

March 16th, 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 (not present)

Also present were City Manager DiGiovanni, City Attorney Haag, Asst. City Manager Williams, Community Development Director Day, Fire Chief Campfield, Deputy Clerk Jackson and City Clerk Davis.

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

ACCEPTANCE OF AGENDA

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

PUBLIC HEARINGS

None

OPEN PUBLIC MEETING

Bud Osborn – 3355 S. College, present on behalf of Inverness Sertoma's Speech & Hearing Center in Beverly Hill, which is staffed with doctors from All Children's Hospital in St. Petersburg. The building was moved several years ago to Allen Ridge, and at times servicing 400 patients a month. John's Hopkins has purchased All Children's Hospital and the Speech and Hearing Center will be closed in this county. They need community leaders and business leaders to support them to get a facility for the children, and asked if anyone could assist them.

SCHEDULED APPEARANCES

None

MAYOR'S LOCAL ACHIEVEMENT AWARDS

8)a) Greg Bianco - Recognition – City Manager DiGiovanni introduced Greg Bianco and his wife Kim. He advised that Greg, a resident of Pine Grove subdivision, about 1 year ago asked for support from the City, for a citizen initiative. He led a project to improve the entire neighborhood and we wished to recognize him. President Hepfer presented the high honor awarded by the City, a "Cooter Kudo" to Mr. Bianco.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

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

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes - 03/01/16*
 - Recommendation – Approval

CITY MANAGER'S REPORT

10)a) Community Garden Presentation – City Manager DiGiovanni noted this presentation was about a Community Garden concept which has been brought forward conceptually for 4-5 years. We have been in conversations with Jenny Morelli, a local Health and Wellness Coach and expert. He spoke of possibilities and asked that she speak further about what a Garden may bring to our community.

Jenny Morelli, Holistic Health and Wellness Coach, addressed City Council, explaining her love for nature and the outdoors and is the Executive Director, and founder of Food Generation. They are a that they started a non-profit (501c3), and our mission is to educate, inspire, and empower the community to get back to basics of eating whole healthy foods. Times have changed and spoke to comparisons of living habits of the past to current day. Due to learning about this generation's obesity rates, unhealthy eating habits and lack of physical activity by children, inspired her to begin teaching our community about healthy eating. She chose to target children, working with Salvation Army and Lecanto Primary, and Academy of Environmental Sciences, etc. The Farm is about building community from the ground up, and we wish to educate, inspire and empower the community to make healthy affordable food choices with hands on experience. We need to get back to basics of cooking in the kitchen, becoming more active, and teach cooking skills. The Community Garden would provide families their own individual plots to plant vegetables, and harvest them and get back to nature. An Educational Teaching Farm for children and teens would involve events (school field trips/community service hours for college) and learn how to grow food, involving families and seniors, who grew up before the fast foods.

City Manager DiGiovanni stated that as this evolves we are looking one of two different parcels of property: the airport property and the former site of Amerigas. There is greater interest in airport property, but no decision has been determined. We would like to bring forward an agreement between the 501c3 and the City, as well as a program for council to see the benefits. City Council will be asked to enter into a long-term agreement, which provides a foundation for this concept to be established. We hope to get it moving in approximately 6-12 months from now.

Councilman Hinkle spoke to the County Ag Agent and recycling of wood crates being made into vegetable beds.

Councilman McBride questioned the history issues of the Airport Property being a dump at one time, and preparation needed to that site. City Manager noted that the Agriculture community would need to be involved for soil testing, etc., however they were looking at using raised beds for the farm that alleviates some of the foundation of the soil. Councilman McBride stated that he has many questions with this project and looks

forward to future presentation, and stated that we have the right person (Jenny Morelli) to lead the way and be proud of.

10)b) ICRA Annual Report - City Manager DiGiovanni informed the report was published by the Inverness Community Redevelopment Agency which is a requirement for management of the district. The ICRA Board members publicly voted to adopt the annual report, which has been advertised for public inspection at the Office of the City Clerk. Pursuant to Section 163.356, of the Florida Statutes, he explained the requirements to be included in the report by the Community Redevelopment Agency. He also noted the additional information included in financial statement, to be 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; and Façade Enhancement Program Activities. Our goal is to be transparent.

Councilman Hinkle motioned 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. Seconded by Councilwoman Bega. The motion carried unanimously.

10)c) Valerie Theatre – Service Agreement was addressed by City Manager DiGiovanni who explained that the Valerie Cultural Center lies within the CRA and a separate 501C-3 Board provided oversight of the Theatre. The various parties involved are the Valerie Board, ICRA Board, and City Staff who developed an instrument that created budget arrangement, understanding and a funding vehicle for the various parties. The presented funding addendum represents a straight forward arrangement that avoids complexity and supplement the already adopted ICRA/City Council Budgets. The ICRA Board Members and Valerie Cultural Theatre Board Members support the arrangement. Action by City Council to endorse the arrangement remains, by adopting the enclosed document.

Councilman McBride stated that it was indicated that annual funding for the Valerie programs and operations and the implementation of the redevelopment, would be \$150k and asked how we came up with that figure. City Manager advised this figure was prior to the Valerie being completed, and we worked with the company building the Valerie, and by contacting other theater managers to gain their perspective. This amount was based on original price of building with knowledge we would need additional amenities. Budget amounts will be adjusted with experience, history and time. Councilman McBride questioned where the money comes from and was advised that it is part of the Tax Increment Financing(TIF), the TIF Trust, collected tax receipts which stay in the area, and the TIF money is used to enhance the area by way of the appropriation.

Councilman McBride questioned if there has been any resolution with the County issues regarding the TIF funds. City Manager advised that the item is in the hands of the ICRA. Staff met with the ICRA Board at their last meeting and addressed this issue in detail with the legal ramifications, etc. and they directed the ICRA Chairman will correspond with the adjoining government. This will hopefully be delivered this week. He advised that ICRA Board will handle this issue and once there is a resolution, Council will be advised.

Councilman Ryan motioned to approve the Addendum to the ICRA/City Budgets respectively, as part of the current funding mechanism for the Valerie Theatre Cultural Center. Seconded by Councilman McBride. The motioned carried unanimously.

10)d) SS Solutions – Clerk Services (Verbal) – City Manager DiGiovanni advised that this involved staff leasing arrangements with SS Solutions and the City of Inverness for City Clerk services. Working with Chairman, we contacted Staff Leasing Services and contracted with Debbie Davis until the end of August or September, 2016.

10)e) Fire Inspection Program – Ordinance (1st reading) City Manager DiGiovanni explained both 10)c) Fire Inspection Program Ordinance and 10)d) Fire Inspection Fee Resolution, as they involved the same issues. Surrounding cities are doing this as well, and we are tailoring instruments and programs for the City of Inverness. This had not been finalized with legal counsel, but we thought it important to provide this information for City Council discussion and have you comfortable of how this is to be implemented. This Ordinance provides authority to create a program which involves inspections of buildings with associated fees. This is not about fees, but the safety of people and protection of property. A program is necessary, and we would be administering and performing the duties of this program. He also pointed out that when it comes to fire services, everybody in the City of Inverness got a tax break, due to the way Council handled this. The recommended approach in this Ordinance, is the establishment of the inspection program to encourage compliance, and through the city code once adopted, will be a citation program. The Resolution with reference to this Ordinance has on it a matrix of what business and activity would be inspected on a per-annum basis, or a less frequent basis (2 or 3 years). The things that are per annum and what will trigger activity is new construction or altering construction, or an assisted living facility, a school, public buildings, etc. He spoke restaurants and fast food establishments that are tied into the Board of Health. We believe the fee program in this, is extremely reasonable for what is involved to make this work.

Attorney Haag advised that we need to get a Fire Inspection Ordinance in place prior to adopting the Resolution with fees. There are items he needed to get with city staff on and we need to go through a process to mesh the citation system with the appeals process and Code Enforcement Board, as Council doesn't need to deal with the appeal process. This was brought to you this evening for Council feedback and agreement with the direction we are taking with this, before moving forward.

Councilwoman Bega was in agreement with direction. As a company she owns outside of Inverness and they have inspections which are very preventive and helpful, noting that she didn't believe they charged a fee.

City Manager DiGiovanni noted his involvement with the County Fire Board and how they are looking at a fee program, and that Crystal River also has a fee.

Councilman Ryan stated that the fees look extremely nominal, and not out of line.

Councilman Hinkle stated that we are all committed to public safety and this is in our best interest.

Councilman McBride stated that his understanding is that the Fire Chief would be inspector initially, until others were hired. He questioned the certification process.

Fire Chief Campfield explained the process which is made up of 5-6 classes that can be taken at the Florida Fire College, and some can be taken online, followed by a State test to become certified.

Councilman McBride questioned if Chief Campfield has taken these tests and is certified, and confirmed that he was. Councilman McBride questioned that current inspections for Assisted Living, Child Care Centers, etc., are being done by the County within the City Limits?

City Manager DiGiovanni stated that this is a changing situation, and an agreement between the parties that there will be a status quo until we are up and running. However, we don't know what their inspection schedule is and doesn't believe it is as involved as our schedule. He noted that our outlook is to have the County inspect the county buildings within the city. He stated that this is about safety and prevention, and not a funding mechanism.

Councilman Hinkle questioned if the inspections would fall under the mutual aid agreement we are working on? It was noted that we have not heard anything further from the county on the mutual aid agreement.

President Hepfer noted her previous business and how it is a benefit to the businesses and noted approval of this program.

10)g) City Council Reorganization was addressed. City Manager DiGiovanni spoke to the different boards they currently were on and the ones that were necessary to have representation. Once they choose the President and Vice President, they could discuss the boards.

Councilwoman Hepfer nominated Councilman Ryan for Council President. Seconded by Councilman McBride. The motion carried unanimously.

Councilman Ryan motioned to appoint Councilman McBride for Vice President. Seconded by Councilman Hinkle. The motion carried unanimously.

Consensus was to have all Council members to remain on their current boards with the exception of Councilman Ryan asking to be placed on the Library Board, and was the consensus. The Citrus County Community Charitable Foundation needed to be added to the list of Boards, which Councilman Hinkle is currently on.

Citrus County Chamber	Councilman David Ryan
Citrus County Library Board	Councilman David Ryan
Tourist Development Council	Councilwoman Linda Bega
Withlacoochee Regional Water Supply	(No action necessary)
Inverness Old Town Association	City Manager
Keep Citrus County Beautiful (KCCB)	Councilwoman Jacquie Hepfer
WRPC	Disbanded
Hernando/Citrus MPO	Councilman Cabot McBride

City Manager DiGiovanni additionally reported on the following:

- Spoke to St. Patrick's Day Event and Parade last Saturday was tremendous and noted the large crowds and business activity. Compliments have been received into the current week regarding this event.

- City Manager announced many activities this coming weekend to include Friday Night Thunder, a car show at the Withlacoochee, Bass Tournament, show at the Valerie, etc. This is not a quiet town anymore.
- Dave Sandborn is the new owner of Suncoast Bikes, and also owns Dave's World Cycle with 12 stores in and around the Orlando, Tampa, St. Pete areas, and The Villages, and sees Inverness as a destination city for the trail. A real investment opportunity is taking hold on cycling, canoeing, birding, etc.
- On March 23, the City Government Center will host the Florida Chapter of American Planning Association and the Florida Planning and Zoning Association and make a presentation speaking to urbanism, and the transformation and revitalization of the City. Commented on the Budget and overview planned for early April. May 5th will be the presentation of the 5-year CIP. Council asked for a workshop to address short and long term City Manager services. It looks as though the date of May 10, which is already scheduled as an "if necessary" CIP workshop, would be a date to hold this workshop.

COUNCIL/MAYOR SUBJECTS

Councilwoman Bega thinks the Community Garden is a terrific enhancement to what Inverness is doing and Jenny Morelli would be great for this. She spoke of a concern in the downtown regarding road signage. There is a need for a different (right turn only) sign at the corner by her business and spoke of multiple accidents. She suggested the right turn only signs be placed below the stop signs. City Manager noted this is the Department of Transportation regulated, and we will contact them. He spoke of other areas of concerns regarding right turns.

Councilman Hinkle agreed that the Community Garden is a great idea and we all need to get healthy. He spoke to the Bass Tournament and hopes to attend sometime when he is not working. Citrus County Charitable Foundation is progressing.

Councilman McBride spoke to the Community Garden and the many directions this could go. This is a great thing for our community with someone with a passion for it. He missed the parade due to illness but heard nothing but good things about it.

Councilman Ryan agreed the Community Garden is a great thing and has always grown his own vegetables. St. Patrick's Day Parade was the best celebration he has seen in long time. Commended staff on another great event.

Councilwoman Hepfer stated that unfortunately she missed the parade, but heard good comments. Jenny is the perfect person for the community garden and it is a great thing to have in Inverness. Thanked all for great year as Council President.

CITIZENS NOT ON AGENDA

George Gouldbourne, Inverness resident spoke to other traffic problems and that drivers overlook the stop sign at the intersection at Ella and Tompkins and suggested putting large lettering on pavement.

Karen Esty of Inverness, reported on the Hernando\Citrus County MPO Citizens Advisory Committee. Anthony Palmera is the Chair and she was selected Vice Chair of

that committee. Brought to Council's attention on what was discussed at the meeting regarding various traffic and road issues and recommendations. Discussed their priority list and requested a sidewalk being moved up due to the recent death on Independence. Spoke of the importance of Hwy. 41 and future construction being far off. She related the traffic from 491 and 44, and asked that a traffic light be installed at 491 & 200. City Manager noted that sidewalk idea would not be good for Independence due to dirt roads, and suggested that widening of the road to create an apron would work better.

Meeting adjourned @7:00pm

City Clerk

Council President