101,943
5.9829	2,560,637	5.56%	MAJORITY VOTE MAX MILL LEVY	\$ 236,761
6.5812	2,816,705	16.11%	TWO-THIRDS VOTE MAXIMUM MILL LEVY	\$ 492,829

2015 1 MILL = \$332,224 AT 95% RATE
2016 1 MILL = \$427,993 AT 95% RATE

CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year: 2015	County: CITRUS
Principal Authority: CITY OF INVERNESS	Taxing Authority: CITY OF INVERNESS

SECTION I: COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	386,312,639	(1)
2.	Current year taxable value of personal property for operating purposes	\$	64,205,858	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	0	(3)
4.	Current year gross taxable value for operating purposes (Line 1 plus Line 2 plus Line 3)	\$	450,518,497	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	19,455,798	(5)
6.	Current year adjusted taxable value (Line 4 minus Line 5)	\$	431,062,699	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	349,709,760	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. if none, enter 0.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Number 2	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Number 0	(9)

Property Appraiser Certification	I certify the taxable values shown above are correct to the best of my knowledge.	
SIGN HERE	Signature of Property Appraiser: 	Date: 06/29/2015

SECTION II: COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is inapplicable, enter -0-.

10.	Prior year operating millage levy (if prior year millage was adjusted then use adjusted millage from Form DR-422.)	\$	6.9949	per \$1,000 (10)
11.	Prior year ad valorem proceeds (Line 7 multiplied by Line 10 divided by 1,000)	\$	2,446,185	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value (Sum of either line Line 6c or Line 7a for all DR-420TIF forms)	\$	63,961	(12)
13.	Adjusted prior year ad valorem proceeds (Line 11 minus Line 12)	\$	2,382,224	(13)
14.	Dedicated increment value, if any (Sum of either Line 6b or Line 7e for all DR-420TIF forms)	\$	10,760,621	(14)
15.	Adjusted current year taxable value (Line 6 minus Line 14)	\$	420,302,078	(15)
16.	Current year rolled-back rate (Line 13 divided by Line 15, multiplied by 1,000)	\$	5.6679	per \$1,000 (16)
17.	Current year proposed operating millage rate	\$	6.9949	per \$1,000 (17)
18.	Total taxes to be levied at proposed millage rate (Line 17 multiplied by Line 4, divided by 1,000)	\$	3,151,332	(18)

Continued on Page 2

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County <input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Independent Special District <input type="checkbox"/> Water Management District	(19)
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority <input type="checkbox"/> MSTU	<input type="checkbox"/> Dependent Special District <input type="checkbox"/> Water Management District Basin	(20)
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes <input type="checkbox"/> No		(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs:  STOP HERE - SIGN AND SUBMIT

22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms.)</i>	\$ 2,382,224	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>	\$ 5.6679 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$ 2,553,494	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$ 3,151,332	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>	\$ 6.9949 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>	23.41 %	(27)

First public budget hearing	Date: 09/10/2015	Time: 5:01 PM	Place: Inverness Government Center 212 W. Main St., Inverness, FL
------------------------------------	------------------	---------------	--

SIGN HERE	Taxing Authority Certification	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer:		Date: 07/08/2015	
	Title: City Manager		Contact Name and Contact Title: Cheryl Chiodo Director of Finance	
	Mailing Address: 212 W. Main Street		Physical Address: 212 W. Main Street	
	City, State, Zip: Inverness, FL 34450		Phone Number: 352-726-5016	Fax Number: 352-726-5534

Instructions on page 3

TAX INCREMENT ADJUSTMENT WORKSHEET

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year: 2015	County: CITRUS
Principal Authority: CITY OF INVERNESS	Taxing Authority: CITY OF INVERNESS
Community Redevelopment Area: INVERNESS RE-DEVELOPMENT	Base Year: 1990

SECTION I COMPLETED BY PROPERTY APPRAISER

1. Current year taxable value in the tax increment area	\$	15,969,587	(1)
2. Base year taxable value in the tax increment area	\$	4,989,361	(2)
3. Current year tax increment value (Line 1 minus Line 2)	\$	10,980,226	(3)
4. Prior year Final taxable value in the tax increment area	\$	14,293,672	(4)
5. Prior year tax increment value (Line 4 minus Line 2)	\$	9,304,311	(5)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser: <i>Jeshe K. Cook</i>	Date: 06/29/2015	

SECTION II COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:			
6a. Enter the proportion on which the payment is based.			% (6a)
6b. Dedicated increment value (Line 3 multiplied by the percentage on Line 6a) <i>If value is zero or less than zero, then enter zero on line 6b</i>	\$		(6b)
6c. Amount of payment to redevelopment trust fund in prior year	\$		(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:			
7a. Amount of payment to redevelopment trust fund in prior year	\$	63,961	(7a)
7b. Prior year operating millage from form DR-420, Line 10		6.9949 per \$1000	(7b)
7c. Taxes levied on prior year tax increment value (Line 5 multiplied by Line 7b, divided by 1,000)	\$	65,083	(7c)
7d. Prior year payment as proportion of taxes levied on increment value (Line 7a divided by Line 7c) multiplied by 100		98	% (7d)
7e. Dedicated increment value (Line 3 multiplied by the percentage of line 7d) <i>If value is zero or less than zero, then enter zero on line 7e</i>	\$	10,760,621	(7e)

SIGN HERE	Taxing Authority Certification	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer:	Date:	07/08/2015	
	Title: City Manager	Contact Name and Contact Title:	Cheryl Chioldo Director of Finance	
	Mailing Address: 212 W. Main Street	Physical Address:	212 W. Main Street	
	City, State, Zip: Inverness, FL 34450	Phone Number:	Fax Number:	352-726-5016 352-726-5534

Instructions on page 2

TAX INCREMENT ADJUSTMENT WORKSHEET

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year: 2015	County: CITRUS
Principal Authority: CITY OF INVERNESS	Taxing Authority: CITY OF INVERNESS
Community Redevelopment Area: INVERNESS ADDITIONAL REDEVELOP	Base Year: 2014

SECTION I COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	177,957,531	(1)
2.	Base year taxable value in the tax increment area	\$	105,458,084	(2)
3.	Current year tax increment value (Line 1 minus Line 2)	\$	72,499,447	(3)
4.	Prior year Final taxable value in the tax increment area	\$	105,458,084	(4)
5.	Prior year tax increment value (Line 4 minus Line 2)	\$	0	(5)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser: <i>Jeshe K. Cook</i>	Date: 06/29/2015		

SECTION II COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.			%(6a)
6b.	Dedicated increment value (Line 3 multiplied by the percentage on Line 6a) <i>If value is zero or less than zero, then enter zero on line 6b</i>	\$		(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$		(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$	0	(7a)
7b.	Prior year operating millage from form DR-420, Line 10		6.9949 per \$1000	(7b)
7c.	Taxes levied on prior year tax increment value (Line 5 multiplied by Line 7b, divided by 1,000)	\$	0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value (Line 7a divided by Line 7c) multiplied by 100			%(7d)
7e.	Dedicated increment value (Line 3 multiplied by the percentage of line 7d) <i>If value is zero or less than zero, then enter zero on line 7e</i>	\$	0	(7e)

SIGN HERE	Taxing Authority Certification	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer:	Date:		
		07/08/2015		
	Title: City Manager	Contact Name and Contact Title: Cheryl Chiodo Director of Finance		
	Mailing Address: 212 W. Main Street	Physical Address: 212 W. Main Street		
City, State, Zip: Inverness, FL 34450	Phone Number: 352-726-5016	Fax Number: 352-726-5534		

Instructions on page 2



MAXIMUM MILLAGE LEVY CALCULATION PRELIMINARY DISCLOSURE

For municipal governments, counties, and special districts

DR-420MM-P
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year:	County:		
Principal Authority :	Taxing Authority:		
1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	<input type="checkbox"/> Yes	<input type="checkbox"/> No (1)
IF YES, STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.			
2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	per \$1,000	(2)
3.	Prior year maximum millage rate with a majority vote from 2014 Form DR-420MM, Line 13	per \$1,000	(3)
4.	Prior year operating millage rate from Current Year Form DR-420, Line 10	per \$1,000	(4)
If Line 4 is equal to or greater than Line 3, skip to Line 11. If less, continue to Line 5.			
Adjust rolled-back rate based on prior year majority-vote maximum millage rate			
5.	Prior year final gross taxable value from Current Year Form DR-420, Line 7	\$	(5)
6.	Prior year maximum ad valorem proceeds with majority vote <i>(Line 3 multiplied by Line 5 divided by 1,000)</i>	\$	(6)
7.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value from Current Year Form DR-420 Line 12	\$	(7)
8.	Adjusted prior year ad valorem proceeds with majority vote <i>(Line 6 minus Line 7)</i>	\$	(8)
9.	Adjusted current year taxable value from Current Year form DR-420 Line 15	\$	(9)
10.	Adjusted current year rolled-back rate <i>(Line 8 divided by Line 9, multiplied by 1,000)</i>	per \$1,000	(10)
Calculate maximum millage levy			
11.	Rolled-back rate to be used for maximum millage levy calculation <i>(Enter Line 10 if adjusted or else enter Line 2)</i>	per \$1,000	(11)
12.	Adjustment for change in per capita Florida personal income <i>(See Line 12 Instructions)</i>		(12)
13.	Majority vote maximum millage rate allowed <i>(Line 11 multiplied by Line 12)</i>	per \$1,000	(13)
14.	Two-thirds vote maximum millage rate allowed <i>(Multiply Line 13 by 1.10)</i>	per \$1,000	(14)
15.	Current year proposed millage rate	per \$1,000	(15)
16.	Minimum vote required to levy proposed millage: (Check one)		
<input type="checkbox"/>	a. Majority vote of the governing body: Check here if Line 15 is less than or equal to Line 13. The maximum millage rate is equal to the majority vote maximum rate. <i>Enter Line 13 on Line 17.</i>		
<input type="checkbox"/>	b. Two-thirds vote of governing body: Check here if Line 15 is less than or equal to Line 14, but greater than Line 13. The maximum millage rate is equal to proposed rate. <i>Enter Line 15 on Line 17.</i>		
<input type="checkbox"/>	c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 15 is greater than Line 14. The maximum millage rate is equal to the proposed rate. <i>Enter Line 15 on Line 17.</i>		
<input type="checkbox"/>	d. Referendum: The maximum millage rate is equal to the proposed rate. <i>Enter Line 15 on Line 17.</i>		
17.	The selection on Line 16 allows a maximum millage rate of <i>(Enter rate indicated by choice on Line 16)</i>	per \$1,000	(17)
18.	Current year gross taxable value from Current Year Form DR-420, Line 4	\$	(18)

Continued on page 2

Taxing Authority :		DR-420MM-P R. 5/12 Page 2		
19.	Current year proposed taxes <i>(Line 15 multiplied by Line 18, divided by 1,000)</i>	\$	(19)	
20.	Total taxes levied at the maximum millage rate <i>(Line 17 multiplied by Line 18, divided by 1,000)</i>	\$	(20)	
DEPENDENT SPECIAL DISTRICTS AND MSTUs			STOP HERE. SIGN AND SUBMIT.	
21.	Enter the current year proposed taxes of all dependent special districts & MSTUs levying a millage. <i>(The sum of all Lines 19 from each district's Form DR-420MM-P)</i>	\$	(21)	
22.	Total current year proposed taxes <i>(Line 19 plus Line 21)</i>	\$	(22)	
Total Maximum Taxes				
23.	Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage <i>(The sum of all Lines 20 from each district's Form DR-420MM-P)</i>	\$	(23)	
24.	Total taxes at maximum millage rate <i>(Line 20 plus Line 23)</i>	\$	(24)	
Total Maximum Versus Total Taxes Levied				
25.	Are total current year proposed taxes on Line 22 equal to or less than total taxes at the maximum millage rate on Line 24? (Check one)	<input type="checkbox"/> YES <input type="checkbox"/> NO	(25)	
S I G N H E R E	Taxing Authority Certification	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :		Date :	
	Title :	Contact Name and Contact Title :		
	Mailing Address :		Physical Address :	
	City, State, Zip :		Phone Number :	Fax Number :

Complete and submit this form DR-420MM-P, Maximum Millage Levy Calculation-Preliminary Disclosure, to your property appraiser with the form DR-420, Certification of Taxable Value.

Instructions on page 3

**MAXIMUM MILLAGE LEVY CALCULATION
PRELIMINARY DISCLOSURE
INSTRUCTIONS**

DR-420MM-P
R. 5/12
Page 3

General Instructions

Each of the following taxing authorities must complete a DR-420MM-P.

- County
- Municipality
- Special district dependent to a county or municipality
- County MSTU
- Independent special district, including water management districts
- Water management district basin

Voting requirements for millages adopted by a two-thirds or a unanimous vote are based on the full membership of the governing body, not on the number of members present at the time of the vote.

This form calculates the maximum tax levy for 2015 allowed under s. 200.065(5), F.S. Counties and municipalities, including dependent special districts and MSTUs, which adopt a tax levy at the final hearing higher than allowed under s. 200.065, F.S., may be subject to the loss of their half-cent sales tax distribution.

DR-420MM-P shows the preliminary maximum millages and taxes levied based on your proposed adoption vote. Each taxing authority must complete, sign, and submit this form to their property appraiser with their completed DR-420, Certification of Taxable Value.

The vote at the final hearing and the resulting maximum may change. After the final hearing, each taxing authority will file a final Form DR-420MM, Maximum Millage Levy Calculation Final Disclosure, with Form DR-487, Certification of Compliance, with the Department of Revenue.

Specific tax year references in this form are updated each year by the Department.

Line Instructions

Lines 5-10

Only taxing authorities that levied a 2014 millage rate less than their maximum majority vote rate must complete these lines. The adjusted rolled-back rate on Line 10 is the rate that would have been levied if the maximum vote rate for 2014 had been adopted. If these lines are completed, enter the adjusted rate on Line 11.

Line 12

This line is entered by the Department of Revenue. The same adjustment factor is used statewide by all taxing authorities. It is based on the change in per capita Florida personal income (s. 200.001(8)(i), F.S.), which Florida Law requires the Office of Economic and Demographic Research to report each year.

Lines 13 and 14

Millage rates are the maximum that could be levied with a majority or two-thirds vote of the full membership of the governing body. With a unanimous vote of the full membership (three-fourths vote of the full membership if the governing body has nine or more members) or a referendum, the maximum millage rate that can be levied is the taxing authority's statutory or constitutional cap.

Line 16

Check the box for the minimum vote necessary at the final hearing to levy your adopted millage rate.

Line 17

Enter the millage rate indicated by the box checked in Line 16. If the proposed millage rate is equal to or less than the majority vote maximum millage rate, enter the majority vote maximum. If a two-thirds vote, a unanimous vote, or a referendum is required, enter the proposed millage rate. For a millage requiring more than a majority vote, the proposed millage rate must be entered on Line 17, rather than the maximum rate, so that the comparisons on Lines 21 through 25 are accurate.

All TRIM forms for taxing authorities are available on our website at
<http://dor.myflorida.com/dor/property/trim>

Agenda Memorandum – *City of Inverness*

July 1, 2015

TO: Elected Officials
FROM: City Manager (Prepared by Eric Williams)
SUBJECT: Inverness Golf and Country Club (IGCC) –Bulk Reclaimed Water Agreement Amendment
CC: City Clerk & Finance Director
Enclosed: Bulk Reclaimed Water Agreement w/Amendment

The City enacted a Bulk Reclaimed Water Agreement with the Inverness Golf and Country Club (IGCC) in February 2011. The intent and spirit of the agreement was to provide high quality reclaimed water at an affordable cost compared to the expense of operating high volume ground water wells. The current rate is some \$0.35 per 1,000 gallons. The reclaimed water agreement provides for a review of charges at the conclusion of the 4th year to determine if an adjustment is required.

IGCC provided electric costs information to operate irrigation wells from 2006 through 2011 (prior to using reclaimed water). Bills show an average monthly electric charge of \$1,725 or \$20,700 per year. Comparatively, the cost to operate the wells demonstrates that the cost of reclaimed water is over-priced and warrants a reduction. Analysis favors a per thousand gallon rate of \$0.25/1,000, which will average an annual cost to the IGCC of \$18,513.84 or \$1,542.82/month.

With City Council support, we will adjust the rate annually commencing October 1, 2016, and modify the document wording as follows:

“Effective and commencing on October 1, 2016, and for each annual anniversary thereafter, there shall be an automatic reclaimed water rate adjustment based upon and equal to the then-current percentage increase of the Florida Public Service Commission Deflator Index. In the event that the Deflator Index exceeds three (3) per cent, the parties agree to negotiate the increase and present to the City Council for approval.”

Recommended Action –

To proceed, please motion, second and vote to approve amending the Bulk Reclaimed Water Agreement with the Inverness Golf and Country Club to \$0.25 per thousand, and modify language as presented.

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


Frank DiGiovanni

**AMENDMENT NO. 1 TO BULK RECLAIMED WATER AGREEMENT
INVERNESS GOLF AND COUNTRY CLUB**

THIS AMENDMENT NO. 1 TO THE BULK RECLAIMED WATER SERVICE AGREEMENT (the "Bulk Reclaimed Agreement"), made and entered into on the 15th day of February, 2011, by and between INVERNESS GOLF AND COUNTRY CLUB (hereinafter "IGCC"), whose mailing address is 3150 S Country Club Dr, Inverness, FL 34450 and the CITY OF INVERNESS (hereinafter "OWNER"), whose mailing address is 212 W. Main Street, Inverness, FL 34450, is made and entered on this ___ day of July, 2015.

WHEREAS, the OWNER is a municipal corporation which provides water, sewer and reclaimed water services; and

WHEREAS, IGCC owns and operates a golf course in Inverness, Citrus County, Florida known as the Inverness Golf and Country Club (hereinafter "Property"); and

WHEREAS, IGCC and OWNER entered into a Bulk Reclaimed Agreement on February 15, 2011; and

WHEREAS, the Bulk Reclaimed Agreement provides for a review of charges to determine if any adjustment is required at the conclusion of the 4th Year of the agreement which was February 15, 2015; and

WHEREAS, IGCC and OWNER desire to amend certain terms and conditions of the Bulk Reclaimed Agreement, as outlined herein.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises set forth below, the parties, intending to be legally bound agree as follows:

SECTION 1.

Paragraph 7 "B" Rates of the Bulk Reclaimed Agreement is hereby replaced in its entirety with the following:

B. OWNER shall provide Reclaimed Water Service to IGCC and IGCC shall pay for reclaimed water service at the rate of twenty-five cents (\$0.25) per 1,000 gallons. Effective and commencing on October 1, 2016, and for each annual anniversary thereafter, there shall be an automatic reclaimed water rate adjustment based upon and equal to the then-current percentage increase of the Florida Public Service Commission Deflator Index. In the event that the Deflator Index exceeds three (3) per cent, the parties agree to negotiate the increase. OWNER and IGCC agree to a review of the charges to determine if adjustments are needed, independent of said index, beginning on February 15, 2019 and every fourth year thereafter.

SECTION 2.

All provisions of the Bulk Reclaimed Agreement not inconsistent herewith shall remain in full force and effect.

SECTION 3.

The provision of this Amendment No 1 shall be retroactive to June 21, 2015 and said rate change will be effective on the July, 2015 utility bill.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first above written.

Signed, Sealed, and Delivered in the Presence of:

OWNER: CITY OF INVERNESS, FLORIDA

By: _____ (City Seal)

Name: _____

Title: _____

WITNESSES:

Name: _____

(Signature of first witness)

(Signature of second witness)

(Printed or typed name of first witness)

(Printed or typed name of second witness)

Signed, Sealed, and Delivered in the Presence of:

IGCC: INVERNESS GOLF AND COUNTRY CLUB

By: _____ (CORPORATE Seal)

Name: _____

Title: _____

WITNESSES:

Name: _____

(Signature of first witness)

(Signature of second witness)

(Printed or typed name of first witness)

(Printed or typed name of second witness)

Agenda Memorandum – *City of Inverness*

July 1, 2015

TO: Elected Officials
FROM: City Manager (Prepared by Eric Williams)
SUBJECT: Fire Department Development – Initial Cooperative Timeline
CC: City Clerk and Finance Director

Two years of, at times, difficult situations that involved research and discussion, brought City Council to cast two separate votes: one on June 16th, and the second on June 22nd, 2015. Much time, work and diligence has been invested with respect to the procession to start a City of Inverness Fire Department. The initial task has been to work with the City of Dunnellon Manager as a starting point to formalize discussions that will lead to eventual policy development of a cooperative agreement. Hypothetical scenarios and professional courtesy in the extension of intellectual expertise during our decision process to this point has been fine, but an Inter-Local Agreement will be necessary to be the foundation of a cooperative fire services effort. This Office will attend the July 8th City of Dunnellon Council Workshop to begin policy level discussion, and extend a clear spirit of good-will in a cost saving effort of a cooperative approach.

From this point we will craft an inter-local agreement for consideration by Inverness Council Members at your regular meeting scheduled on July 21, 2015. If adopted, the document will be presented to the Dunnellon City Council via their Manager's Office. This predicate must be codified to guide the necessary steps leading to development of the Inverness Fire Department.

There is always a chance we may not find majority support, but we strongly believe that aspects of this decision must be vetted to define how we move forward collectively versus a standalone approach. At this point, we have every reason to believe that cooperativeness will prevail.

In concert with the aforementioned, we will meet with Citrus County Administrative Staff to secure an understanding and cooperative means on the use and levy of the 1974 Fire Tax District that additionally includes: establishment of mutual consent for the Inverness Fire Station Building, establishment of equity in currently owned Fire District Equipment, Ancillary Costs, and cooperative approach for a transitional period (October 1, 2015 to January 1, 2016).

Much will remain to achieve beyond what has been outlined; however, certain steps must be taken before items thereafter may be fully defined in the future.

Recommended Action –
No action needed.

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


Frank DiGiovanni

Agenda Memorandum – *City of Inverness*

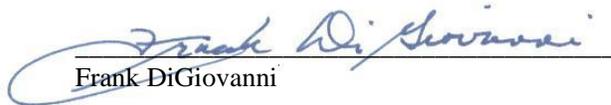
DATE: July 2, 2015
ISSUE: Budget Development Schedule Modification: Public Workshop Dates
FROM: City Manager
CC: City Clerk, Finance Director
ATTACHED: N/A

The process is going well and we continue to build the 2015-16 Fiscal Year budget document with deliberation. Complexities of an expanded Community Redevelopment District, the addition of a Fire Service Unit and recent fiscal data by the Office of Property Appraiser requires that we invest more time to bring the document to conclusion. Accordingly, and to that end, the following changes are proposed for your support to the adopted Budget Development Schedule:

- Change the City Wide Budget Presentation Workshop from Thursday July 23rd to **Tuesday, August 11th at 5:30 p.m.**
- Change the If Necessary City Wide Budget Presentation Workshop from Tuesday, July 28th to **Thursday, August 20th at 5:30 p.m.**

Recommended Action –

Motion, second and vote to modify the Budget Schedule as presented to eliminate the dates of July 23rd and 28th, 2015, and add the Workshop Dates of August 11th and 20th, 2015.


Frank DiGiovanni

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

Agenda Memorandum – *City of Inverness*

July 1, 2015

TO: Elected Officials
FROM: City Manager (Prepared by Eric Williams)
SUBJECT: Zephyr Street Improvement Project
CC: City Clerk

The Florida Department of Transportation's County Incentive Grant Program (CIGP) has been a valuable funding mechanism to improve local roads. The City was awarded a 50% cost share through the CIGP to fund improvements to Zephyr Street. The project focused on safety, traffic calming, roadway surfacing, aesthetics, drainage, and ROW recovery along the portion between Seminole Ave and Ella Ave (Turner Camp).

The project will highlight decorative and calming gateway features at each terminus of the project. Additionally, this will offer the opportunity to provide corrective action to much needed drainage systems to alleviate localized ponding and flooding concerns. As with any road project of this magnitude there are points of concern that will require a reclaiming of the road right of way. Roadway encroachments must be resolved to achieve legal compliance and confinement to the prescriptive ROW.

Zephyr Street has sections that experience encroachment by chattel and real property that have been a detriment to the drainage system and cause safety concerns. Further, there are locations where the roadway surface encroaches onto private property that will need correction from a point of conveyance (easements/deeds). This is informational. Future discussion with City Council will be to gain an understanding and achieve clarity of the necessary steps to bring the project forward.

Be advised we will work with affected property owners to convey an understanding of the project and work with the community to achieve support, and compliance. Zephyr Street is an important roadway that must properly function well into the future.

At the next meeting of City Council, we will present visual material of project scope for the neighborhood to participate in public discussion. Our goal is to bring forward and achieve the best long-term outcome to Zephyr Street for an evolving city.

Recommended Action –

No action needed.

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


Frank DiGiovanni