

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

March 16, 2016 - 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**
 - a) Recognition - Greg Biance

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
March 16, 2016 - 5:30 PM**

8) CITY ATTORNEY REPORT

9) CONSENT AGENDA

4 - 5 a) Bill Listing *

Recommendation - Approval

6 - 10 b) Council Minutes - *

Recommendation - Approval

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

11 - 19 a) Community Garden Presentation*

20 - 34 b) ICRA Annual Report*

35 - 38 c) Valerie Theatre - Service Agreement*

d) SS Solutions - Clerk Services (Verbal)

39 - 44 e) Fire Inspection Program - Ordinance (1st Reading)*

45 - 49 f) Fire Inspection - Fee Schedule - Resolution*

50 - 52 g) City Council Reorganization*

h) Other

11) COUNCIL/MAYOR SUBJECTS

12) NON-SCHEDULED PUBLIC COMMENT

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

13) ADJOURNMENT

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
March 16, 2016 - 5:30 PM**

a)

DATES TO REMEMBER

Friday Night Thunder

Friday, March 18, 2016 at 5:00pm

Downtown Inverness

Inverness Big Bass Classic - Country Rocks the Block Concert

Friday, March 18, 2016 at 7:00pm

Downtown Inverness

Inverness Big Bass Classic - Fishing Tournament

Saturday, March 19 at 7:00am

Liberty Park / Lake Henderson

Invernessbigbassclassic.com

Inverness City Council Regular Meeting

Tuesday, April 5, 2016 at 5:30pm

Inverness Government Center



03/10/2016 15:23
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CITY OF INVERNESS
CASH REQUIREMENTS REPORT

P 1
apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 03/31/16
			TOTALS FOR ADVANCED WASTE SOLUTIONS		240.00
			TOTALS FOR BRIGHT HOUSE NETWORKS		1,370.36
			TOTALS FOR TIME WARNER CABLE		134.19
			TOTALS FOR EMBARQ FLORIDA, INC		1,357.64
			TOTALS FOR WXOF, INC		991.25
			TOTALS FOR CITRUS COUNTY SHERIFF'S OFFICE		100.00
			TOTALS FOR MEREDITH DIXON		192.50
			TOTALS FOR E G P INC		260.38
			TOTALS FOR FIRST DEFENSE SECURITY INC		97.65
			TOTALS FOR FLORIDA AIR SERVICES		814.00
			TOTALS FOR FLORIDA BASS FEDERATION		1,000.00
			TOTALS FOR HAAG, FRIEDRICK & WILLIAMS, PA		2,081.67
			TOTALS FOR HAWKINS, INC.		198.00
			TOTALS FOR A.C.M.S., INC		6,752.70
			TOTALS FOR INTEGRATED SYSTEMS OF FLORIDA INC		741.50
			TOTALS FOR INTERNET MEDIA TECHNOLOGIES, INC.		3,023.00
			TOTALS FOR JAMES LORMANN REAL ESTATE CONSULTANT		375.00
			TOTALS FOR MAKING FACES, INC.		400.00
			TOTALS FOR MANN-ICURE LAWN SERVICE AND LANDSCAPING		1,425.00
			TOTALS FOR NATIONWIDE RETIREMENT SOLUTIONS		1,638.45
			TOTALS FOR OFFICE DEPOT INC		297.69
			TOTALS FOR B-III, INC		259.65
			TOTALS FOR PATE, MICHAEL		150.00
			TOTALS FOR PETTY CASH		176.40
			TOTALS FOR PORTER, JOHN L.		38.70
			TOTALS FOR PUBLIC EMPLOYEES UNION		25.66



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siddings

CITY OF INVERNESS
CASH REQUIREMENTS REPORT

P 2
apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 03/31/16
			TOTALS FOR PUBLIC RISK MANAGMENT OF FLORIDA		31,520.63
			TOTALS FOR ROBERT B GREATREX		192.50
			TOTALS FOR JOB SITE SERVICES INC		120.00
			TOTALS FOR SIMMONS, VERNON		6.72
			TOTALS FOR SOUTHWEST DIRECT		2,576.18
			TOTALS FOR SPECTRUM VOICE & DATA INC.		1,010.00
			TOTALS FOR STRICKLAND, JASON		192.50
			TOTALS FOR SUMTER ELECTRIC COOPERATIVE INC		127.00
			TOTALS FOR TEWELL, MICHELE		192.50
			TOTALS FOR THE DOERFELS LLC		1,500.00
			TOTALS FOR UB REFUND		70.76
			TOTALS FOR UNIFIRST CORPORATION		57.30
			TOTALS FOR USA SERVICES		1,550.00
			TOTALS FOR WALTER NOLAN		192.50
			TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL		23,195.32
			TOTALS FOR WASTE ZERO, INC		542.00
			TOTALS FOR XTREME FUN PARTY RENTALS		160.00
			REPORT TOTALS		87,347.30

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

March 1st, 2016
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, 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 McBride motioned to accept the Agenda as presented. Seconded by Councilman Hinkle. The motioned carried.

PUBLIC HEARINGS

4)a) Comprehensive Plan Amendment – Ordinance #2016-713(1st Reading) was address by City Manager DiGiovanni, explaining that Florida Statutes 163.3191 requires the City of Inverness to periodically review its Comprehensive Plan to determine whether plan amendments are necessary that reflect modifications in state law. Through evaluation with State Land Planning Agency, the Planning and Zoning Commission held the required Public Hearings and recommends approval of the amendments. Before Council is an Evaluation and Appraisal Report of the City Comp Plan which has been led by Community Develop Director Bruce Day. He noted how Director Day was previously with the Withlacoochee Regional Planning Commission, and we now have expert opinion leading us with this.

Councilman Ryan motioned to have City Clerk Davis read Ordinance 2016 - 713 by title only. Seconded by Councilman McBride. The motion carried.

ORDINANCE NO 2016- 713

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA AMENDING THE COMPREHENSIVE PLAN, ORDINANCE 2008-654 OF THE INVERNESS CODE OF ORDINANCES: PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ADOPTION OF EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILTY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Public Hearing was opened.

For: None

Against: None

The Public Hearing was closed

City Manager DiGiovanni noted that this update is done every seven years.

Councilwoman Bega questioned if there is a new zoning map or maps we made need for our use. Community Development Director Bruce Day stated there were three new maps in the packet: The Future Land Use Map, which those amendment have been adopted by City Ordinance already; The Flood Plain Map was adopted by FEMA's edict in 2014, by City Ordinance, as well as the expansion of the CRA. This action is just compiling these changes that have already occurred.

Councilman McBride noted verbiage with reference to the Citrus/Hernando MPO in the document, which needed to be corrected to read the Hernando/Citrus MPO, and was noted to be corrected.

City Manager stated that this action this evening doesn't end the process, as we will continue at the staff level looking at criteria in the Land Development Code, as it relates to mixed use, future develop, consideration for the City of Inverness itself, and done promoting smart growth elements to stay ahead of the curve.

Councilman McBride motioned to approve Ordinance 2016-713 on the first reading, and approve to transmit the Comprehensive Plan Amendments for state and regional review, by roll call vote. Seconded by Councilman Ryan. Roll call vote was as follows: Councilwoman Bega, yes; Councilman McBride, yes; Councilman Hinkle, yes; Councilman Ryan, yes; President Hepfer, yes. The motion carried.

OPEN PUBLIC MEETING

None

SCHEDULED APPEARANCES

5)a) Citrus County Sheriff Department – Yearly Crime Activity State Report
Captain Justin Ferrara spoke to the 2013-2015 Tracked Crime Combined comparison in the areas of Homicide, Robbery, Sex Offenses, Residential Burglary, Commercial Burglary, Vehicle Burglary, Auto Theft, and Arrests decreased from 71 in 2014 to 44 in 2015. Residential burglaries also dropped from 26 in 2014 to 12 in 2015. Arrests were also down from 541 in 2014 to 533 in 2015.

Councilman McBride questioned how to determine if an arrest is contributed to the City. If someone commits a crime outside of the City, and they arrest him in Inverness, if that would add to Inverness numbers. Captain Ferrara clarified no, and it would be registered where the crime actually occurred.

Councilman Hinkle questioned the drop in residential burglary. Captain Ferrara noted their goal is to target the right offender, as it will show the best reduction in crimes. For the last four years, since implementation of this philosophy, we have seen double digit reduction each year.

Captain Ferrara noted he shortened the report down from previous year to the -Top 10 offenses vs. Top 20, and the biggest thing we do is traffic stops and traffic complaints in the City. He spoke to the breakdown of different citations that occur in the city, with the main one occurring is careless driving.

Councilman Ryan question how we compare to the rest of the County. Captain Ferrara stated that overall crime had decreased almost 50% within the City and Countywide an approximate 27% reduction overall.

Mayor Plaisted questioned targeting elderly people with Captain Ferrara advising how the Sheriff Dept. has a program which provide funds back to the elderly that have been scammed, as well as notice put out each week to the elderly community advising them of variety of different scams occurring.

MAYOR'S LOCAL ACHIEVEMENT AWARDS

7)a) Inverness Rotary Club – Representatives appeared before City Council. Mayor Plaisted awarded to them a Cooter Kudo for Recognition of their dedication, commitment and work to the betterment of the community by improvements made by the Rotary Club at Whispering Pines Park.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

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

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 02/16/16
 - Recommendation – Approval
- c) Proclamation – “Water Conservation Month”
“Springs Protection Awareness Month”
 - Recommendation – Approval

CITY MANAGER'S REPORT

City Manager DiGiovanni presented videos and pictures of the Little League Opening Day and Sign Dedication of the Concession Stand in Whispering Pines Park – Social and Economic Benefit of Whispering Pines Park.

10)a) Fire Services – Mutual Aid Agreement - City Manager advised that we currently do not have an Mutual agreement, but respond when backup is needed. The City Attorney Haag and the city received correspondence from Fire Department Attorney Bradshaw asking to not address the Mutual Aid Agreement at this meeting. He is not sure what the reason may be. We have looked at other surrounding Mutual Aid Agreements. We will continue to respond when needed.

Attorney Haag advised he was contacted by Attorney Bradshaw, who stated that they were not onboard with the agreement and asked for it to be removed. The City Manager sent copies of the agreement with a cover letter to Sheriff Dawsy about a week before assembling the agenda. Attorney Haag stated he was told that the Sheriff wasn't in agreement with the Mutual Aid agreement he had received from City Manager and wanted to add to it, and if they send a truck into the city they want to charge us for that service. Attorney Haag stated that he has never seen an entity charging the other entity for showing up, which is not mutual aid at all.

Councilman Hinkle stated how he had conversation recently with a long term County Fireman who made statement to him that he relished the fact that the City got a Fire Department and thanked him, as it really helps them. He as a councilman, public safety is number one, with or without an agreement.

Councilman McBride questioned if the Courthouse caught on fire, what if we would be charged?

10)b) Council Meeting Date Change was addressed. City Manager DiGiovanni reminded Council that due to the Presidential Preference Election being held on the regular Council Meeting day of March 15th, the meeting will take place Wednesday, March 16th @ 5:30pm. Council had approved the action in January, 2016. No action is necessary.

City Manager DiGiovanni additionally reported on the following:

- Re-Organization of City Council will be at the next meeting, on March 16th.
- Staff continues to develop the first step of Budget, the Capital Improvement Plan (CIP), which is being updated and will receive much attention.
- Highland Blvd Project has a goal to preserve median trees and the dynamic of bicycle/walking path is protected and pronounced.
- Meetings are begin held on the Soldier Memorial concept to be located in the IGC Plaza circular area.
- Diligence is being taken on the project development of the train depot, warehouse, house, etc. Improving Liberty Park and Wallace Brooks Park around the lakes are a very important element of the future economy to include kayaking, sculling, boats, etc.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted spoke to water front issues and questioned if there are any lands available commercially for restaurants on the water. City Manager stated there is privately owned property that may need rezoning. Public lands are more difficult and we need to be forward thinking in that aspect. Mayor is looking forward to March 12 St. Patrick's Day Festival and encouraged all to be sure to vote.

Councilman McBride attended the Friday evening Valerie Theatre event featuring Col. Ed Shames, 94 year old World War II Veteran who is really a true hero, and also attended

the comedian show on Saturday. We had Chamber of Commerce weather for the Little League Opening and the Joe Silvestro sign dedication. Joe Silvestro has laid a solid foundation for Little League and the community.

Councilwoman Bega spoke to the Inverness Big Bass Tournament in March that will be sold out, and brings a lot of business to Inverness. This Friday starts Early Voting in the Chambers in the IGC.

Councilman Ryan praised the Joe Silvestro Concession Sign presentation as a great time. City Staff are so dedicated and hopefully that commitment is reflected by our Council. The vision of senior staff and the City have made this a better place to live and proud of.

Councilman Hinkle stated Joe Silvestro was a model example and had such an impact on the entire community. He noted that Joe was a professional drummer and was on the Johnny Carson show along with another local resident, and how these programs create leadership. Spoke highly to City Manager DiGiovanni and complimented him on helping so much in the community. Be sure to exercise your right to vote.

Council President Hepfer questioned fire services dispatch and the mutual aid agreement, with City Manager stating those are two separate issues. She agreed this weekend was amazing and this was the best Little League opening she has seen.

CITIZENS NOT ON AGENDA

Bud Osborne spoke to the ballpark and that Joe Silvestro was part of Inverness Sertoma in the past and thanked the City for making that available to the public.

The meeting adjourned at 6:38pm.

City Clerk

Council President

Agenda Memorandum – *City of Inverness*

DATE: March 10, 2016
ISSUE: Community Garden Presentation
FROM: City Manager
CC: City Clerk
ATTACHED: Community Garden News Article

For years we've entertained the idea, concept and possibilities of a community garden in Inverness. The enclosed article serves as a reference that brings the points and impacts a well-run garden will have on a community and to the welfare of people broadly.

Location is important and two sites are being considered: city property by the Inverness Airport and city property located off Forest Drive – the former home of AmeriGas.

Details and Management are as important as location. Led by long-term Inverness resident, Jenny Morelli, we have passionate and knowledgeable people involved.

The presentation this meeting will bring forward the concept and objective goals that are being discussed. Much remains, but importantly an public update is necessary to promote the effort.

Following Ms. Morelli's presentation, questions will be addressed.

Recommended Action –

No formal action by City Council is necessary.



Frank DiGiovanni

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

Beyond Food: Community Gardens as Places of Connection and Empowerment

Annah
MacKenzie

Gardening has a power that is political and even democratic. And it is a political power that can be applied constantly, whereas one can only vote or demonstrate occasionally.

—Wendell Berry



Herbal workshop at Sustainable Flatbush in Brooklyn, NY | Image by [Sustainable Flatbush](#)

Because of disputes over land, access to green space, and equal rights to the city, urban gardens have become a symbol of community activism and empowerment, and they are part of a contemporary grassroots movement supporting environmental justice, collective action, and equitable access to nutrition and good health. Due in part to the current swell of interest in the local food movement, since the early 2000s there has been a remarkable surge in the prevalence of community garden initiatives.

But while they may be in the current media spotlight, the practice is certainly not new.

Community gardens have been part of American cities since the late-19th century. As a way to confront the congestion, economic instability, and environmental degradation that were part and parcel of turn-of-the-century urban life, residents began taking matters into their own hands—by planting school gardens, for example, or cultivating the vacant lots between buildings.

Since then, the popularity of these gardens has seen ebbs and flows in relation to the social and economic climates of particular eras. During the World Wars and the Great Depression, for example, the practice became much more widespread (as a result of the “Victory Gardens” encouraged by the federal government during WWII, Americans produced 40% of their own food!) only to diminish once again as the nation’s devastated economy began to recover. The 1970s witnessed another economic crisis that made its mark on urban cores. As soaring food prices coincided with the birth of the modern [environmental movement](#) and the availability of open spaces as a result of failed urban renewal projects, community gardens began to reemerge as part of a movement to reclaim ownership of the “[public commons](#).” Most recently, after the 2009 recession, there was a [19% increase](#) in the prevalence of community gardens as a strategy for supplementing food costs and cultivating local resilience.

While their ability to improve food access alone, especially among lower-income and under-served communities, is proof enough of their enduring value, community gardens are—and have always been—about much more than food. Indeed, they embody powerful placemaking strategies that are showing to have [multiple and measurable impacts](#).

Here are some of the many interrelated benefits that that these collectively held (and [sometimes contested](#)) spaces can bring to urban neighborhoods:

Physical and mental health



Prospect Farm | Photo by Elsa Capuntas

Across many fields and disciplines, researchers are finally beginning to see the powerful connections between [social capital and healthy places](#). Given the physical exertion that gardening requires and the increased consumption of fresh fruits and vegetables, the connection between community gardens and [physical health](#) is clear. But recent research is has also underscored the links between community gardens and mental health. For city dwellers, connecting with nature—a proven remedy for stress and depression—can be quite difficult. A [recent UK study](#) shows that people who gardened for at least 30 minutes a week had lower body mass indexes (BMIs) *as well as* higher levels of self-esteem and lower levels of tension and stress. “With an increasing number of people residing in urban areas, a decline in the number of homes with gardens, and the increased risk for mental ill health associated with urban living,” researchers write, “allotment gardening might play an important role in promoting mental well-being in people residing in urban areas.”

Educational opportunities and community partnerships



Sheryll Durrant gives healing herb tour | Photo by Keko Marzagão

The educational programming that takes place at many community gardens can give neighbors the opportunity to learn about everything from nutrition and culinary skills to environmental sustainability, business principles, and job skills. The [Sustainable Flatbush Healing Herb Garden](#), for example, holds hands-on demonstrations to highlight basic urban agricultural techniques, and it offers community workshops on using herbs in culinary practice and as medicine. As detailed on the garden's [ioby funding page](#), the project sought to provide volunteer and internship opportunities, while also pursuing partnerships with community members, neighborhood schools, and social service organizations.

Land for community gardens can be publicly or privately held, and the programs often involve partnerships with outside entities such as nonprofits, youth or senior programs, [prisons](#), [housing developments](#), or schools. The national [farm-to-school network](#) is a large-scale model of how gardening can be an educational tool, an economic catalyst, and a vehicle for strong public-private partnerships. There are [farm-to-school programs](#) in every state, where the fruits and vegetables grown on school grounds supplement meals served in the cafeteria.



As part of a farm-to-school program in Washington, D.C. in 2014, J.C. Nalle Elementary School students sampled three different kinds of spinach to determine which they liked best |USDA Photo courtesy of D.C. Central Kitchen

Safety and crime reduction

There is [evidence](#) linking community gardens to improved safety in neighborhoods – showing that crime decreases in neighborhoods as the amount of green space increases. Two reports in the *Journal of Environment and Behavior* studied (1) the impact nature has on mental fatigue (often a precursor of aggression and violence), and (2) the relationship between green space and inner city crime rates. The research determined that aggression and violence was “significantly lower among those people who lived near some green space than those who lived in more barren conditions.”



Glenwood Green Acres in North Central Philadelphia | [Photo](#) by Tony Fischer via Flickr

Echoing Jane Jacob's now-famous idea of "[eyes on the street](#)," a 2012 [study in Philadelphia](#) comparing two clusters of vacant lots—one that was cultivated and one that wasn't—showed that greening the vacant lots made nearby residents feel significantly safer, and the newly cultivated lots could be linked to a decrease in gun crimes in the area.

"Our theory is that transforming vacant lots from a space overgrown with vegetation and filled with trash to a clean and green space may make it difficult for people to hide illegal guns and conduct other illegal activities such as drug use in or near the space. Additionally, green space may encourage community cohesion." – Eugenia C. Garvin, MD, lead author of Penn Study on greening vacant lots to reduce violent crime

Cultural Heritage and Exchange

Shared gardens have played a powerful role in helping communities who have experienced the traumas of displacement, such as new immigrants and refugees. For these populations, shared gardens can be a vehicle for re-establishing a sense of place, building new social ties, and celebrating and maintaining cultural traditions. [Little Haiti Garden](#) in Miami, for example, enables the area's Haitian community to use traditional farming techniques in

producing often-unavailable crops such as *callaloo* and *calabaza*. Community gardens like Little Haiti Garden, which is located in one of the poorest districts in the country, also maintain a strong economic development component. By holding gardening and nutrition workshops, teaching retail skills, and selling produce to the neighborhood, local markets, and restaurants, the garden helps bring additional money and food into the households that need it.



Little Haiti Community Garden via [Facebook](#)

In Fresno, California, seven state-funded community gardens seek to boost [mental health](#) within the area's large refugee, immigrant, and low-income populations. "The thinking of community leaders and health professionals," writes [Patricia Leigh Brown](#) of the New York Times, "is that gardens can help foster resiliency and a sense of purpose for refugees, especially older ones, who are often isolated by language and poverty and experiencing depression and post-traumatic stress. Immigrant families often struggle to meet insurance co-payments, and culturally attuned therapists are in short supply."

[Wendell Berry](#) once quipped that *it may be too easy to underestimate the power of a garden*. "A garden," he continued, "is a solution that leads to other solutions. It is part of the limitless pattern of good health and good sense."

Since their origin in US cities at the end of the 19th century, the popularity of community gardens has tended to increase during periods of crisis. And as we face new challenges such as the rising rates of chronic health issues like obesity, heart disease, and depression, along with socioeconomic issues like high unemployment rates and increasing food insecurity, it makes sense that community garden initiatives are experiencing a nationwide resurgence.

Even beyond issues of food access, community gardens are about building social ties, sharing skills and experience, learning about nature and culture, and taking proactive measures to improve our physical and mental well-being. One thing is certain: As our urban environments become home to more and more people, community gardens will continue to be a powerful, place-based tool for creating local connections and enacting positive global change.



In 2014, volunteers of the "Roger That" Community Garden in Brooklyn's Crown Heights neighborhood (pictured above) fought tooth and nail to save it from being bulldozed by local developers | Image via brooklyn.com

Agenda Memorandum – *City of Inverness*

DATE: March 10, 2016
ISSUE: Inverness Community Redevelopment Agency Annual Report
FROM: City Manager
CC: Office of the City Clerk
ATTACHED: ICRA Report

For informational purposes, enclosed is the annual report published by the Inverness Community Redevelopment Agency that is a requirement to manage the district. At their meeting on March 3, 2016, ICRA Board members publicly voted to adopt the annual report that has been duly advertised for public inspection at the Office of the City Clerk.

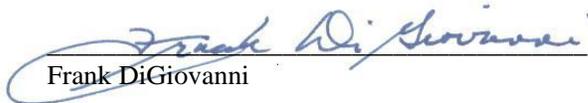
Pursuant to Section 163.356, Florida Statutes, each community redevelopment agency is required to file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year. The report shall include a financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. The ICRA Annual Report covers activities that span from October 1, 2014 to September 30, 2015. Additionally included is the financial statement, a brief history of the ICRA, and highlights that show accomplishments for the covered fiscal cycle:

- Expansion of the Community Redevelopment District
- Opening of the Valerie Theatre
- Façade Enhancement Program Activities

Recommended Action –

Motion, second and vote to recognize receipt of the required ICRA published report for the period of October 1, 2014 through September 30, 2015, that will be available for public inspection at the Office of the City Clerk and elsewhere as deemed appropriate.

Thanks You.


Frank DiGiovanni

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



City of Inverness Community Redevelopment Agency

2014/15 Annual Report

October 1, 2014 – September 30, 2015



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ICRA Board of Directors and Staff

For Fiscal Year 2014/2015

(As of September 30, 2015)

Directors:

Charles Davis – Chair

David Arthurs

Cindy DeVries

Diana Fender

Tim Nash

Tom Slaymaker

Charles Wade

Staff:

Dale Malm

Bruce Day

Debra Schramm



Requirements for an Annual Report

Pursuant to Section 163.356(3)(c), Florida Statutes, the City of Inverness Community Redevelopment Agency (ICRA) is required to file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing this report,



ICRA shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the office of the clerk of the city and in the office of the agency.

The City of Inverness Community Redevelopment Agency Annual Report for Fiscal Year 2014-15 (FY 2014-15) covers activities for the period October 1, 2014 to September 30, 2015. It includes a complete financial statement of the Agency's revenues and expenses, amount of tax increment funds collected, and a record of activities for the fiscal year.



Introduction to Community Redevelopment Agencies

A Community Redevelopment Agency refers to a public entity created by a city or a county to implement the community redevelopment activities outlined under Chapter 163, Part III, Florida Statutes. The Community Redevelopment Act of 1969 allows for the designation of special districts known as Community Redevelopment Areas and confers upon the Community Redevelopment Agency's governing board special regulatory abilities. These abilities include issuing revenue bonds, and utilizing tax increment financing (TIF). The Community Redevelopment Act outlines the physical, economic, and blight conditions that can support the creation of a Community Redevelopment Area (CRA). It provides a vehicle for counties and municipalities to form a Community Redevelopment Agency and create a Redevelopment Trust Fund for financing improvements within a target area.

To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity Report or field study that formally identifies conditions within the established boundaries of the area. If the Finding of Necessity Report determines that the required conditions exist, the local government develops and adopts a Community Redevelopment Plan that addresses the unique needs of the targeted area and identifies programs and projects needed to foster and support redevelopment of the targeted area. A CRA may be governed by a separately appointed by the city council or county commission itself may act as the CRA. The City of Inverness has a separately appointed council that governs the Inverness Community Redevelopment Agency.



History of the Inverness Community Redevelopment Agency

In 1990, the Inverness Community Redevelopment Agency (ICRA) was created by City Council encompassing 37 acres within the immediate downtown area – deemed the Central Business District (CBD). The creation of the ICRA was accomplished through the adoption of the City of Inverness Community Redevelopment Plan which established a core mission for the Agency. In 2015, through additional findings of necessity the community redevelopment area was expanded significantly. However, the core mission remains



- To establish that the City of Inverness has problems and deficiencies of the type described in Florida State Statute 163.355.
- To introduce redevelopment as a continuous, community activity.
- To provide a successful program, forwarding public health, safety, morals, or welfare of the community, to rehabilitate, conserve and/or redevelop areas identified as deficiencies.
- To establish an ongoing City of Inverness Community Redevelopment Agency.
- To progressively advance a Community Redevelopment Plan consistent with all requirements of State law.
- To encourage the maximum opportunity for private enterprise to participate in the rehabilitation and redevelopment of the community.
- To support the Comprehensive Plan for the City of Inverness.
- To identify and preserve elements of historical or cultural significance within the redevelopment area.
- To identify and strengthen both the economic, cultural and aesthetic qualities of the business, professional, and government sections within the redevelopment area.
- To provide direction to establish a strong economic base for the redevelopment area.
- To identify areas of further in-depth study in design, small business promotion, job creation and training, promotion of home ownership and housing rehabilitation.

Upon establishment of the Inverness Community Redevelopment Agency (ICRA) through the approval of the Community Redevelopment Plan, the Community Redevelopment Act provides for the establishment of a Community Redevelopment Trust Fund. Taxing authorities which levy ad valorem taxes on real property located within the geographic area of the CRA are required by January 1 of each year to appropriate to the trust fund an amount equal to 95 percent of the difference between:

1. The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of a community redevelopment area; and
2. The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the taxing authority, exclusive of any debt service millage, on the assessed value of the taxable real property in the CRA as of January 1 of the base year.

It is through this Tax Increment Financing mechanism that provides the funding for projects within the ICRA while not requiring any further tax burden on any of the properties within or outside of the CRA area. The Community Redevelopment Trust Fund for the Inverness CRA was established in 1990 and has been in existence since then.



Expansion of the Inverness Community Redevelopment Agency

The ICRA established in 1990 had charted its course successfully with the direction of City management, a responsible Board, and a City in need of improvement. Over the 20+ years that the Agency had been in existence, significant changes had taken place to meet the original objectives of the defined area and significantly improve the downtown area. The sunset date for the original CRA was coming due, and decisions were needed to determine the future direction of ICRA.

During this fiscal year of 2013-2014 a study was performed to review the immediate and long term opportunities to continue the successful transformation that was started in 1990. This review called the Finding of Necessity (FON) identified the need for additional work and resources to continue efforts toward removal of blighted conditions within the City by possibly expanding the ICRA geographic lines of the CRA.

The FON provided the basis for consideration toward updating and expansion of the existing CRA, which was supported by the Planning and Zoning Commission and the Inverness Community Redevelopment Agency. Based upon the Finding of Necessity, an updated Inverness Community Redevelopment Plan was prepared under ICRA overview with the support of Inverness City Council.

While the Finding of Necessity recognized the need for improvement by identifying areas of blight, the Plan presented the primary areas of concentrated need. The updated Plan was prepared with an eye toward improvement opportunities within the City and with regard to Florida Statutes that govern the activities of CRAs within the State. Major defined areas for improvement included the White Lake Industrial area, the Medical Arts District, corridor enhancements, additional downtown core revitalization, improved eco-tourism and recreational activities and an overall urban design guideline improvement for future development.

The updated Plan identified an expansion area from 37 acres of the original CRA to 1,203 acres incorporating those areas to provide CRA planning for comprehensive projects. The initiative to expand the CRA and update the Redevelopment Plan for the City arises from the need to stimulate reinvestment and identify new funding sources which would provide the opportunity to improve existing conditions and generate additional improvement activity. The expansion was completed via a process conducted during mid 2015.



Façade Grant Program

The ICRA Façade Grant Program was established to encourage the commercial establishments within the CRA to improve the building facings. The program provides grant opportunities up to 50% of a qualified project cost, with a maximum amount of \$7,500 being available to property owners within the defined area.

The program provides grants for specific improvements to include:

- Exterior Improvements
- Lighting
- Landscape Improvements
- Awnings
- Signage
- Painting
- Parking Lots



During the fiscal year, there were two façade grant applications presented to the ICRA Board for consideration, with both being improved. Under the Façade Grant program, these two projects provided \$9,387 in funding to the building owners for these improvements.

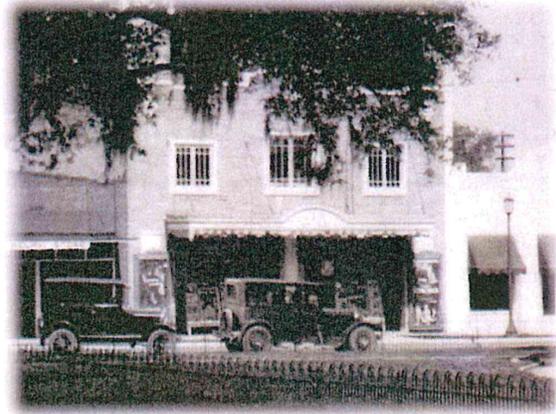
One of the applications was received from Bear Real Estate Investments whose project rejuvenated the front of several storefronts downtown directly on Courthouse Square. The project provided for window repair, painting, a new rear door, painting awnings and repair of wall and sidewalk cracks long with cleaning and touch up for all the building facades.

Reza and Jodi Zakaria submitted an application for renovation of a downtown building at 305 N. Apopka Avenue. In addition to the façade improvements the project included fencing, lighting a new overhead door and parking lot repair.



The Valerie Theatre Project

The downtown square surrounding the historic courthouse has been brought back to life with significant help from the ICRA and its respective Board. Buildings have been renovated, improvements have been made to the streets and lighting, and building fronts have been upgraded in light of the objectives set in 1990 when the Inverness Community Redevelopment Agency was established.



The Valerie Theatre had not been part of that improvement effort, that was until 2013. The 1926 theatre was constructed in the middle of the downtown area of Inverness and was in dire need for a total make-over. With the help of the ICRA the transformation was started to re-develop the building for use as a community center for various public and private events. And, as important, the transformation would also provide for The Valerie to continue to be a movie theatre.

Construction for the rehabilitation was started in 2014 and completed in 2015. The much anticipated Grand Opening of the renovated Valerie Theatre was held in Summer 2015.



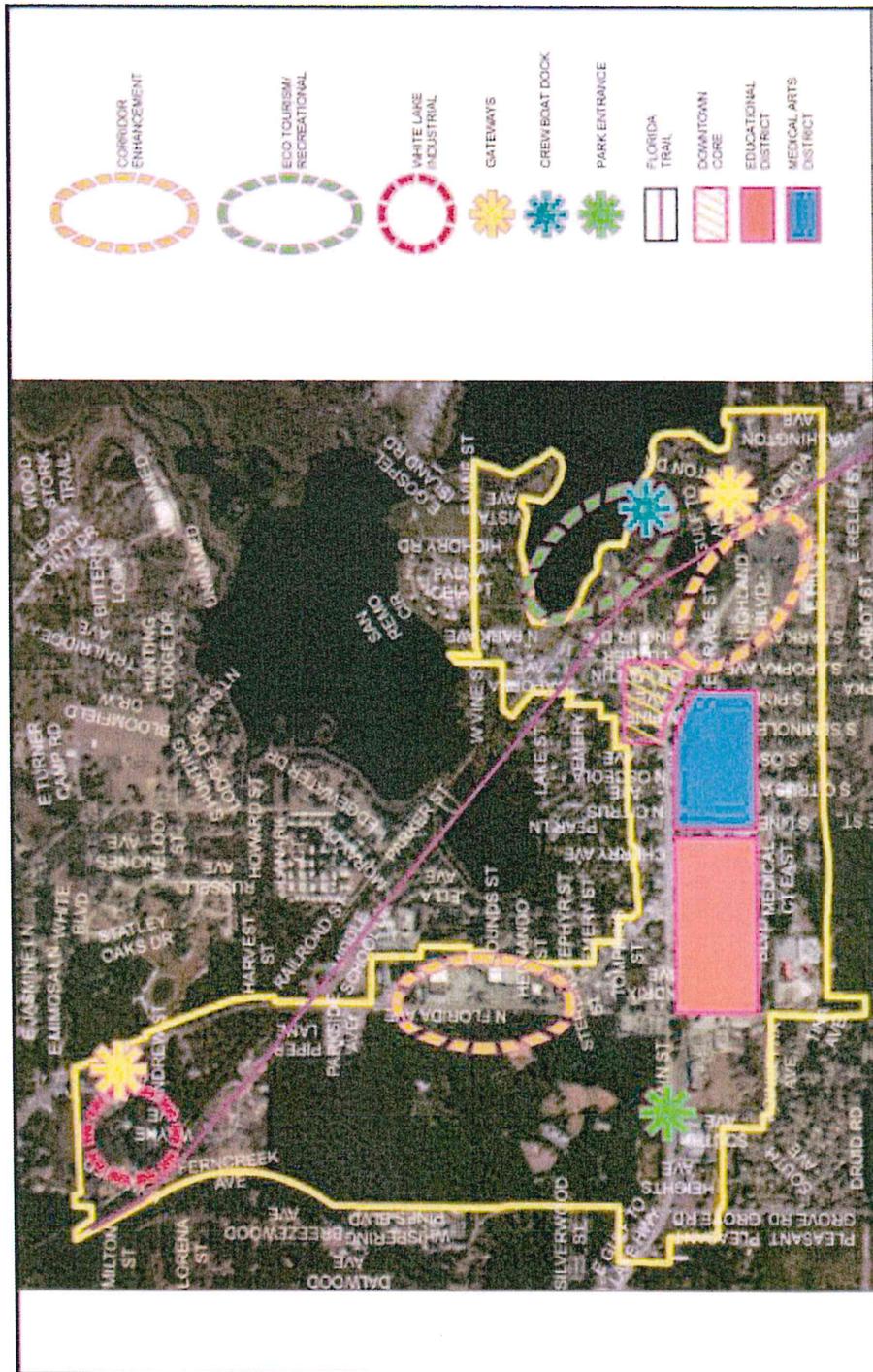
Financials

CITY OF INVERNESS COMMUNITY REDEVELOPMENT AGENCY					
BALANCE SHEET FOR FISCAL YEAR ENDING 9/30/15					
ACCOUNT DESCRIPTION	ACCOUNT BALANCE				
FLORIDA SAFE INVESTMENTS	\$ 77,046.92				
ACCOUNTS PAYABLE	\$ (546.84)				
FUND BALANCE - UNRESERVED	\$ (76,500.08)				
		TOTAL ICRA FUND	\$ -		
CITY OF INVERNESS COMMUNITY REDEVELOPMENT AGENCY					
REVENUE STATEMENT FOR FISCAL YEAR ENDING 9/30/15					
ACCOUNT DESCRIPTION	ORIGINAL BUDGET	TRANSFERS	REVISED BUDGET	YTD ACTUAL	AVAILABLE BUDGET
TAX INCREMENT FINANCING	\$ (75,000.00)	\$ (63,000.00)	\$ (138,000.00)	\$ (144,531.48)	\$ 6,531.48
INTEREST - INVESTMENTS/BANK	\$ (800.00)	\$ -	\$ (800.00)	\$ (333.85)	\$ (466.15)
FL SAFE INTEREST	\$ -	\$ -	\$ -	\$ (42.01)	\$ 42.01
TRF FROM GENERAL TAX INCREMENT	\$ (63,000.00)	\$ 63,000.00	\$ -	\$ -	\$ -
CASH BALANCE FORWARD	\$ (70,990.00)	\$ -	\$ (70,990.00)	\$ -	\$ (70,990.00)
TOTAL REVENUES - FY 2015	\$ (209,790.00)	\$ -	\$ (209,790.00)	\$ (144,907.34)	\$ (64,882.66)
CITY OF INVERNESS COMMUNITY REDEVELOPMENT AGENCY					
EXPENSE STATEMENT FOR FISCAL YEAR ENDING 9/30/15					
ACCOUNT DESCRIPTION	ORIGINAL BUDGET	TRANSFERS	REVISED BUDGET	YTD ACTUAL	AVAILABLE BUDGET
MEMBERSHIP DUES	\$ 1,295.00	\$ -	\$ 1,295.00	\$ 261.00	\$ 1,034.00
SPECIAL ATTORNEY FEE	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -
CONTRACTUAL SERVICES	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 8,466.06	\$ 3,533.94
COMP PLAN/LDC UPDATES	\$ 10,000.00	\$ (10,000.00)	\$ -	\$ -	\$ -
CONTRACTUAL SERVICES	\$ -	\$ -	\$ -	\$ 9,999.75	\$ (9,999.75)
POSTAGE	\$ -	\$ 500.00	\$ 500.00	\$ 90.72	\$ 409.28
UTILITIES - ELECTRIC	\$ 16,000.00	\$ -	\$ 16,000.00	\$ 6,590.40	\$ 9,409.60
UTILITIES - WATER & SEWER	\$ 3,200.00	\$ -	\$ 3,200.00	\$ 2,026.73	\$ 1,173.27
MAINT - IMPROV OTHER THAN BLDG	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 1,950.25	\$ 10,049.75
PRINTING	\$ 1,800.00	\$ (1,000.00)	\$ 800.00	\$ -	\$ 800.00
ADVERTISING	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 480.84	\$ 519.16
MISC EXPENSE	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 100.00	\$ 900.00
OFFICE SUPPLIES	\$ 700.00	\$ (500.00)	\$ 200.00	\$ -	\$ 200.00
DOWNTOWN LIGHTING PROGRAM	\$ 12,000.00	\$ -	\$ 12,000.00	\$ -	\$ 12,000.00
DOWNTOWN BANNERS	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00
RESERVE FOR CONTINGENCIES	\$ 15,000.00	\$ (15,000.00)	\$ -	\$ -	\$ -
TRANSFER TO CAPITAL PROJECTS	\$ 100,000.00	\$ -	\$ 100,000.00	\$ 100,000.00	\$ -
TRF TO GEN - FINANCE & ADMIN	\$ 11,500.00	\$ -	\$ 11,500.00	\$ 11,500.00	\$ -
RESERVE CASH CARRIED FORWARD	\$ 3,295.00	\$ -	\$ 3,295.00	\$ -	\$ 3,295.00
Revenue Total	\$ (209,790.00)	\$ -	\$ (209,790.00)	\$ (144,907.34)	\$ (64,882.66)
Expense Total	\$ 209,790.00	\$ -	\$ 209,790.00	\$ 166,465.75	\$ 43,324.25
DECREASE IN FUND BALANCE	\$ -	\$ -	\$ -	\$ 21,558.41	\$ (21,558.41)





Exhibit 2
Expansion & Identified Opportunities of the Inverness CRA



Agenda Memorandum – *City of Inverness*

DATE: March 10, 2016
ISSUE: ICRA / City Services Agreement
FROM: City Manager
CC: City Clerk
Attached: 1st Addendum to Services Agreement between ICRA and City

The Valerie Theatre Cultural Center, Plaza, Fountain and related Program Schedule, have been a positive economic effect to the downtown and City in general. The building and grounds are owned by the General Government (City of Inverness). The Valerie Culture Center lies within the CRA and a separate 501C-3 Board provides oversight of the Theatre. When developing the current fiscal appropriation, the ICRA budget included financial support for operations. For months the various parties were involved: Valerie Board and ICRA Board and City Staff to develop an instrument that created budget arrangement, understanding and funding vehicle, for the various parties to embrace.

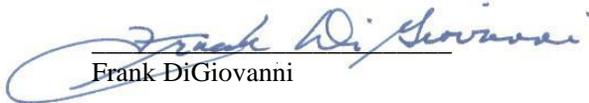
The Valerie Theatre remains a feature in the community redevelopment plan as a key tourism and economic development enhancement. That won't change and accordingly the Theatre will be supported as part of the ICRA Budget. The enclosed funding addendum represents a straightforward arrangement that avoids complexity and supplements the already adopted ICRA/City Council Budgets respectively.

At this point ICRA Board Members and Valerie Cultural Theatre Board Members support the arrangement. What remains is action by City Council to endorse the arrangement by adopting the enclosed document.

Recommended Action:

Please motion, second and vote to approve the Addendum to the ICRA / City Budgets respectively, as part of the current funding mechanism for the Valerie Theatre Cultural Center.

Please direct questions to me at your convenience.


Frank DiGiovanni

SERVICES AGREEMENT BETWEEN CITY AND ICRA
ADDENDUM 1- VALERIE THEATRE

THIS ADDENDUM TO THE ABOVE REFERENCED AGREEMENT, effective as of October 1, 2015, is made and entered into by and between the CITY OF INVERNESS, Florida, a municipal corporation (hereinafter referred to as "CITY" or "the CITY") and the INVERNESS COMMUNITY REDEVELOPMENT AGENCY, a body politic and corporate of the State of Florida and a community redevelopment agency created pursuant to Chapter 163, Part III, Florida Statutes, (hereinafter referred to as "ICRA").

WHEREAS, by the enactment of an Ordinance on October 16, 1990, the City Council of the City of Inverness, Florida, created a community redevelopment trust fund for the community redevelopment area as provided in Section 163.387, Florida Statutes;

WHEREAS, the City Council initially adopted a community redevelopment plan on November 18, 1990, that was most recently amended on June 11, 2015, pursuant to an Ordinance of City Council, and

WHEREAS, the CITY and the ICRA are keenly interested in maintaining and revitalizing the ICRA area as a visibly attractive, economically viable, and socially desirable area of the CITY; and

WHEREAS, Article 4.1 Continued Cooperation of the Agreement calls for close coordination and cooperation for administration and implementation of the Plan and capital projects; and

WHEREAS, Support for the Valerie Theatre is featured in Inverness Community Redevelopment Plan and Plan implementation is consistent with funding for the Valerie Theatre as an identified key attractor for tourism and economic development.

NOW THEREFORE, in consideration of the mutual covenants, the parties agree as follows:

1. CRA Agrees to Provide:
 - a) Annual funding in the amount of \$ 150,000 for the Valerie Theatre to conduct programs and operations in the implementation of the redevelopment plan. This amount will be subject to the ICRA annual budget appropriation for each year here after.
2. City agrees to provide semi-annual updates of ongoing activities and improvements at the Valerie Theatre to the ICRA Board.
3. All other terms of the agreement apply.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

CITY OF INVERNESS

By: _____
Jacquie Hepfer, President

ATTEST:

Debbie Davis, City Clerk

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the City of
Inverness only.

_____, 2016.

Larry M. Haag, City Attorney

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by JACQUIE HEPFER and DEBBIE DAVIS, to me known to be the President and City Clerk, respectively, of the City of Inverness, Florida, and who acknowledged before me that they executed the foregoing instrument for the purposes therein expressed, and that they were duly authorized so to do.

WITNESS my hand and official seal this ____ day of _____, 2015.

Notary Public
My Commission Expires

**CITY OF INVERNESS COMMUNITY
REDEVELOPMENT AGENCY**

By: 
Charles E. Davis, Chairperson

ATTEST:

Debra Schramm, Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 4th day of March, 2016, by personally known and _____ to me known to be the Chairperson and Secretary, respectively, of the Inverness Community Redevelopment Agency and who acknowledged before me that they executed the foregoing instrument for the purposes therein expressed, and that they were duly authorized so to do.

WITNESS my hand and official seal this 4th day of March, 2016.


Notary Public
My Commission Expires



Agenda Memorandum – *City of Inverness*

DATE: March 11, 2016
ISSUE: Code of Ordinances Amendment Chapter 9 Fire Prevention & Protection
FROM: City Manager
CC: City Clerk
Attached: Ordinance No. 2016-714

Fire Departmental services are a renewed service by City Government. This is presented for discussion purposes that may be tabled; however, the Ordinance is structured to proceed by adoption on the first reading this meeting.

An amendment to the City Code of Ordinances, Chapter 9, is being created to expand existing provisions intended to establish, codify, and provide authority for the delivery of fire services. In sum: through the City Manager, normal functions of the Fire Chief and designated staff will be applied to inspect properties and respond to situations of noncompliance with authority.

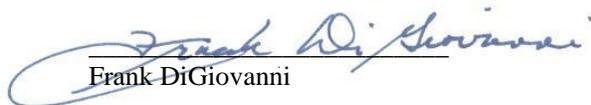
Under normal conditions in an urban setting a fire department will receive non-emergency calls or inquiries that may regard potentially unsafe or nuisance conditions. Issues can vary widely and range from burning yard waste to potentially hazardous materials being stored. Proposed Code Amendments will provide authority and authorize fire safety inspectors with the ability to encourage and, when necessary, compel compliance with City Codes or State requirements through a citation process when necessary. The power to issue citations enables fire safety officers that ability to address needs that make the community safer through an expedited process.

All proceeds from the issuance of fire safety citations will be targeted and applied to support fire safety and public education programs.

Recommended Action:

1. Motion and second to read the Ordinance by title only
2. Clerk reads title
3. Deliberate, and if the desire is to proceed, motion and second to adopt the Ordinance on the first reading by roll-call.

Please contact me with questions or to generally further discuss.


Frank DiGiovanni

ORDINANCE NO. 2016-714

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES, ENTITLED "FIRE PREVENTION AND PROTECTION", BY AMENDING ADDING SECTIONS, 9-5 THROUGH 9-9, ESTABLISHING POWERS AND PROCEDURES FOR FIRE INSPECTIONS AND CITATIONS FOR NON-COMPLIANCE WITH APPLICABLE CODES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR MODIFICATION AND, PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Council of the City of Inverness, Florida, this _____ day of _____, 2016, as PROVIDED ON **ATTACHMENT A** to this Ordinance:

Section 2. SEVERABILITY

If any article or portion of this ordinance is found to be invalid, unlawful or unconstitutional, all other articles of this ordinance shall remain valid and enforceable.

Section 3. INCLUSION IN THE CODE OF ORDINANCES

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the City of Inverness as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code of Ordinances.

Section 4. MODIFICATION

It is the intent of the Inverness City Council that the provisions of this Ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the Ordinance adopted by the Council and filed by the Clerk.

Section 5. EFFECTIVE DATE

The effective date of this ordinance shall be as provided by law.

Upon motion duly made and carried on first reading, the foregoing ordinance was approved on the _____ day of _____, 2016.

Upon motion duly made and carried on second reading, the foregoing ordinance was adopted on the _____ day of _____, 2016.

CITY OF INVERNESS, FLORIDA

By: _____
JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

DEBORAH DAVIS, City Clerk

Approved as to form and content:

LARRY M. HAAG, City Attorney

ATTACHMENT A TO ORDINANCE NO. 2016-714

Chapter 9 - FIRE PREVENTION AND PROTECTION

ARTICLE I. - IN GENERAL

Sec. 9-1. - Code adopted.

For the purpose of providing for the protection of its citizens from the dangers of fire arising in connection with hazardous processes and materials, the city hereby adopts the Florida Fire Prevention Code as amended from time to time and as adopted by the Florida State Fire Marshal pursuant to F.S. Ch. 633.

Except as otherwise provided in this chapter, and where not in conflict with the laws of the state pertaining thereto, all of the rules and regulations contained in the fire prevention code adopted by this section are hereby incorporated as a part of this Code as fully as though each part, section, clause and phrase were set out herein at length.

(Code 1965, § 9-1; Ord. No. 193, § I, 5-22-70; Ord. No. 221, § II, 8-3-76; Ord. No. 238, § 1, 3-20-79; Ord. No. 244, § 1, 7-1-80; Ord. No. 349, § 6, 9-2-86; Ord. No. 406, § 2, (7-4(2)), 5-16-89; Ord. No. 508, § 1, 3-15-94; Ord. No. 2009-664, § 1, 8-4-09)

Cross references—Building code, [§ 7-1](#); plumbing code, [§ 7-2](#); electrical code, [§ 7-3](#); miscellaneous technical codes, [§ 7-4](#).

Sec. 9-2. - Reserved.

Editor's note— Ord. No. 2009-664, § 2, adopted August 4, 2009, repealed [§ 9-2](#), which pertained to spectators; proximity to fires limited and derived from [§ 9-3](#) of the 1965 Code.

Sec. 9-3. - Violations; penalty.

Any person violating any of the provisions of the code adopted by [section 9-1](#) of this chapter, or who shall fail to comply with the provisions thereof, or who shall violate any detailed statement or plans submitted and approved thereunder, shall be guilty of a separate offense for each day or portion thereof during which any violation is committed or continued, and upon conviction such person shall be punished as provided by [section 1-8](#) of this Code of Ordinances.

(Ord. No. 193, § III, 5-22-70; Ord. No. 221, § V, 8-3-76)

Sec. 9-4. - Adoption of Burn Rules and Regulations.

(a) The city council does hereby adopt, by reference, the provisions of Chapter 62-256.700, Florida Administrative Code, as amended from time to time, as said regulations are promulgated by the Florida Department of Environmental Protection.

(b) That code enforcement building department, and law enforcement officials of the City of Inverness shall be empowered to enforce the Burn Rules and Regulations to the extent provided for by state law.
(Ord. No. 528, § 1, 6-20-95; Ord. No. 2009-664, § 3, 8-4-09)

Sec. 9-5. - Fire safety inspector.

The city's administrative official shall appoint a fire safety inspector, who shall be charged with the powers granted under and the responsibilities established by F.S. § 633.01 et seq., as an agent of the state fire marshal.

Sec. 9-6. - Fire safety inspection and fire hazard inspection.

The fire chief as fire safety inspector or his duly appointed officer is empowered to enter any and all buildings and premises at any reasonable hour for the purpose of making inspections and to serve written notice upon the owner or occupant to abate, within a specified time, any and all fire hazards that may be found.

Sec. 9-7. – Fire safety inspection fees.

The fire safety inspector shall be entitled to payment of fees for fire inspection services rendered. Such fees shall be established by resolution passed by the city council. All fines and fees collected as a result of this article shall be applied to fire safety and public education programs.

Sec. 9-8 Compliance with notice of abatement required.

Any person served with a notice to abate any fire hazard shall comply therewith and promptly notify the fire chief within the time specified in the notice and report the correction to the fire chief or his duly appointed officer. Initial fines and fees related to abatement of fire hazards shall be established by resolution of the city council.

Sec. 9-9. - Enforcement.

It is the purpose of this Section to establish a code enforcement system which will promote the health, safety and welfare of the City's residents. Further, it is intended that such system will support the goals, policies and objectives of the City's comprehensive plan and enforce the land development regulations created to implement the plan.

(a) *Violations and applicability.*

(1) Any person owning and/or occupying any building or structure that is erected, constructed, reconstructed, altered or moved or maintained or any building, structure, land or water used in violation of this Code shall be subject to the penalties as provided for in this Code. The City may institute any appropriate action or proceedings in a City code enforcement action or civil action in the circuit court to prevent such unlawful erection, construction, reconstruction, alteration, conversion, movement, maintenance, or use; or, to restrain, correct or abate such violation; or to prevent the occupancy of said building, structure, land or water, or to prevent any illegal act, conduct of business or use in or about such premises.

(b) A fire safety officer is authorized to issue a citation to a person when, based upon personal investigation, the officer has reasonable cause to believe that the person has committed a civil infraction in violation of a duly enacted code or ordinance. The designation of an employee as a fire safety officer shall not provide the fire safety officer with the power of arrest.

(2) Prior to issuing a citation, a fire safety officer shall provide due notice to the person that the person has committed a violation of a code or ordinance and shall establish a reasonable time period within which the person must correct the violation. Such time period shall be at least 45 days. If upon personal investigation, the fire safety officer finds that the person has not corrected the violation within the specified time period, the fire safety officer may issue a citation to the person who has committed the violation.

A fire safety officer does not have to provide the person with a reasonable time period to correct the violation prior to issuing a **cease order** citation and may immediately issue a citation if the fire safety officer has reason to believe that the violation presents a serious threat to the public health, safety, or welfare, or if the violation is irreparable or irreversible.

(3) A fire safety officer shall issue a citation in such form as may be approved by the Administrative Official and it shall contain:

- a. The date and time of issuance.
- b. The name and address of the person to whom the citation is issued.
- c. The date and time the civil infraction was committed.
- d. The facts constituting probable cause.

- e. If the violation was committed on private property owned by the violator, the tax parcel number or the property appraiser's alternate key number for the private property on which the violation occurred.
 - f. The number and Section of the code or ordinance violated.
 - g. The name and title of the code enforcement officer.
 - h. The procedure for the person to follow in order to pay the civil penalty or to appeal the citation.
 - i. The applicable civil penalty if the person elects to pay the penalty within the 30-day period allowed.
 - j. The possible maximum civil penalty if the person elects to appeal the citation.
 - k. A conspicuous statement that if the person fails to pay the civil penalty and fails to appeal the citation within 30 days after issuance, he shall be deemed to have waived the right to contest the citation, and that, in such case, the penalty shall automatically increase to the civil penalty established by the fee schedule adopted by City Council for such violation.
- (4) Any person who willfully refuses to sign and accept a citation issued by a fire safety officer shall be guilty of a misdemeanor of the second degree, punishable as provided in **F.S. § 633.052**.
- (5) Any person who fails to pay the civil penalty stated on the citation within the prescribed 30-day period, and who fails to appeal the citation within the prescribed 30-day period, shall be deemed to have waived the right to contest the citation. In such case, the penalty shall automatically increase to the civil penalty established by the fee schedule adopted by City Council for such violation.
- (6) The civil penalty assessed by the Code Enforcement Board after hearing an appeal, along with any enforcement costs assessed against the violator, may bear interest at the rate established under code enforcement board procedures.
- (c) *Infraction penalties.* Fees and fines will be adopted by resolution of the City Council. If a fine or fee is appealed within the 30 day appeals period, penalties and process will follow according the provisions of the code enforcement board.
- (d) *Uncontested violations.* Any person not wishing to appeal the citation may pay the amount set forth in the citation as the uncontested penalty, by the date set forth in the citation.
- (e) *Citation appeal.*
- (1) Within 30 days after issuance of a citation, the person to whom the citation was issued may appeal the citation by filing a notice of appeal with the Administrative Official on such form as may be approved by the Administrative Official, and by paying a filing fee established by City Council. The appeal will be considered by the code enforcement board under its procedures for conduct of a hearing (Sec 3.4 L). If the appeal is successful and the violation is dismissed, the filing fee shall be returned to the person who filed the appeal. If the appeal is not successful, the filing fee shall be retained by the City to cover the costs of the process.
 - (3) Within 10 days after the resolving the case, the Code enforcement board shall issue a written decision either dismissing the citation or affirming the citation, assessing a fine, and/or assessing attorney's fees .
- (f) *Unpaid civil penalties.* The city shall pursue noncompliance of an order of the code enforcement board under the Penalty procedures for fines and liens established Section 3.4 O of the land development code.

Agenda Memorandum – *City of Inverness*

March 11, 2016

ISSUE: Fire Safety Inspection Fees
FROM: City Manager
CC: City Clerk
Attached: Fire Safety Inspection Fee Schedule Resolution

Presentation is for discussion purposes and eventual adoption by Council for implementation.

Fire Departments are not limited to responding to calls. To achieve success, a focused effort must be placed on prevention. Commercial buildings and business operations require a higher level of safety inspections that separate them from a residential structure. A fire inspection program is normal in an urban environment where buildings are congested or attached, and the community places an importance on the protection of property and public safety.

We are working to address several items that are interrelated: Commercial Building Inspections, Public Building Inspections, Public Safety, Resident Safety, Provisional Compliance, Inspection Fees, and when necessary, Noncompliance Citations.

An inspection and related fee program is being established concurrently for implementation and administration by the City Manager's Office. City fire personnel will become certified to perform safety inspections that will be designed to assist the property owner and provide response personnel have first-hand knowledge of structural layout and characteristics of local facilities. To develop a positive outcome, research was conducted with neighboring communities. Comparisons were drawn with respect to fee schedules and compliance program with a focus to reflect the actual cost to deliver the service (administration, inspection, compliance and approval). In addition, the proposed fee schedule was designed to be self-supporting.

Type Business to Be Inspected

Community facilities such as adult congregate living facilities, group homes and daycare centers are required to undergo a schedule of regular inspections to maintain their state licensure. These facilities serve a vulnerable population. To achieve an effective response in a moment of need, it makes sense to develop a responding capability through first-hand knowledge of a particular facility. To implement this level responsibility we will maintain a coordinated program to schedule regular inspections annually.

Other types of fire safety inspections will be generated by contractual (building) development and redevelopment activity. In this scenario, inspections may be associated with issuance of a building permit, or stand as an independent process under the Florida Fire Safety Code.

A primary goal of the Inverness Fire Department will be to pursue follow-up inspections related to various calls, citizen complaints, and non-emergency response issues under this authority.

(Example) Business Type and Inspections to Protect Property and meet Fire Safety

Fire Safety Inspections in Priority Order:

1. New Business
2. Business that changes ownership or occupancy that generates a Business tax receipt.
3. Business that has pulled a permit for remodel of facilities or changes that require plans review. During plans review we will determine if a Fire safety inspection is need at final.
4. Business that requires annual inspection because of licensing agency requirement.
5. Annual Inspection designated by the City of Inverness. These businesses that generate a higher risk of loss of life or property should be those that are singled out.

Business Type to Consider:

1. Large occupancies such as assemblies and mercantile with occupant loads over 300 people.
2. Large square footage and multi-story facilities.
3. High Hazards: (example fuel storage facilities).

Recommended Action:

Discuss the item at length. If there is a desire to proceed:

- Motion, second and vote to read the Resolution by title
 - Clerk reads title
- Respond to comments or questions
- Motion and second to adopt the Resolution by roll-call

As always, please see me at your convenience to discuss this further.


Frank DiGiovanni

RESOLUTION 2016-02

**A RESOLUTION OF THE CITY OF INVERNESS
ESTABLISHING THE FEE SCHEDULE FOR FIRE SAFETY
INSPECTION SERVICES; AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Inverness provides fire safety and protection services including review and inspections; and

WHEREAS, the City Council of Inverness, Florida has established a fee for fire safety inspection and related activities; and

WHEREAS, the City Council finds it necessary and in the public interest to establish fees that will provide a reliable and predictable revenue source for the funding of the related operations of the Fire Department ; and

WHEREAS, said fees are set forth in **Attachment A**; and

WHEREAS, the City Council of Inverness , Florida finds it is in the public interest to establish said fees, as set forth hereinafter, to meet existing needs, projected expenditures and to more equitably distribute the costs among customers; and

WHEREAS, Chapter 8 of the Land Development Code provides that the rates and fees may be established and amended from time to time by resolution of the City Council; and

WHEREAS, the City Council of the City of Inverness has determined that it is in the best interest of the public welfare to establish the fee for fire safety inspections and related activities, as set forth below.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Inverness, Florida hereby amends Building Construction Permit fees and Community Development application fees, as set forth in **Attachment A**:

EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND RESOLVED by a _____ vote of the City Council of the City of Inverness , Florida on the ___ day of _____, 2016.

CITY OF INVERNESS

By: _____
Jacque Hepfer
President of City Council

ATTEST:

Deborah Davis
City Clerk

**ATTACHMENT “A” TO RESOLUTION NO. 2016-02
FIRE SAFETY INSPECTION FEE SCHEDULE**

FEE DESCRIPTION	COST
A. Fire safety inspection for facilities 1,000 sq. ft. or less not to exceed two (2) hours inspection time	\$65.00
B. Fire safety inspection for facilities 1,001 – 3,000sq. ft. not to exceed two (2) hours inspection time	\$85.00
C. Fire safety inspection for facilities greater than 3,001 sq. ft. not to exceed two (2) hours inspection time	\$100.00 +\$0.01/ sq. ft.
D. Annual fire safety inspection fee - Provided no changes have been made to size & floor plan (This includes Class ‘C’ Mercantile businesses who either lease or sublease a room or portion of a room and who pass an annual inspection)	\$50.00
E. Installation or removal of fuel storage tanks and dispensers:	
i. Initial tank or dispenser	\$85.00
ii. Each additional tank or dispenser	\$35.00
F. Fire alarm inspection	\$85.00
G. Fire sprinkler system:	
i. Initial system riser	\$250.00
ii. Each head	\$0.75
H. Fire extinguishing system (other than fire sprinklers):	
i. Initial system	\$85.00
ii. Each head	\$10.00
I. Liquefied petroleum gas refilling	\$85.00
J. Flammable/Combustible liquids spray booth	\$85.00
K. Standpipe systems (wet/dry)	\$85.00
L. Cryogenic tank	
i. One (1) – three (3) tanks	\$85.00
ii. Each additional tank	\$45.00
M. Storage of hazardous substances	
i. One (1) – three (3) tanks	\$85.00
ii. Each additional tank	\$55.00
N. Re-inspection fee for each additional trip where the previous inspection was ordered for information purposes only. This includes phone consultations. All assessed re-inspection fees must be paid prior to issuance of a Certificate of Occupancy	\$35.00
O. Complaint Response Fire Inspection (unfounded or corrected within 7 days)	\$0
i. Founded	\$100.00
ii. Founded Serious	\$200.00
iii. Repeat Complaints	3X original fee
P. Any types of inspection or review not listed above	\$50.00 per hour

Agenda Memorandum – *City of Inverness*

DATE: March 09, 2016
ISSUE: Reorganization of City Council
FROM: City Manager
CC: City Clerk
ATTACHED: President and Vice President Listing
Council Committee Assignments

With reference to the City Charter, Section 2.10, annually, on the second Council Meeting in March, City Council members shall meet for the purpose of reorganization, and at such meeting choose a new President and Vice-President. The protocol to select a Council President and Vice-President is, as best possible, a rotational system. A duty of the Council President and Vice-President includes being a signatory for payment drafts. Accompanying signatures on a payment draft would be one of the Charter Officers, City Clerk or City Manager. The signature of an Elected Official must appear on a payment draft with the signature of a Charter Officer, which is part of the “check and balance” of the payment system. Once a President and Vice President are selected, the recognition of their signatures is officially confirmed by a Resolution that has been previously passed.

In addition to the above, enclosed is a list of past Presidents and Vice-Presidents from 1995 forward. Also included is a separate table to show member appointments of mandatory and elective committees. Since all positions are open for consideration of a member of council, the names of current and former members are shown with a strikethrough where applicable. (Required appoints are signified in bold font).

Recommended Action:

1. Open the floor to receive nominations for Council President.
2. When all names are voiced, “close” the floor to nominations
3. Vote on each name in the order presented. Majority votes cast determine the President.
4. Repeat steps 1, 2 & 3 to select a Vice President.
5. Discuss Committee Assignments to fill mandatory positions first; elective second.

The newly selected Council President and Vice President will assume those duties on the next meeting of City Council. .


Frank DiGiovanni

	<i>President</i>	<i>Vice President</i>
1995	Richard Kaufman (2)	Pete Kelly (4)
1996	Richard Kaufman (2)	John Sullivan (1)
1997	John Sullivan (1)	Ted Stauffer (3)
1998	Ted Stauffer (3)	Jim Herringshaw (5)
1999	Jacque Hepfer (4)	Richard Kaufman (2)
2000*	Richard Kaufman (2)	Robert Plaisted (5)
2000**	Robert Plaisted (5)	John Sullivan (1)
2001	Robert Plaisted (5)	John Sullivan (1)
2002	John Sullivan (1)	Ted Stauffer (3)
2003	Jacque Hepfer (4)	Richard Kaufman (2)
2004*	Richard Kaufman (2)	Ken Hinkle (3)
2004**	Ken Hinkle (3)	Marc Wigmore (5)
2005	Ken Hinkle (3)	Marc Wigmore (5)
2006	Marc Wigmore (5)	*Bill Sheen (2) **(Sullivan Completes Term (1)
2007***	Sophia Diaz-Fonseca (4)	Jacque Hepfer (2)
2007*	Sophia Diaz-Fonseca (4)	Jacque Hepfer (2)
2007**	Jacque Hepfer (2)	Tom Johnson (5)
2008	Tom Johnson (5)	Marti Consuegra (1)
2009	Marti Consuegra (1)	Ken Hinkle (3)
2010	Ken Hinkle (3)	Jacque Hepfer (2)
2011	Jacque Hepfer (2)	Cabot McBride (4)
2012	Cabot McBride (4)	Linda Bega (5)
2013	Linda Bega (5)	Ken Hinkle (3)
2014	Ken Hinkle (3)	Jacque Hepfer (2)
2015	Jacque Hepfer (2)	David Ryan (1)
2016		

*Term interrupted
**Appointed mid-year
***Interim Appointment
() = Council Seat #

Seats & Members

1 – David Ryan
2 – Jacque Hepfer
3 – Ken Hinkle
4 – Cabot McBride
5 – Linda Bega

Agenda Memorandum – *City of Inverness*

City of Inverness
Council Member Appointment List
(Mandated & Elective)
 (Last Update – March 2015)

Appointment Date	Purpose	Elected Official
March 2014	<i>Citrus County Chamber of Commerce</i>	Councilman Dave Ryan
March 2014	Citrus County Library Board	Councilwoman Jacquie Hepfer
March 2014	Tourist Development Council	Councilwoman Linda Bega
May 2012	Withlacoochee Regional Water Supply Authority	Crystal River – Ken Brown No action Necessary (See note below)
March 2011	<i>Inverness Olde Town Association</i>	City Manager
August 2013	Keep Citrus County Beautiful (KCCB)	Councilwoman Jacquie Hepfer
	Withlacoochee Regional Planning Council	Disbanded the North Central District in 2015
June 2014	Hernando/Citrus MPO Representatives	Councilman Cabot McBride Optional Alternate: Jacquie Hepfer (Through March 2018)

Bold type signifies mandated appointment
Italic type signifies requested appointment

NOTE WRPC: Ocala Office was disbanded and works from Tampa Office. At this time not necessary for Representative

NOTE WRWSA: Councilman Hinkle stepped down Dec. 2010 & CR resumed in Jan 2011(2yr term) CR Councilman Ken Brown was selected for additional Term (2012-2014) and wishes to remain until further notice. Not necessary to rotate membership between CR & COI. Requires Representative (Councilperson) & Alternate (Councilperson or Staff member)

City Administration Office
 212 West Main Street, Inverness Florida 34450