

December 1st, 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 (Not Present)

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, Finance Director Chiodo, Fire Chief Campfield, Deputy Clerk Jackson 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

4) a) Budget Amendment – Zephyr Street/SCADA Projects was addressed. City Manager DiGiovanni explained that this addresses projects; i.e. Supervisory Control and Data Acquisition (SCADA), which will provide continual monitoring of the Utility system functions and performance, enabling staff to recognize concerns before failure is experienced. Utilization of \$87,000 will move funds from one area of budget into an expenditure. Zephyr Street Improvement project required adjustments to the design to improve pedestrian items near and about the mobile home park, along the corridor, and noted that Impact Fees are available to use in support of this project. This action increases the size of the budget, which requires a Public Hearing to receive public comment.

Vice President Ryan opened the Public Hearing.

There was no one speaking for or against the issue.

The Public Hearing was closed

Council Discussion:

Councilman McBride asked if this monitoring system was in place, would it have affected the incident which occurred over summer which affected water for over a week. City Manager DiGiovanni advised yes and explained how it would have benefited to be able to isolate where the problem was much quicker. He noted that \$300,000 will get us a base of a good SCADA system and will provide a sufficiency in monitoring and detail. We may want to make adjustments to expand the system or components in the next fiscal year, and beyond. The \$300,000 involved all the design work and components and ability to get the large part of the infrastructure in place for the majority of the system.

Mayor Plaisted questioned the monitoring of the system. City Manager DiGiovanni noted how electronics is very beneficial, and notification can be set up through voice and text notification. The Utility System employees are available around the clock and the control room will have monitoring.

Councilman McBride motioned to have City Clerk Davis read Resolution 2015-19 by title only. Seconded by Councilman Hinkle. The motion carried.

RESOLUTION 2015-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AMENDING THE ADOPTED BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016, AMENDING THE IMPACT FEE FUND AND UTILITY FUND EXPENDITURES AND PROVIDING FOR AN EFFECTIVE DATE.

Councilman McBride motioned to adopt Resolution 2015-19 by roll call vote. Seconded by Councilman Hinkle. Roll call vote was as follows: Councilwoman Bega, yes; Councilman McBride, yes; Councilman Hinkle, yes; Vice President Ryan, yes; The motion carried unanimously.

OPEN PUBLIC MEETING

None

SCHEDULED APPEARANCES

6a) Clark Stillwell - Leeson's Mobile Home Park - Attorney Stillwell, 320 S Hwy 41, addressed City Council, representing Leeson's Mobile Home Park, who noted how documents were being exchanged back and forth up until late this afternoon, and was not sure what Council had in possession. He spoke to the Agreement and Exhibits, recognizing the Cherry Street revised drawing, the limited grant of exclusive easement for 10 years with option to extend automatically, subject to Council notice. The encroachments were screen rooms and carports, and that the City grants his client right of way utilization for the existing driveway, assuming all maintenance and indemnify the City. On Zephyr Street, there was an agreed date that the encroachments would be removed, limited in nature to propane tanks and such minor items. On Line Street there is an agreement that three encroaching mobile homes will be removed at his clients expense. We agreed to remove from the existing Clubhouse, the porch encroachment of 1.5 ft. and there was a revised drawing of the Cherry Street and Line Street drainage retention area which is acceptable with his client. The City has asked for a ten year exclusive limited easement (for Clubhouse – 1.5 ft.) that automatically renews, and they ask for a 20 year easement. He referenced the Vested Rights letter by Community Development Director Day, which doesn't refer to FS 723.004(4), and grants vested mobile home parks the right to upgrade and replace mobile homes with larger units without them being deemed an expansion of the nonconforming use (expansion vs. larger mobile home). He asked that the following statement be added to Mr. Days Vested Rights letter. "Further, the mobile home park as a vested project is entitled to the statutory rights set forth in F.S. 723.004(2) and 723.004(4)."

City Manager DiGiovanni noted that there was a large amount of information received this afternoon and what was in Council agenda packet wasn't just, and asked that Mr.

Stillwell and owner of the mobile home park make comments and have City Council be given time to review information prior to making a decision.

Mayor Plaisted questioned if there were lots large enough to relocate a 720sq ft. mobile to another location in the Park? He referenced a County rule where a mobile over 600 sq. ft. could not be placed on any lot within the County.

Attorney Haag commented that this was all a lot to digest and noted the concern is timing. He advised that he would not be at the next meeting of City Council and this would need to be addressed at the first meeting in January, if it were delayed this evening. Reference to the statutes was in the agreement and then it was opted to remove it and rely on the vested rights letter by Mr. Day. This is Director of Community Development Day's letter, not the city attorney's letter, and he had no problem with the added verbiage. We are talking about the Florida Statutes, and we are without the power to come up with an interpretation different than Legislation.

City Manager DiGiovanni stated that if Mr. Day's letter is clear and concise and if something is omitted we could include it in the agreement. He feels Mr. Day's letter respectively needs to stand as it is. If we want to recite what exists in State Statute that is fine. Everyone has been cooperative and supportive, and the language should go before Council prior to voting. As far as the Easement language, there needs to be clarity as you are setting a policy statement that will impact the property owners and community as we go forward.

Maida Swensen Fourtune, Managing member of the Leeson's MHC approached Council and wished to express her gratitude to them and the city staff. She stated her commitment to the park and was proud to be a member of the community. Her goal was to provide safe, clean and affordable housing, and spoke to the residents in the park. She invited all to come by the park and they would be happy to give a tour.

Councilman Hinkle was in favor of all that has been said, but it's a matter of getting this all in proper form.

Councilman McBride understood that this was not a complete package and was concerned with the 10yr. vs 20 yr. Easement and wished to address the issue. Attorney Haag commented that we should have a final document, which will be available at the first meeting in January.

Councilman Hinkle & Councilman McBride both agreed with 20 yr. renewal.

Councilman Hinkle motioned to table this issue until the January 5th, 2016 Council Meeting, until we have all final documents to finalize the matter. Seconded by Councilman McBride. The motion carried unanimously.

MAYOR'S LOCAL ACHIEVEMENT AWARDS

Mayor Plaisted requested if anyone sees something/someone that should be recognized by Council, to bring it to his attention, noting how the Cooter Kudo has been in hibernation and we need to bring it out again.

CITY ATTORNEY REPORT

Attorney Haag advised the he will be attending his daughters College Graduation and will not be attending the next meeting of City Council.

CONSENT AGENDA

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

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 11/17/15
 - Recommendation – Approval

CITY MANAGER’S REPORT

10)a) Senior Management Classification was addressed by City Manager DiGiovanni who explained that the Florida Retirement System (FRS) has class designations for certain performance capacities. The City policy is to designate Senior Management positions of Inverness in the FRS Senior Management Class, which requires publication to announce the change from general to senior class, a vote by the governing body, and reconciliation of the cost. The General Class is 7.26% of the base salary, with the Senior Class being 14.17% of the base salary. The affected positions are for the Cultural Director for the Valerie Theatre and the Special Events Director.

Councilman Hinkle motioned to designate placement of the Cultural Director and the Special Event Director positions as Senior Class in the Florida Retirement System. Seconded by Councilwoman Bega. The motion carried unanimously.

10) b) Sweetwater Homes Water Assessment Program (Verbal) City Manager DiGiovanni spoke to the Sweetwater Homes Subdivision located south of Inverness Golf & Country Club and the steps the City has taken with County Government for a Water Assessment program with the resident, and with a favorable cost. He updated City Council on the status of the assessment program, noting that letters will be mailed out to Sweetwater residents regarding this program and making them aware that they may speak to this issue at the meeting of City Council, January 5th, 2016, and Council can determine if we are in a position to move forward.

City Manager DiGiovanni additionally reported on the following:

- The City of Inverness incorporated in 1919 and started the Volunteer Fire Department in 1922. In 1960, the City of Inverness built the Inverness Fire Department station with an enormous granite plaque stating the various officials involved. We have been at work to restore that element of this community. He recognized Joe Campfield as the first Fire Chief in many years to the City of Inverness. He brings a wealth of information, expertise, and knowledge to this community. His approach to the volunteer program is very desirable. Anything we can do to bring volunteers into our community, is important as that is what bonds a community, the participation of the people.
- Olympic Rowers from Vermont are in town and utilizing Big Lake Henderson for sculling training. ROCCS was instrumental in promoting our town in this sport.
- Working on initiative involving a veterans’ statue, hopefully one that will make you proud. An individual wants to make a contribution to the City

of Inverness, and are aware of our various veteran designations. Government Plaza is a potential, suitable location or possibly near the Withlacoochee State Trail.

- Lighting of Cooter Pond Boardwalk with LED programmable lights is nearing completion and a ribbon cutting will be in the near future.
- Spoke to regulations regarding sidewalk cafes and how the cafés are very well received. We have concerns to work through with type and numbers of tables, music, etc. He spoke of how the businesses need to respect each other and the responsibility of being permitted to have a sidewalk café. We need to support the state regulations. We may be coming forward with tweaking to policy, or maybe not. Our goal is to achieve compliance, preferring handshakes over regulations.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted welcomed new Fire Chief Joe Campfield. He spoke to several events including the Grand Prix, Feeding Alliance at Walmart and how successful it was.

Councilwoman Bega spoke of her vacation place in Georgia and how it is similar to Inverness. Spoke of the lack of sidewalk cafes and that it is a dry county, and everything closes up rather early. Noted how that makes a huge difference. Referenced IEMO classes she recently attended and how cities around the state created ordinances for development review where the developer takes on the fees for the additional costs for the review, and this might be something we should look into. Would like to be more involved in one on one communication with residents, like homeowner associations, etc. City Manager noted that we could agenda a time for discussions on what Council would like to do with this and other things.

Councilman Hinkle appreciates our City staff working with businesses such as Leeson's. He questioned if we violate our own noise ordinance with our special events and it was noted that events are finished prior to the times affected in the noise regulation.

Councilman McBride noted we need to remember that very often times we take our city and our community for granted, we are in a very special and wonderful place. The Grand Prix was very enjoyable and well attended. Looking forward to the end of year address by City Manager at the next meeting and to the Valerie Theatre upcoming event, as well as other events.

Vice President Ryan stated the Grand Prix was great with exception of rain. Spoke to Councilwoman Bega's input on the IEMO classes and that the HOA visits is a great idea.

CITIZENS NOT ON AGENDA

None

Meeting adjourned at 6:57pm

City Clerk

Council President