

September 15th, 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 Day, Project Director Malm, Event Director Skeele-Hogan, Deputy Clerk Jackson, and City Clerk Davis.

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

ACCEPTANCE OF AGENDA

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

PUBLIC HEARINGS

4)a) Rosemont/Rolling Green Utility Acquisition was addressed by Council President Hepfer.

Councilwoman Bega motioned to have City Clerk Davis read Resolution 2015-14 by title only. Seconded by Councilman Hinkle. The motion carried.

RESOLUTION NO. 2015 - 14

A RESOLUTION OF THE CITY OF INVERNESS PROVIDING FOR THE PURCHASE OF THE ROSEMONT/ROLLING GREENS POTABLE WATER SYSTEM FROM THE CITRUS COUNTY MUNICIPAL SERVICE BENEFIT UNIT FOR WATER AND WASTEWATER UTILITY SERVICES; PROVIDING FOR FINDINGS; PROVIDING FOR FINDING OF PUBLIC PURPOSE, NECESSITY AND THAT THE PURCHASE IS IN THE PUBLIC INTEREST IN CONFORMANCE WITH SECTION 180.301, FLORIDA STATUTE; PROVIDING APPROVAL AND AUTHORIZATION TO PURCHASE; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

City Manager DiGiovanni explained that with this Acquisition, the affected customers will be provided potable water, eventual fire flow, and stabilized rates, which they do not currently have. The City also benefits by an expanded customer base that will be serviced by a main transmission line that is already in place. The purchase price of

\$107,000 has been analyzed by hired consultants and negotiated with the County. This will involve a \$10,000 interconnection cost that the county will build and construct, but will not include the transfer of the water source (well). The matter has been fully reviewed by City legal counsel. This public hearing has been advertised for members of the City utility system and for residents of Rosemont/Rolling Green to render comment on the purchase. County government was obligated, as the owner of the system, to notice all the parties and conduct a public hearing to receive comment by their customers. He stated that this was an enabling resolution and once adopted, commits us to the action to engage the contract, the terms and conditions etc. authorizing the Council President to execute those documents.

President Hepfer opened the Public Hearing.

There was no one speaking for or against the matter.

The Public Hearing was closed.

Council Deliberation:

Councilman McBride asked to have explained how the City would recoup our money we are spending for these entities? City Manager stated that anytime you extend the utility system you have cost and in this situation involves a Customer Base that was already established and we will be taking over the waterline, meters, of this system. The recoup being of the invested funds of \$107,000 which will come back to the system through the sale and consumptive use of the water. It has already been factored and figured to have an acceptable return of the initial investment and it is prudent to expand the customer base of the utility. Utility systems always need to grow, which is the benefit of all parties. It was noted that the customers will pay a 25% surcharge for being outside the City of Inverness.

Councilwoman Bega asked if this expansion would move forward the expansion of water either into the Country Club or into Sweetwater behind Rosemont? City Manager stated that water is partly in the country club area now. The next area to work on providing water to will be Sweetwater Homes, which is outside the City.

Councilman Hinkle questioned the cost to hookup fire hydrants in the future.

Councilman Hinkle motioned to adopt Resolution 2015-14, 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.

OPEN PUBLIC MEETING

None

SCHEDULED APPEARANCES

6)a) Great Bay Distribution Check Presentation of their partnership with the City and events. Owner Ron Petrini, General Sales Vice President Bill Carmen, Manager Chris

Lewis were present for this presentation. Over three years Great Bay has contributed \$22,500 at \$7,500 per year.

6)b) Boys & Girls Club Check Presentation for the proceeds from the Taste of Inverness, with Ed Lattin thanking Council for all they've done for the Boys and Girls Clubs.

MAYOR'S LOCAL ACHIEVEMENT AWARDS

7)a) Inverness Sertoma 35th Anniversary Proclamation was presented to Bud Osborne, representing the club, who spoke of the club's activity in the county.

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 – 09/01/15 *
 - Recommendation – Approval

CITY MANAGER'S REPORT

10)a) Valerie Theatre Project Settlement was addressed by City Manager DiGiovanni. He advised that a claim was made by the adjoining property owner, against the Valerie Theatre project, for alleged roof damage that caused a leak which took \$1,200.00 to repair. The owner had the leak repaired and filed a monetary claim. He spoke to the difficulties we encountered with the Valerie Project and the caution the workers took to void damage to adjoining property. The claim was investigated and the final analysis of the cause was inconclusive, but determined it best to be good neighbors and yield to the claim. Normally this would be handled through the City Manager, but in this situation, it was structured for Council President's signature. The City will recoup this \$1200 through the contractor after project completion.

Councilman Hinkle motioned to accept the settlement agreement between the City and Bear Real Estate Investments, Incorporated, in the amount of \$1200.00 to bring closure between the parties as it relates to the Valerie Theatre Project, and authorize the President to execute the document. Seconded by Councilman Ryan. The motion carried.

10)b) **Merry Building Property Lease** was addressed by City Manager DiGiovanni who explained how involved this issue is, and Mr. Perry, who is making this request is not present this evening and asked that we table this to the next meeting of City Council.

Councilman Hinkle motioned to table the item regarding Mr. Perry. Seconded by Councilwoman Bega. The motion carried.

10)c) Event Fee Resolution regarding Cooter Festival/Stock was addressed. City Manager DiGiovanni spoke of Cooter Festival which began in 2004 as a celebration of a fresh water turtle and morphed into a 3 Day Cooterstock Music Festival. He noted the enclosed Resolution which established certain fees to support the quality of these programs and we must capture the value of booth space at several levels. The Resolution also included fees for micro-events that are part of overall activity to include Cooter Festival & Grand Prix in particular. The different fee values were outlined as they pertain to different events. City Manager spoke of the event program from the marketing and economic impact perspective.

Councilwoman Bega motioned to have City Clerk Davis read Resolution 2015-11 by title only. Seconded by Councilman Ryan. The motion carried.

RESOLUTION 2015-11

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF INVERNESS, ESTABLISHING FEES FOR VENDORS AT VARIOUS CITY OF INVERNESS EVENTS.

Councilman Ryan motioned to adopt Resolution 2015-11, 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.

10)d) Plan Review and Building Fee Schedule-Resolution was addressed regarding improvements to property and/or development. Regarding the fees, the total City is not affected, and the individual is the one benefiting. The recommended modification is to cover a much larger portion of the costs. He stated how currently the building inspector is contracted out, as it is cost effective. Attachments A & B are due to multi-level fees and conditions for fees to be applied. A tremendous amount of research went into this and recognized the efforts of Bruce Day, Dale Malm and Eric Williams.

Councilman Hinkle motioned to have City Clerk Davis read Resolution 2015-15 by title only. Seconded by Councilman Ryan. The motion carried.

RESOLUTION NO. 2015-15

A RESOLUTION OF THE CITY OF INVERNESS AMENDING THE FEE SCHEDULE FOR BUILDING CONSTRUCTION PERMITS AND RELATED FEES; AMENDING THE FEE SCHEDULE FOR COMMUNITY DEVELOPMENT APPLICATIONS PROVIDING FOR THEM SEPARATELY; PROVIDING FOR EXCEPTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

Councilman Hinkle motioned to adopt Resolution 2015-15, by roll call vote. 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.

10)e) Fire Services Agreement was referenced and noted that the final agreement was not available at the time of composing the agenda. The agreement is between the City of Inverness and the Sheriff's Office for fire services, and the County government. Monthly cost of \$50,000 has been structured for the first two months, and then monthly thereafter.

The anticipated Inverness Fire Department should be up and running by December or January 1st at the very latest. This amount can be pro-rated should the agreement be terminated. Spoke to the due date of payments as being the first of the month and not the 15th. The goal is to get our department running asap as the cost will be less. The plan is to join the County to provide services where and when necessary. This needs to be a brotherly shared service.

This expense will come out of the Fire Services Account, but will not impact our ability to create a Fire Department.

Councilman Hinkle motioned to accept the Fire Services Agreement between Citrus County, the Sheriff's Office, and City of Inverness as structure in the amount of \$50,000 monthly, and authorize the Council President to execute the document. Seconded by Councilwoman Bega. The motion carried.

10)f) Veteran's Day Parade – Road Closure – FDOT Permit was addressed with City Manager DiGiovanni explaining that FDOT must approve the temporary closing of Hwy 41/44 (FDOT roadway) to accommodate the Veterans Day Parade. City Council must authorize the City's hosting of the parade and accommodation of the parade to be held on Veteran's Day, Wednesday, November 11th, 2015. This action is taken by FDOT confirming that the elected officials support the closing of the road. **Councilwoman Bega motioned to authorize that the City host and accommodate the Veterans Day Parade on November 11th, 2015, on the FDOT Highway 41/44 through town, and accordingly support a temporary closure of the road for this purpose. Seconded by Councilman Ryan. The motion carried unanimously.**

City Manager DiGiovanni additionally reported on the following:

- Commissioner Carnahan was in attendance and is the representative for the City of Inverness on the Board of County Commission. Land Swap discussions continue and the City Council will receive information and discuss the effects of that information. Open public discussions will be held publicly regarding the land swap to promote the support of the Business Park development. Watson Road is not capable to serve as major passage through the area. Additionally, Commissioner Carnahan has resurrected having a Fire Services Board, and has asked to have City Manager on the board with Council's blessing. Council members were in favor.
- City of Inverness has supported Youth Sports for a very long time through Whispering Pines Park. City Manager found it necessary to make himself available to be on the Little League Board to provide guidance, as there is turbulence within that board. When youth sports are run correctly it is great positive vehicle for child development.
- Work continues with contractor for lighting of Cooter Pond, with an opening sometime in the month of October.
- Councilman Hinkle spoke to Inverness Acres and mentioned that the County accepted the roads. City Manager noted the plat states that they

took over maintenance, but we wish to get into it further. It needs to be determined who has responsibility and leverage to get things done.

COUNCIL/MAYOR SUBJECTS

Councilman McBride spoke to the land swap happening and how that ties into Whispering Pines Park, with that particular issue on the agenda and begin a good relations with the County.

Councilwoman Bega noted that the County & City do work together as we have come to an agreement to purchase Rosemont/Rolling Green utility system.

Councilman Hinkle stated we can get along to work issues out as we are all County residents. Spoke to Inverness Acres and the road conditions. Great events are approaching with the Cooter Festival, Arts Festival, etc. and we are being noticed around country and state.

Councilman Ryan attended the 9/11 Exhibit and participated in the Freedom Walk, it is always an emotional time. Many positive comments about the Valerie Theatre and the 9/11 exhibit. Looking forward to Cooter Fest and activities associated with it.

Council President Hepfer spoke of the joy to work with the County and expressed appreciation to Commissioner Carnahan for attending City Council meetings. Questioned staff regarding a recent Rotary meeting with a canine presentation by Sheriff's deputies and the use of our building as a place to use training the dogs.

CITIZENS NOT ON AGENDA

Bud Osborne spoke to the value of Little League, and how years ago his restaurant in Crystal River sponsored a Little League team that had Mike Hampton as a player. He spoke to the 9/11 event at the Valerie, and questioned the location of the patio seating.

Karen Esty presented a collage she created of the programs, bookmarks, magnet and invitation from the opening of the Valerie Theatre, and her belief in preserving history.

Meeting adjourned 6:34pm.

City Clerk

Council President