

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET  
September 1, 2015 - 5:30 PM**

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**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.

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**ENCLOSURES\***

- 1) INVOCATION, PLEDGE OF ALLEGIANCE AND ROLL CALL**
  
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
  
- 3) ACCEPTANCE OF AGENDA**
  
- 4) PUBLIC HEARINGS**  
None
  
- 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**  
None
  
- 7) MAYOR'S LOCAL ACHIEVEMENT AWARDS**

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET  
September 1, 2015 - 5:30 PM**

**8) CITY ATTORNEY REPORT**

**9) CONSENT AGENDA**

4 - 5 a) Bill Listing \*

*Recommendation - Approval*

6 - 15 b) Council Minutes - \*

*Recommendation - Approval*

16 - 17 c) Proclamation - "Inverness Sertoma 35th Anniversary"\*

*Recommendation - Approval*

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

18 - 25 a) Inverness Middle School - Street Name Change\*

26 - 28 b) Whispering Pines Park Ballfield Fee Change - Resolution\*

29 - 33 c) 106 E Dampier Lease Termination\*

d) 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**

Labor Day Holiday

Monday, September 7, 2015

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET  
September 1, 2015 - 5:30 PM**

City Administrative Offices Closed  
Parks, Law Enforcement and Utility Services will operate.

Tentative Budget Public Hearing  
Thursday, September 10, 2015 at 5:01pm  
Inverness Government Center

9/11 Memorial Exhibit and Freedom Walk  
Friday, September 11, 2015  
Memorial Exhibit: Noon - 7:00pm  
Freedom Walk: 5:30pm  
Valerie Theatre

Inverness City Council Regular Meeting  
Tuesday, September 15, 2015 at 5:30pm  
Inverness Government Center

08/27/2015 08:49  
siddings

CITY OF INVERNESS  
CASH REQUIREMENTS REPORT

P 1  
apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 08/31/15
			TOTALS FOR ALLEN , NORTON & BLUE PA		135.00
			TOTALS FOR CDW GOVERNMENT		495.65
			TOTALS FOR CIT TECHNOLOGY FINANCIAL SERVICES		425.00
			TOTALS FOR CITRUS SOD INC		3,563.50
			TOTALS FOR CLANCY & THEYS CONSTRUCTION COMPANY		168,696.69
			TOTALS FOR DUKE ENERGY		4,763.28
			TOTALS FOR EVEREADY FIRE & SEC EQUIP INC		264.00
			TOTALS FOR A.C.M.S., INC		14,807.56
			TOTALS FOR SOUTHEASTERN PAPER GROUP		602.23
			TOTALS FOR MARK G. LAWSON, P.A.		5,342.72
			TOTALS FOR NATIONWIDE RETIREMENT SOLUTIONS		1,607.39
			TOTALS FOR OFFICE DEPOT INC		195.01
			TOTALS FOR B-III, INC		500.00
			TOTALS FOR PUBLIC EMPLOYEES UNION		25.66
			TOTALS FOR QUICK CARE MED, PL		580.00
			TOTALS FOR SPECTRUM INSTRUCTIONAL AIDES		409.50
			TOTALS FOR SUMTER ELECTRIC COOPERATIVE INC		9,901.63
			TOTALS FOR SUNSHINE STATE ONE CALL OF FLORIDA		112.78
			TOTALS FOR UB REFUND		24.34
			TOTALS FOR UNIFIRST CORPORATION		15.84
			TOTALS FOR UTILITY EQUIPMENT CONSULTANTS		480.00
			TOTALS FOR VERTEKS CONSULTING, INC.		4,770.00
			TOTALS FOR WESCO TURF INC		543.50
			TOTALS FOR WHETSTONE OIL COMPANY, INC		592.18
			TOTALS FOR WRIGHT EXPRESS		2,309.19



08/27/2015 08:49  
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CITY OF INVERNESS  
CASH REQUIREMENTS REPORT

P 2  
apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 08/31/15
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REPORT TOTALS					221,162.65
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\*\* END OF REPORT - Generated by Stacey Iddings \*\*

August 11, 2015  
5:30 PM

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

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

Also present were City Manager DiGiovanni, City Attorney Haag, Asst. City Manager Williams, IT Manager Johnston, Community Development Services Director Day, Finance Director Chiodo, Project Director Malm, Public Works Director McCulloch, Facility Manager Hodges, Aquatics Coordinator Pleacher, Cultural Arts Director Forino, Event Director Skeele-Hogan, and City Clerk Davis.

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

**PUBLIC NOTICE**

DATE: February 27<sup>th</sup>, 2015 (Revised 07/08/15)

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

April 9 <sup>th</sup>	5:30pm	Overview of Projects & Goals
<del>May 7<sup>th</sup></del>	<del>5:30pm</del>	<del>City Wide Five-Year Capital Improvement Plan (CIP)</del>
<del>May 12<sup>th</sup></del>	<del>5:30pm</del>	<del>CIP Workshop (if necessary)</del>
<b>June 4<sup>th</sup></b>	<b>5:30pm</b>	<b>City-Wide Five-Year Capital Improvement Plan (CIP)</b>
<b>June 11<sup>th</sup></b>	<b>5:30pm</b>	<b>CIP Workshop (if necessary)</b>
<del>July 23<sup>rd</sup></del>	<del>5:30pm</del>	<del>City Wide Budget Workshop</del>
<del>July 28<sup>th</sup></del>	<del>5:30pm</del>	<del>Budget Workshop (if necessary)</del>
<b>August 11<sup>th</sup></b>	<b>5:30pm</b>	<b>City Wide Budget Workshop</b>
<b>August 20<sup>th</sup></b>	<b>5:30pm</b>	<b>Budget Workshop (if necessary)</b>
Sept. 10 <sup>th</sup>	5:01pm	Tentative Budget Adoption - 1 <sup>st</sup> Public Hearing
Sept. 24 <sup>th</sup>	5:01pm	Final Budget Adoption - Final Public Hearing

/s/ Jacquie Hepfer  
President of City Council

City Manager DiGiovanni presented the 2015/16 Budget with an opening statement referencing the series of workshops conducted this year due to the issues with Fire Services, expansion of the CRA, etc., and how each were important to position the City to build the scope of the budget document. This document is very forward in its scope and presentation. He spoke of an online distribution of the budget PowerPoint presentation through Dropbox and spoke to the following budget aspects:

**Total Expenditures – All Funds for 2015**

Total Proposed Expenditures (Includes Utilities - Excluding Reserves) for 2015 is \$21,189,441, and for 2016 at \$21,957,130. This is an increase of \$767,689. Personnel for 2015 is 41.75 Full Time Equivalent (FTE) and 2016 at 45.34 FTE, with an increase of 2.59 FTE. This includes an addition of 5 FTE Fire Positions.

Mill Levy will remain the same with no change in the taxable mill levy for the City. 2015 mill rate of 6.9949 added revenue of \$2,323,876. The 2016 mill rate of 6.9949 will add revenue \$2,993,765. The Hospital is driving the additional revenue of \$669,890 with its valuation of \$74,761,330. The City will commit \$481,770 the CRA.

**Cash Reserves**

Non-Utility is \$7,868,822 with managed use of designated reserves for land, equipment, Whispering Pines Park capital, Inverness Government Center, and the Oak Ridge Cemetery. The designated reserves will be replenished through a 5-year program.

- Managed application is + \$894,511

Utility is \$5,001,838 and will continue to rebuild the reserves as this is the fiscal strength of the community. There is a decrease of \$60,496, but this number will shrink as we move forward.

Reserve Balances with a total projected at 9/30/15 of \$14,716,951 and projected ending balance at 9/30/16 to be \$13,751,444, indicating a reduction of \$965,507. Use of designated reserves including land acquisition, IGC building, equipment, etc. Zephyr Street project will be funded with transportation impact fee reserves.

Reserve Replenishment for the Land Acquisition Reserve is a projected balance of \$500,687 by 9/30/2016 and will continue to replenish \$50,000/year starting in 2017 until fund reaches \$800,000 (6 years). Fire Services Reserve balance at 9/30/16 is to be \$25,000 and continue to replenish at \$25,000/year for five years (\$125,000). Capital Equipment Reserve's balance is projected for 9/30/2017 to be \$217,000 and continue to replenish \$50,000/year starting in 2017 until fund reaches \$500,000 (6 years).

**City Services** include sanitation, residential streets program, sidewalk/bicycle path intermodal development, and a beautification program. City of Inverness residents enjoy the richest service package in Citrus County. Law Enforcement for 2016 school crossing guard program at \$16,426, Sheriff's services at \$764,409 (increase of 2.25%), and the Sheriff's lease at Whispering Pines Park reflects \$20,536 annually. City Manager did speak to a future possibility of an Inverness Police Department, as the City continues to move forward. Fire Services will provide high quality services at acceptable levels of taxation in this inaugural year of the Inverness Fire/Rescue Department. A mutual aid collaborative with crystal River, Dunnellon, and Brooksville will include revenues, dispatch, enter agency backup and co-op, and mutual aid response. Fire Services personnel will include full time, part-time, and volunteer support at a cost of \$330,197. Operating expenses are projected at \$84,155, contingency funds at \$8,000, and establish a reserve fund at \$25,000/year for 5 years. Total operating budget - \$420,580.

Comparative costs with the County shows \$606,063 (County) and \$420,580 (City), with a taxpayer savings of \$186,000. Parks and Recreation includes planning, facility management, cultural events, etc. Whispering Pines Park is the most complex and well received park system in the County. Land Development Planning, Zoning and Code Enforcement all need to be working with the rest of the community. City manager additionally spoke to the historic plaque program, cemetery operations, economic development, etc.

**3P – Public/Private Partnerships** include Waste Management Sanitation Services for residential and commercial services, Woodard and Curran for Water/Wastewater Plant operation, Mann-I-Cure for landscaping maintenance, MT Causley for building code inspections & plan review services, and USA Services for street sweeping.

**Event & Visitors Bureau** has a proposed budget for 2016 at \$455,424 to increase the number and quality of events and expand tourism marketing. \$40,000 from the Corporate Business Partner Program helps to offset the costs, and plan to establish \$55,000 contingency for marketing/events.

**Valerie Theatre** general fund budget at \$349,003 will be used to provide programs and events centering on quality to attract residents and visitors. The event series is to start September 2015. Plans are for ICRA to lease the building at \$150,000/year and work in concert with the 501c3 board. The city will continue have ownership of the building and contents, maintain the building and plaza, and provide funding for monthly programming at \$60,000/year. The personnel budget of \$106,698 includes the cultural services director and seasonal and part-time positions. The operating budget of \$167,305 includes a contribution to the nonprofit board at \$60,000/year, building costs and \$59,350, and contingency of \$37,955.

City Manager DiGiovanni spoke to the ICRA revenues of \$243,359 for 2015 and \$1,169,254 for 2016, and to what this money coming into the City can do.

#### **2016 Operating Expenditures**

Total expenditures - \$346,385 include special attorney fees, contractual services, etc. Total capital outlay of \$15,000 includes lighting and banner programs. Reimbursement of the general fund for administrative costs and legal/consulting services for the CRA expansion totals \$211,500 and \$100,000 respectively. Ending cash reserves projected for 9/30/16 is \$61,369. Total 2016 operating budget totals \$834,254.

City Manager spoke to the CRA income of \$1,169,254 and the need begin planning in various areas and commit that money to these projects for planning, bond debt to support projects, etc. These funds can also be utilized for some concepts for Whispering Pines Park.

#### **2016 – 2020 Capital Improvement Program**

Master Plans include stormwater plan-\$50,000 - 2016; medical arts district-\$25,000 2017; White Lakes industrial park-\$25,000- 2017; Whispering Pines Park-\$25,000 - 2018 and Wayfind Sign/Corridor Enhancement-\$25,000 - 2018.

Improvements include downtown kiosks-\$20,000- 2016; Godowski property development-\$1,325,000 - 2018 (bonded debt); Annual Façade program-\$20,000 (2016-2020); Lake Front Improvement-\$1,000,000 (2016 thru 2018) (bonded debt); WPP campground-\$1,000,000 (2016-2018) (bonded debt); Highland Blvd. Stormwater-\$200,000 (2016-2020); Electrical Infrastructure-\$100,000 (2017-2020); Tompkins St. Rehab-\$139,366 (2018-2019); Pine St. and Main St. Parking-\$350,000 (2018-2020); WPP roadway/parking/drainage-\$234,194 (2019-2020); and downtown amenities and street pole banners-\$25,000 annually(2016-2020). Bond debt will be used to protect the funds so they remain committed to the various projects. Debt service cost/repayment at \$200,000 in 2016 and \$228,000 annually thereafter to total a repayment of \$3,000,000 over a 20 year period.

**Revenues – Mill Levy**

Property values remain low, excluding the 2015 addition of the hospital, with property values nearing 2007 levels. City Manager spoke to a mill levy comparison from 2007-2016 and the highs and lows throughout those years.

All Fund Summary chart for 2016 proposed budget revenue sources by type (Governmental, Special Revenue, Enterprise, and Trust Funds) is \$21,957,130. This amount does exclude all of the reserves. He noted the property taxes at 14.0%. The All Fund Summary chart for 2014 proposed budget expenditures by function (Governmental, Special Revenue, Enterprise, and Trust Funds) is \$21,957,130 excluding reserves. All Fund Summary for 2016 proposed budget revenue sources by type (Governmental, Special Revenue, Enterprise, and Trust Funds) was \$21,957,130 noting that personnel services are very low due to the 3P partnerships.

Major 2015 Initiatives include the Valerie Theatre, expansion of marketing and branding through EVB, and the expanded CRA project development and implementation. City Manager spoke to the Whispering Pines Park restructure to improve community interaction, increase efficiency, improve revenue, and reduce cost. Highland Blvd. and Zephyr Street improvements were noted as well as the inaugural year of Fire/Rescue Services. Other initiatives include special event programming, exposure, additions, and sponsorships; CRA projects; property development, lakefront improvements and WPP campground project.

2016 Debt Issuance shows CRA financing of lakefront improvement-\$1,000,000; WPP Campground facility-\$1,000,000; Godowski property development-\$1,000,000 totaling \$3,000,000 in debt. Annual payments for a 20 year term will include \$228,000/year ICRA fund, CRA funds commitments, and no general fund impact

City Manager DiGiovanni referenced the summary revenues by fund spreadsheet and the summary expenditures by fund have been included and addressed. He noted that the total budget at \$35,708,573, and only \$14,912,814 spent.

**Personnel Cost Allocation-All Funds** graph totaled \$2,865,211. **Personnel Service Expenses** city wide increased 11.4% (\$293,013). Proposed 2016 budget does not directly provide employee increases; yet eliminates and reclassifies various positions, but includes additional staff for IT, Fire Services, etc. and a full time maintenance mechanic between satellite parks and cemetery operations. City Manager addressed increased with the FRS retirement contributions being +30.7% (\$61,743), and employee benefits. He spoke of employee classification increases.

**Budget Goals** focuses on the motto: Find It; Fix It; Make It BETTER. The goals that will be achieved include protecting reserve funds for unforeseen needs and emergencies, implement City goals & objectives, event marketing, deliver expected service levels etc.

**In Summation** this budget provides that all service levels are maintained, meets maintenance demands, supports cultural events, achieves dynamics, provides value and gets it done.

**Council Comments:**

**Councilman McBride** expressed appreciation to all staff. He had concerns regarding the campground at WPP and the ball fields that could be affected. City Manager stated there can be more conversations and this project will not happen in the near future. Councilman questioned charges for fire services and County involvement, with City Manager explaining the potential agreement with the County and that this budget does not go in place until October, when we can begin to consider recruitment likely in November/December. The CRA leasing of the Valerie Theatre was questioned and explained.

**Councilman Ryan** praised the staff as some of the greatest he has known. He spoke to the recreation taxes paid by the citizens and getting nothing back. CRA funds from the County were questioned with City Manager stating that the County will pay into the CRA as it is a legal instrument unlike the park agreement.

**Councilman Hinkle** praised the staff and spoke to the CRA as benefiting not only the city but the whole County. He questioned the training of the fire department employees possibly through WTI with City Manager stating all of this will fall in place once the new budget year starts. Councilman questioned how we get the CRA money with half coming from the County and comes to the City in the ensuing year. He spoke of the big impact of the Valerie Theatre and the impact of HCA in our medical community. City Manager stated that with planning the future is rich and stable, but it comes down to the planning.

**Councilwoman Bega** stated how dynamic this is going forward. She questioned the \$125,000 for reserves and \$500,000 equipment reserves and if this had anything to do with fire services. City Manager noted it definitely could as equipment typically speaks to

bucket trucks, etc., but we are trying to allocate the budget for Council to have a very clear understanding of what fire will cost today, tomorrow, and the future.

Mayor Plaisted stated that after sitting here for so many years the budget seems to develop more clarity. City Manager stated the budget effort involves many City staff members. Mayor commended the leadership and staff commitment.

Council President Hepfer agreed with everything Council has stated. She questioned the total for fire and the \$75,000 being subtracted from Tri-City, and the cost of dispatch. City Manager explained the role of Tri-City and that the cost of dispatch has not been discussed yet.

City Manager DiGiovanni stated the city is fully funded and the reserves are being replenished. He spoke to the expanded services, building new entities, planning huge projects, and the impact and potential of the Valerie Theatre. This provides a very solidified foundation moving forward.

Meeting Adjourned at 7:20pm

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council President

August 18<sup>th</sup>, 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 Jeannette Haag, Asst. City Manager Williams, Community Development Director Day, Project Director Malm, and City Clerk Davis.

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

**ACCEPTANCE OF AGENDA**

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

**PUBLIC HEARINGS**

None

**OPEN PUBLIC MEETING**

**SCHEDULED APPEARANCES**

**6)a) Captain Justin Ferrara – Sheriff’s Dept.** presented semi-annual crime statistics for the first 6 months of 2015. He referenced the provided handout regarding tracked crime, combined tracked crimes which was down, 2015 semi-annual combined comparison including arrests, calls for service, the City arrest report is up from last year, breaks down the top 20 calls, and security checks. For the third year in a row they will be increasing the amount of citations issued within the City.

Councilman Hinkle questioned if youthful arrests are more prevalent during the summer due to school being out. Captain Ferrara stated that situation will vary, but the various school SROs do education to most all school grade levels. They show a high amount of presence just prior to school getting out for the summer.

Council President Hepfer commented for a city that is growing and changing, after looking at the crime overall and listening to other cities, we are thankful for what we have here. She questioned if we are a high area for cybercrime. Captain Ferrara stated that due to elderly population we could be more vulnerable. He spoke of various types of cybercrime.

Councilman Ryan questioned any incidents of skimmer crimes at the gasoline pumps. Capt. Ferrara noted that is not a major problem especially within the City.

**6)b) Greg Biance – Pine Grove Subdivision** - Mr. Biance addressed City Council, advising of previous meeting with City Manager DiGiovanni regarding the maintenance of the roadway and landscaping in Pine Grove. He noted how they never developed the Homeowners Association (HOA) in his subdivision and how the City has periodically mowed the front entrance. They wish

to get their property values back up, and would like the City to extend further than the central core, have the cul de sacs and trees trimmed, and would like more help from the City. He thought the cul de sacs and drainage areas were to be maintained by the City. Would like for trees to be placed in the middle of the cul de sacs, and was told approximately 5 years prior that the city was going to pave the whole cul de sac. He asked to be put on an agenda to have this accomplished in the next year or two. If they cannot organize an HOA, they could use a little help.

#### **MAYOR'S LOCAL ACHIEVEMENT AWARDS**

None

#### **CITY ATTORNEY REPORT**

None

#### **CONSENT AGENDA**

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

- a) Bill Listing\*
  - Recommendation – Approval
- b) Council Minutes – 08/04/15\*
  - Recommendation – Approval
- c) Proclamation – “Constitution Week”
  - Recommendation – Approval

#### **CITY MANAGER'S REPORT**

10)a) ICRA Inter Agency Agreement was addressed. City Manager DiGiovanni explained that the attached enclosed agreement was between the City Council and the Inverness Community Redevelopment Agency (ICRA) includes the expanded area, and provides for the ICRA Board to reimburse the City (General Fund) for services provided. Per the ICRA Board request, clarity was provided with the City's commitment on liability and protection to members and the board in general. He noted that consultation with the legal counsel, the document was acceptable with a slight modification to Section 4.06 Indemnification: The CITY will indemnify and hold the members of ICRA harmless as long as they are acting within the limits of the law, “and within the scope of their duties”. The scope of the agreement was noted and approved by ICRA members at their last meeting, and approval of City Council at this meeting will enable the document to be in place for the new fiscal year that commences October 1<sup>st</sup>, 2015. He stated that the CRA, for the first time, is able to reimburse the General Fund for services provided. This Agreement is straight forward and provides the mechanism for the adopted Budget to formally function and allows the charges and support mechanisms to be fully funded as they should.

**Councilman Hinkle motioned to adopt the Agreement between the City and ICRA, and authorize the Council President to execute the document. Seconded by Councilwoman Bega. The motion carried unanimously.**

10)b) 2015 Edward Byrne Memorial Justice Assistance Grant (JAG) was addressed by City Manager DiGiovanni advising that the amount of \$46,906 will be used to provide a Law Enforcement Data Storage and Retrieval System & Training. A requirement of the grant is for the Sheriff's Office to secure support from 51% of the Law Enforcement Agencies of the community for the application and use of the funds.

**Councilman Hinkle motioned authorize the Council President to execute the Byrne (JAG) Grant fifty-One percent letter in support of the Sheriff Office application to be awarded \$46,906 for local use. Seconded by Councilman Ryan. The motion carried unanimously.**

10)c) Citrus County Legislative Delegation was addressed. City Manager DiGiovanni advised that the Delegation meeting is scheduled for September 14<sup>th</sup> @ 12:00pm. He asked is council wished to attend and speak to any of the listed items in the agenda packet, or if they wished to have the City Manager's office make the presentation. Councilwoman Hepfer noted that she was interested in the Home Rule issue.

**Councilwoman Bega motioned to authorize the approved items be transmitted by letter and publicly, by the City Manager or Asst. CM and have Councilmembers present at the Delegation meeting. Seconded by Councilman Hinkle. The motion carried unanimously.**

Councilman Hinkle asked that City Manager continue with day to day discussions that you feel necessary.

City Manager DiGiovanni additionally reported on the following:

- He spoke to the recent issue with regard to water interruption with a boil water notice and how the staff from various departments, contractors, etc. pulled together to handle that emergency. There was a gathering in a local venue to show appreciation to those involved during the emergency. The words of appreciation from Council members came across very well. The hard work during 10 consecutive days was very much appreciated.
- MPO with Councilman McBride as chairman are working to move forward. An email is floating around regarding the condition of the Withlacoochee Trail and that the MPO has given the trail a lesser priority. It was mentioned that the trail was paved by former County Public Works Director Gerry Clark's initiative, and involved trading ballast rock for asphalt. Pavement has been there since 1994 and isn't the greatest foundation. Anything we can do to keep this trail in shape and safe, we would like to encourage the state to make it happen.
- Discussed the history in Inverness and the Main Street Program. Years ago we tried to bring the Florida Main Street Program to the downtown, but that program requires the businesses to commit to funding as well as support it. Support was not forthcoming and on our own and with our own funding, we used elements and concepts of main street created what you see in the downtown. We built relationships with the state and made plans, and they chose to help us complete the project. Our main Street program will continue to grow and expand. He spoke of Crystal River participating in the Main Street program and wishes them much success.
- Hoped the recent budget presentation was informative, though being extremely complex and having many new elements coming to forward to include the broadest CRA we have ever experienced.

#### **COUNCIL/MAYOR SUBJECTS**

Councilwoman Bega spoke of attending the FLC Conference and it was great to have all Council, City Manager, Asst. City Manager and City Clerk in attendance. The conference was packed with information and had a very full schedule.

Councilman Hinkle attended the FLC Conference and noted Inverness is the leading edge compared to some other cities. The opening ceremony for Conference included the Fire Honor Guard and it was extremely impressive. Pete Peterson, the key note speaker, was very interesting. He noted that school is back in session and appreciates our educational system.

Councilman Ryan enjoyed the budget presentation and being able to know what is going on and how the budget is being managed. Other cities of our size spend all their money capriciously, and we spend our funds in a metered manner. He attended the appreciation event for employees who worked on the water break and can't praise them enough.

Councilman McBride agreed it was good to attend the FLC Conference in Orlando, and noted going to a major metropolitan area, it is great, but will take Inverness. Attended the Purple Heart

Ceremony representing City. There was an MPO meeting today and will get with City Manager on the Withlacoochee Trail issue.

Council President Hepfer spoke to the FLC Conference and speaking to other councilmembers. Listening to others and their issues makes us appreciate our City and reaffirms what we are doing right.

**CITIZENS NOT ON AGENDA**

Karen Esty, Inverness also complemented staff of the City in all they do, and how it is a pleasure dealing with City staff. Didn't attend today's MPO Meeting, and will see what she can do with the Withlacoochee Trail and the sidewalk issue. She was recently appointed as an at large member on the Shareholders Advisory Group for the County, and is not sure what it entails. Thank you to the Council for all they do.

Bud Osborne recently attended a convention in Chattanooga and spoke to a man that noted Inverness is the town with the trails. The gentleman was here last year with 5 car loads to ride the trails, and are coming back this year. They loved it.

Attorney Jeannette Hagg spoke of three law firms, Moring and Moring, John Clardy, Keith Taylor, and Haag & Haag, raising \$5,600 for United Way to buy one million pieces of paper for middle school students in the Citrus County School system that have no supplies. All of the middle schools will be receiving a share of the paper.

Meeting adjourned at 6:41.

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council President

# CITY OF INVERNESS

08/27/15

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## MEMO

TO: Elected Officials  
FROM: City Clerk  
SUBJECT: Authorization for Proclamation Issuance  
"Inverness Sertoma 35<sup>th</sup> Anniversary"  
CC: City Manager  
Enclosures: Draft Proclamation

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The enclosed request is for the Inverness City Council to consider and authorize issuance of a Proclamation in recognizing September 26<sup>th</sup>, 2015 as

**"Inverness Sertoma 35<sup>th</sup> Anniversary"**

**Recommended Action –**

If City Council supports the above listed subject, and wishes to issue a Proclamation, please motion and vote to authorize that we finalize such Proclamation to be issued by the Mayor as arranged by the Office of the City Clerk.

  
\_\_\_\_\_  
City Clerk

## PROCLAMATION

DRAFT

**WHEREAS**, the Inverness Sertoma Club and Clubs throughout Sertoma National (founded on April 11, 1912) are fully qualified, charitable organizations, functioning to implement Sertoma's principal objective of expanding "SERVICE to MANKIND", primarily in the area of helping people with speech, hearing and related communication disorders; and

**WHEREAS**, the Inverness Sertoma Club (Chartered Sept. 26, 1980) is committed to the ethics of Sertoma Inc. and strives to increase financial support for its existing centers in order to provide programs for persons of all ages handicapped by communication disorders; and

**WHEREAS**, the Inverness Sertoma Club strives to extend evaluated and therapeutic programs where none presently exist; and

**WHEREAS**, the Inverness Sertoma Club strives to increase public understanding of its importance of human communication; and

**WHEREAS**, the Inverness Sertoma Club Members are appreciative of the financial support given by the citizens of Inverness; and

**WHEREAS**, the Inverness Sertoma Club, through its funding its fund raising efforts, aim to help its share of our nation's 50 million persons of all ages with communication disorders; and

**WHEREAS**, the Council wishes to endorse the efforts of the Inverness Sertoma Club in their goals to help people in the speech and hearing field.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the City of Inverness, Florida hereby designates September 26<sup>th</sup>, 2015 as

### **"INVERNESS SERTOMA 35<sup>th</sup> ANNIVERSARY"**

in the City of Inverness, Florida and urges all its citizens to take time out to support the Inverness Sertoma Clubs' efforts and goals.

ATTEST:

\_\_\_\_\_  
Bob Plaisted, Mayor  
City of Inverness

\_\_\_\_\_  
Deborah Davis  
City Clerk

## Agenda Memorandum – *City of Inverness*

---

**DATE:** August 28, 2015  
**ISSUE:** Renaming Portion of Middle School Road  
**FROM:** City Manager  
**CC:** City Clerk and Community Development Director  
**ATTACHED:** Letter by Citrus County Schools  
Aerial Photo of Road Portion  
Additional Information on the Request

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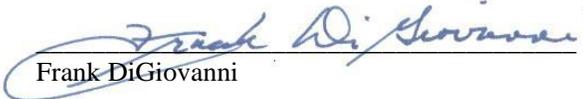
With reference to the attached, the Citrus County School Board wished to rename a portion of Middle School Road to Ginger Porter Drive. The change will not affect businesses along the road, nor will it create a need to change street signage. Their intentions are limited to sections that pass the front and side of the school building.

As the governing body, City Council is encouraged to support this initiative.

***Recommended Action –***

Please motion, second and vote to support the School System's initiative to designate a portion of Middle School Road to Ginger Porter Drive.

Your attention to this matter is appreciated.

  
Frank DiGiovanni

Administrative Offices  
212 West Main Street, Inverness Florida 34450  
[www.Inverness-FL.gov](http://www.Inverness-FL.gov)



PGML-2015-08

**SANDRA "SAM" HIMMEL – SUPERINTENDENT OF SCHOOLS**

*"Where Learning is the Expectation  
And Caring is a Commitment"*

**Department of Planning and Growth Management**

**THOMAS KENNEDY**  
DISTRICT 1 – HERNANDO

**VIRGINIA BRYANT**  
DISTRICT 2 – CRYSTAL RIVER

**DOUG DODD**  
DISTRICT 3 – FLORAL CITY

**SANDRA BALFOUR**  
DISTRICT 4 – LECANTO

**LINDA B. POWERS**  
DISTRICT 5 - INVERNESS

August 18, 2015

Bruce Day, AICP  
Community Development Director  
City of Inverness  
212 W. Main Street  
Inverness, FL 34450

RE: Street Name Change at Inverness Middle School – "Ginger Porter Drive"

Dear Mr. Day,

On August 11, 2015 the School Board changed the name of a portion of Middle School Drive", a private roadway owned by the School Board, to "**Ginger Porter Drive**" to honor the memory of deceased educator who made a career long contribution to the students at Inverness Middle School. The agenda item is enclosed and it includes a diagram depicting the subject portion of the roadway.

By copy of this letter I am also notifying the County GIS/Mapping Department so that the official maps can be updated to reflect the change and the County Road Maintenance/ Sign Shop so that the new signage can be installed.

Please do not hesitate to call if any additional information is needed.

Yours truly,

Chuck Dixon, AICP  
Director

cc: Dennis Bungo, GIS Specialist - Citrus County Planning  
Pat McLeod, TC Technician – Citrus County Road Maintenance  
Executive Staff  
Ernie Hopper, Principal of Inverness Middle School  
Tammy Wilson, Director of Finance

Roger Weaver Educational Complex  
2575 S. Panther Pride Drive • Lecanto, Florida 34461  
TEL: (352) 746-3960 • SUNCOM: 647-1011 • TDD: (352) 726-6086  
Equal Opportunity Employer

## REQUESTS FOR SCHOOL BOARD AGENDA

Requested for August 11, 2015 School Board Meeting.

Requested by Ernie Hopper, Principal, Inverness Middle School *Ernie Hopper*

Additional contact(s)/originator \_\_\_\_\_

Document Title "Ginger Porter Drive" Street Name Request

**Board Action Required:**

Presentation/Recognition \_\_\_\_\_ Information \_\_\_\_\_

Consideration/Approval  – approval to change the name of a portion of "Middle School Drive" to "Ginger Porter Drive" to honor a deceased educator who made a career long contribution to the students of Inverness Middle School.

(This wording should be your actual motion to appear on the agenda)

BOARD APPROVED

8-11-15

JW

Backup Materials: attached  available in district office \_\_\_\_\_ other \_\_\_\_\_

**Executive Summary / Highlights:**

Middle School Drive is a private roadway owned by the School Board of Citrus County, FL. As such it can be renamed by the School Board.

TMS staff members would like to honor the memory of Ginger Porter for her career long contribution to the students of Inverness Middle School by changing the name of a portion of "Middle School Drive" to "Ginger Porter Drive" as depicted on the attached diagram. The portion under consideration is the portion of the roadway that directly abuts the school parking areas. No address changes will be necessary as a result of this request.

This proposal was approved by the IMS SAEC and supported by a survey of parents.

If approved, the following actions will be taken:

1. This City of Inverness will be notified of the street name change.
2. The County GIS/Mapping Department will be notified to change the name on official maps.
3. The County Road Maintenance/ Sign Shop will be directed to install new signage at the beginning and end of Ginger Porter Drive as depicted on the diagram. The expense of the signage will be paid by the staff requesting the street name change in the amount of approximately \$240.

**Strategic Goals:**

- 1. All students will develop a foundation of knowledge and skills through a rigorous and relevant curriculum that exceeds local, state, and national expectations, closes all performance gaps, and helps all students realize their full potential.
- 2. Schools will be safe and secure for all individuals and will provide students the opportunity to participate in a school community that creates a caring environment committed to building positive relationships.
- Other/Operational Activity

**Strategies Include:**

- Innovative and research-based curriculum and program delivery systems;
- Emphasis on at-risk and special groups of learners (including gifted);
- Staff development, recruitment, and retention of workforce;
- Data systems (technology);
- Allocation of resources (human, physical, technological, financial);
- Career preparation;
- Community Connections

**Financial Impact to the District:** none

Amount Budgeted \_\_\_\_\_ Additional Amount Requested \_\_\_\_\_

**Funding Source:** \_\_\_\_\_

**Personnel:**

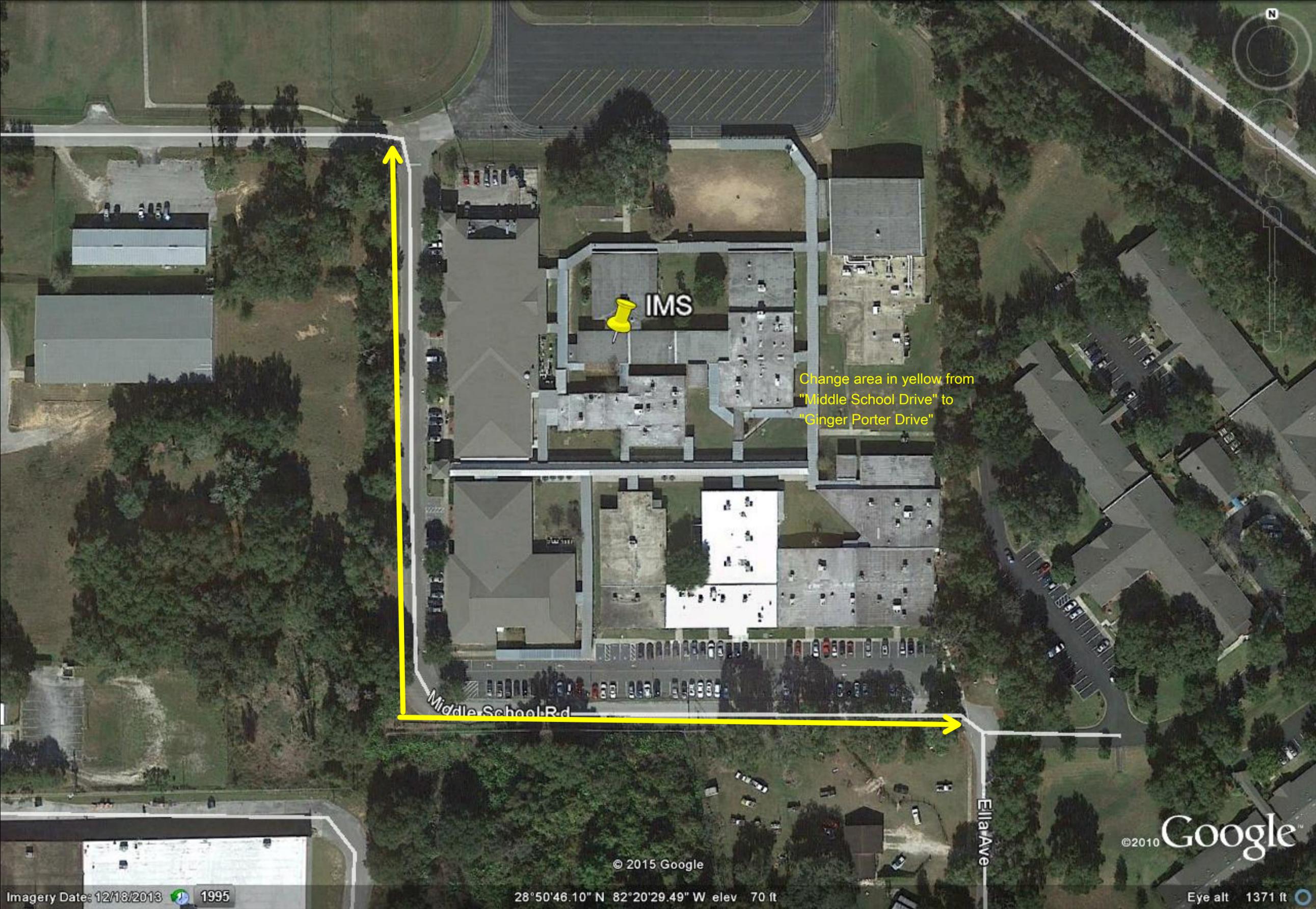
Estimated Salary \_\_\_\_\_ hour \_\_\_\_\_ day \_\_\_\_\_ annual \_\_\_\_\_

Pay grade/level \_\_\_\_\_

Benefits \_\_\_\_\_ Terms of Position \_\_\_\_\_

**Financial Impact reviewed by:** *Ernie C. Blouk*

(Form Board Approved 7/10/07)



Imagery Date: 12/18/2013 1995

© 2015 Google 28°50'46.10" N 82°20'29.49" W elev 70 ft

©2010 Google

Eye alt 1371 ft

Ginger Porter Road proposal Inverness Middle School Student Government/ Staff Committee 5-13-2015 through 5-21-2015

Our Survey Question was: "Are you in favor of naming the road that surrounds IMS after Ginger Porter?"

Respondent Choices were - YES or NO and they were given the option of adding their comments, questions or concerns in a text box below the YES/NO button.

Respondent Comments to the Survey: (Numbers indicate the number the respondent was in the collection)

1. What a GREAT IDEA!!!

3. Great idea

4. Grand Idea.....yes I am for it.

11. I am a new employee of CCSB, and though I did not know Ms. Porter I believe this is a beautiful gesture and fully support the idea of naming the road after her.

12. I think it would be a great tribute to a wonderful person and an excellent educator.

21. It is a tribute well deserved in her memory :)

24. Wonderful memorial to a great person and excellent teacher!

26. Excellent idea!

28. Great teacher....very deserving!

30. While we are talking about this road, it would be far safer if a street light was positioned at Hwy 41 and prospective Ginger Porter Road.

33. She needs to be recognized for her dedication to IMS. This is a nice way to do that.

34. This memorial would be a great memory to the work ethic of Ginger Porter!

35. YES. For someone who dedicated their entire adult life to Citrus County Schools and Inverness Middle School, naming the road around the school after her is the least that can be done.

36. I think this will honor her for all of her hard work and dedication done at IMS.

37. Thank you for making my sister a permanent part of IMS. She loved all of you and her school so very much! :)

42. It would really honor Ms Porter and she would be very grateful to see how we are honoring her.

45. I understand the sweetness and sincerity behind this idea; however, I am not in favor of renaming the road for a few reasons: Fred Huffman and other dedicated teachers and principals at IMS have passed away, and others surely will. Are we going to rename the street every few feet or years to honor them? Also, I think we need a central place, such as the front office where a portrait, plaque, or other emblem can be on display to memorialize those individuals, including Ginger.

56. Outstanding tribute to an unbelievable Teacher/Friend/Super individual.

60. YES. To honor a longtime teacher and resident of Inverness.

66. Perfect memorial for a great teacher!



Virginia "Ginger" Porter taught for 35 years within the Citrus County Schools up until her death on October 20, 2014.

She began teaching here in 1979. With the exception of the one year in which she taught at Pleasant Grove Elementary, Ginger faithfully taught and loved her students at Inverness Middle School. In fact she was in her classroom only 5 days before she passed. This is the level of dedication Ms. Porter had to her students and to her school.

Ginger was an avid FSU alumnus and fan and vigorously hailed her team to many victories. In addition, Ginger loved time with her family, becoming something of their matriarch after her mother passed away. Whether it was FSU sports, family events or fishing in many of the county waters here in North Central Florida that Ginger spent time on during summers and holidays, she was always back in her classroom and ready to go when school was in session!

We miss Ginger more than we can express here at IMS, which is why the IMS Student Government and advisors are now requesting that the two streets that surround the IMS campus be re-named Ginger Porter Road as a memorial to our wonderful teacher, colleague and friend.

Respectfully submitted,

IMS Student Government  
Candace J Sheldon-Advisor

## Interoffice Memorandum – *City of Inverness*

August 28, 2015

TO: Elected Officials  
FROM: City Manager  
SUBJECT: (Extended) Seasonal Diamond Turf Facility Use at Whispering Pines Park  
CC: Betty Pleacher, Ron Hodges, Sheri Chiodo  
Enclosure: Memorandum by Betty Pleacher  
Resolution

---

Extended seasonal user fees for baseball/softball fields in Whispering Pines Park have been in place since approximately 1998. Baseball and Softball Fields represent the high cost facilities in the Park. The cost of the Pool trumps all, but diamond facilities are extremely expensive compared to everything else.

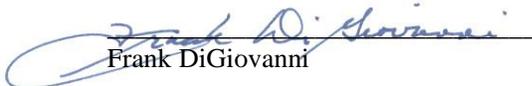
In 1997 an “*Extended Facility Use Analysis*” report was developed and presented. The report addressed ball field maintenance fee schedules. The fee program does not capture all costs and structured to off-set mostly labor and material items. In accordance to protocol and the adopted budget, the enclosed Resolution is structured to modify extended seasonal user fees for baseball and softball activity.

All organized leagues pay these fees for the use of baseball/softball facilities.

(Please reference enclosed memo by Betty Pleacher and the Resolution to review the fee schedule.)

### ***Recommended Action***

1. Motion, second and vote to read the Resolution by title.
2. Clerk reads title
3. Deliberate the matter
4. To proceed, motion and second to adopt the Resolution by roll-call

  
Frank DiGiovanni

# MEMORANDUM

August 27, 2015

To: Frank DiGiovanni, City Manager

From: Betty Pleacher, Aquatics Coordinator

CC: Debbie Davis, City Clerk  
Cheryl Chiodo, Finance Director

Whispering Pines Park baseball/softball fields are used by league and amateur sport organizations, school and several other groups from our communities throughout the year. The popularity of our fields and park lends to continuous upkeep and maintenance to accommodate all who enjoy the use of the fields and surrounding amenities. The overall cost of maintaining and improving fields continues to consume our limited resources for the park.

In order to capture costs associated with the baseball/softball fields at Whispering Pines Park, the following amendments to existing are proposed by Resolution.

## FEES FOR USE OF WHISPERING PINES PARK BASEBALL/SOFTBALL FIELDS

	Existing Fee	Proposed Fee
<b>Baseball/Softball Fields: 1, 2, B1, B2 &amp; Adult Softball</b>		
Practice:	\$13.30	\$20.00
Day Games:	\$17.50	\$25.00 (includes field lining)
Night Games (lights included)	\$22.40	\$25.00 (includes field lining excludes lights)
<b>Baseball/Softball Field: 3</b>		
Practice:	\$21.00	\$25.00
Day Games:	\$28.70	\$35.00 (includes field lining)
Night Games (lights included)	\$39.20	\$35.00 (includes field lining excludes lights)

I respectfully request that the enclosed Resolution be presented at the September 1, 2015 meeting.

If additional information is necessary, please contact me at your convenience.



Betty J. Pleacher  
Aquatics Coordinator

**Resolution 2015-10**

**A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF INVERNESS, ESTABLISHING FEES AND CHARGES FOR THE USE OF CITY FACILITIES; ESTABLISHING NEW FEES FOR USE OF CITY FACILITIES ; REPEALING PRIOR FEES AND CHARGES FOR BALL FIELD USEAGE.**

WHEREAS, the CITY OF INVERNESS, FLORIDA operates city parks and other municipal facilities for the benefit of the public, and

WHEREAS, the CITY OF INVERNESS, FLORIDA establishes fee schedules for the use of such parks and facilities,

WHEREAS, by the CITY CODE OF ORDINANCE, Chapter 14.5, Section 14.5-4, City Council must designate a fee, established by resolution, for the issuance of a use permit to cover associated fees recommended by the City Manager for the use of Ball fields at City Facilities, and

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, THE FOLLOWING:

**FEES FOR USE OF WHISPERING PINES PARK BASEBALL/SOFTBALL FIELDS**

**Baseball/Softball Fields: 1, 2, B1, B2 & Adult Softball**

	<b>Current</b>	<b>Proposed</b>
<b>Practice:</b>	<b>\$13.30</b>	<b>\$20.00</b>
<b>Day Games:</b>	<b>\$17.50</b>	<b>\$25.00**</b>
<b>Night Games</b>	<b>\$22.40*</b>	<b>\$25.00***</b>
		<b>*Lights Included</b>
		<b>**Includes Field Lining</b>
		<b>***Includes Field Lining, Lights Excluded</b>

**Baseball Field: 3**

	<b>Current</b>	<b>Proposes</b>
<b>Practice:</b>	<b>\$21.00</b>	<b>\$25.00</b>
<b>Day Games:</b>	<b>\$28.70</b>	<b>\$35.00**</b>
<b>Night Games (lights included)</b>	<b>\$39.20*</b>	<b>\$35.00***</b>
		<b>*Lights Included</b>
		<b>**Includes Field Lining</b>
		<b>***Includes Field Lining, Lights Excluded</b>

This resolution shall be effective on the 2<sup>nd</sup> day of September, 2015.

PASSED AND ADOPTED this \_\_\_\_\_ day of September, 2015.

ATTEST:  
  
BY: \_\_\_\_\_  
Deborah Davis, City Clerk

CITY OF INVERNESS  
  
BY: \_\_\_\_\_  
Jacquie Hepfer, Council President

## Agenda Memorandum – *City of Inverness*

---

**DATE:** August 28, 2015  
**ISSUE:** Real Property Lease for 106 East Dampier Street  
**FROM:** City Manager  
**CC:** City Clerk  
**ATTACHED:** Lease Agreement

---

Reference is made the attachment.

In October 2001, the City of Inverness cooperatively worked fee-simple (\$1.00 per year) with County Government to support their spaces needs; specifically as related to the Judicial System and then the Office of Supervisor of Elections. Recently, the Supervisor of Elections has exhausted the need for the building.

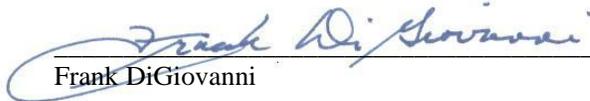
An opportunity presents itself for the City to expand its relationship with the Department of Community Affairs, by leasing 106 East Dampier to that agency. Before that may occur, the building lease with County Government must be terminated and renovations to the structure must take place.

Action this evening will be to formally terminate the lease.

***Recommended Action –***

It is recommended that City Council motion, second and vote to authorize the City Manager to take the necessary steps to provide notice to County Government to terminate the lease for the property commonly known as 106 East Dampier Street.

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

  
Frank DiGiovanni

Administrative Offices  
212 West Main Street, Inverness Florida 34450  
[www.Inverness-FL.gov](http://www.Inverness-FL.gov)

**LEASE**

**THIS LEASE** made and entered into this 5th day of December, 2000, by and between **THE CITY of INVERNESS**, a municipal corporation of the State of Florida, whose address is 106 N. Seminole Avenue, Inverness, Florida 34450, hereinafter called the "Lessor"; and **CITRUS COUNTY**, a political subdivision of the State of Florida, whose business address is 111 West Main Street, Inverness, FL 34450, hereinafter called the "Lessee".

**WITNESSETH:**

In consideration of the rents, covenants and agreements hereinafter contained on the part of the Lessee to be paid, observed and performed, the Lessor hereby leases to the Lessee and the Lessee accepts from the Lessor the following described space, hereinafter called the "Premises", to wit:

106 East Dampier Street. Inverness, Florida, 34450, The West 82 feet less the West 40 feet of Lot 27, Block 110, City of Inverness, According to Plat thereof Recorded in Plat Book 1, Page 36 of the Public Records of Citrus County, Florida.

**SECTION 1. TERM**

This Lease shall commence on the 1st day of October, 2000, and continue for a term through September 30, 2001. This shall automatically be extended for successive one-year periods unless terminated by either party pursuant to the provisions of Section 7 below.

**SECTION 2. RENT**

The Lessee hereby agrees to pay to the Lessor without demand at the Lessor's address detailed above the sum of One Dollar (\$1.00) per year and sales tax, if applicable, for the aforesaid leased premises.

**SECTION 3. UTILITIES**

Lessee shall arrange and pay for utilities on premises for the term of the Lease, including but not limited to, electricity, sewer and water service. Said sum shall be in addition to those sums paid by Lessee as rent. Lessee shall arrange and pay for telephone service in its own name and account, if such service is desired.

**SECTION 4. USE**

The leased Premises shall be used by the Lessee for the office of the Dependency Court General Master for storage of records or other governmental use. The Lessee shall keep the leased Premises in as good a state of repair as the same was at the commencement of the term of this Lease, and return same in as good a condition as it is at the time of the execution of this Lease in accordance with all laws, direction, rules and regulations of regulatory bodies or officials having jurisdiction in that regard, reasonable wear and tear accepted. The Lessee has examined the condition of the Premises and declares its receipt of the same in good order and repair.

**SECTION 5. ALTERATIONS**

This Lease shall not permit any alternation of or upon the premises, except by written prior consent of the Lessor. All alterations and additions to the premises shall remain for the benefit of the Lessor unless otherwise provided in such consent.

**SECTION 6. ASSIGNMENTS**

The Lessee agrees not to sell, assign, mortgage, pledge or in any manner transfer this Lease or any estate or interest hereunder and not to sublet the leased Premises or any part or parts thereof, and not to permit any licensee or any concessionaire therein without the previous written consent of the Lessor in each instance. Consent by the Lessor to one assignment of this Lease or to one subletting of the leased Premises shall not be a waiver of the Lessor's rights under this Section as to any subsequent assignment or subletting. This prohibition against the assigning or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law.

**SECTION 7. TERMINATION**

The Lessee shall, upon termination of this Lease by the lapse of time or otherwise, yield up the Premises to the Lessor in as good repair and condition as the same are at the commencement of said term. Reasonable use and wear thereof or other casualty not occurring through the fault of the Lessee only accepted. Furthermore, Lessee shall be entitled to cancel and terminate this Lease Agreement in its discretion at anytime during the term of this Lease Agreement upon not less than thirty (30) calendar days written notification prior to the effective date of the termination to the Lessor at the same address to which Lessee's rent payments are mailed. Lessor, at its sole discretion shall have the

right to terminate this Lease, with or without cause, by sending written notice to Lessee within ninety (90) days of the then current annual term then in effect and the lease shall be terminated on the date of annual renewal.

**SECTION 8. ENTRY AND INSPECTION**

Lessee shall permit Lessor or their agents to enter upon the Premises at reasonable times and upon reasonable notice for the purpose of inspecting same and permit persons desiring to lease the Premises to inspect same within ninety (90) days of the termination of the Lease.

**SECTION 9. TRADE FIXTURES**

Any and all improvements made to the Premises during the term hereof shall belong to the Lessor, except trade fixtures of the Lessee. Lessee may, upon termination hereof, remove all of their trade fixtures, but shall repair or pay for repairs necessary for damages to the Premises occasioned by removal. Trade fixtures for purposes of this document shall be defined as Lessee's personal property used in the business and not permanently affixed or attached to the structure or Premises. Trade fixtures shall also include standard and wall brackets attached to the walls.

**SECTION 10. DESTRUCTION OF PREMISES**

In the event of any destruction of the premises Lessor may immediately terminate this Lease.

**SECTION 11. TIME**

Time is of the essence of this Lease.

**SECTION 12. HEIRS, ASSIGNS, SUCCESSORS**

This Lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

**SECTION 13. INSURANCE**

Lessee shall be responsible for any physical loss or damage to all property of the Lessee, and shall provide Commercial General Liability covering Lessee's operations and employees.

**SECTION 14. MAINTENANCE**

Lessee shall, at its sole cost and expense, maintain the entire exterior and interior of the leased premises. Lessee shall also provide janitorial services to the Premises and

general maintenance to the grounds.

**SECTION 15. GOVERNING LAW**

This agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Florida.

**SECTION 16. ENTIRE AGREEMENT**

This Lease contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and it may be modified only by an agreement in writing and sealed by the Lessor and Lessee. No surrender of the demised Premises or of the remainder of the term of this Lease shall be valid unless accepted by the Lessor in writing. Provided always and these presents are upon the express condition that, if the Lessee shall fail and neglect to perform or observe any of the covenants on Lessor's part herein contained, it shall be lawful for the Lessor at any time thereafter, without notice or demand, to enter into and upon the demised Premises and repossess the same as of its former state and to expel the Lessee and any person claiming under Lessee forcibly, if necessary, and to remove their effects without prejudice to any remedies which might be available for any previous breach of covenant.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed, in duplicate, on the day and year first above written.

ATTEST:

  
MARILYN JORDAN  
CITY CLERK

**"LESSOR"**  
CITY OF INVERNESS

BY:   
ROBERT PLAISTED, PRESIDENT

  
ATTEST:  
  
BETTY STRIFLER, CLERK

**"LESSEE"**  
BOARD OF COUNTY COMMISSIONERS OF  
CITRUS COUNTY, FLORIDA

BY:   
ROGER O. BATCHELOR, CHAIRMAN

This Instrument Prepared by:  
Larry M. Haag  
County Attorney  
111 West Main Street  
Inverness, FL 34450  
(352) 341-6578