

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET  
May 17, 2016 - 5:30 PM**

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**NOTICE TO THE PUBLIC**

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

Accommodation for the disabled (hearing or visually impaired, etc.) may be arranged with advance notice of seven (7) days before the scheduled meeting, by dialing (352) 726-2611 weekdays from 8 AM to 4 PM.

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**ENCLOSURES\***

- 1) INVOCATION, PLEDGE OF ALLEGIANCE AND ROLL CALL**
  
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
  
- 3) ACCEPTANCE OF AGENDA**
  
- 4) PUBLIC HEARINGS**
  - 4 - 12 a) Mid-Year Budget Amendments- Resolution
  
  - 13 - 34 b) Impact Fee Ordinance (2nd Reading)\*
  
- 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**

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**7) MAYOR'S LOCAL ACHIEVEMENT AWARDS**

**8) CITY ATTORNEY REPORT**

**9) CONSENT AGENDA**

35 - 36 a) Bill Listing \*

*Recommendation - Approval*

37 - 46 b) Council Minutes - 05/03/16 & 05/05/16CIPWS\*

*Recommendation - Approval*

47 - 48 c) Proclamation - "Bike Month" & "Bike to Work Day"

*Recommendation - Approval*

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

49 - 55 a) Sweetwater Pointe -Acquisition & Construction of Water Distribution Lines - Resolution\*

56 - 59 b) Complete Streets Policy - Resolution\*

60 - 62 c) Event Vendor Fees - Resolution\*

63 - 65 d) Park Ballfield Extended Use Fee - Resolution\*

66 - 68 e) Florida League of Cities - Annual Ad\*

f) Other

**11) COUNCIL/MAYOR SUBJECTS**

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**12) NON-SCHEDULED PUBLIC COMMENT**

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

**13) ADJOURNMENT**

a)

**DATES TO REMEMBER**

Ride Your Bike to Work Day

Friday, May 20th @ 7:30am

Valerie Theatre Plaza

Friday Night Thunder

Friday, May 20, 2016 at 5pm

Downtown Inverness

Classic Film Series

Sunday, May 22 & May 29, 2016 at 3:00pm

Valerie Theatre

School's Out - Rock the Park

Friday, May 27, 2016 from 5pm - 9pm

Liberty Park

Memorial Day Holiday

Monday, May 30, 2016

City Administrative Offices Closed

Parks, Water/Sewer Utilities, Fire Department, Law Enforcement will fully function

Inverness City Council Regular Meeting

Tuesday, June 7, 2016 at 5:30pm

Inverness Government Center

# Agenda Memorandum – *City of Inverness*

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**DATE:** May 12, 2016  
**ISSUE:** Fiscal Year 2016 Budget Adjustments  
**FROM:** City Manager  
**CC:** Finance Director  
**ATTACHED:** Memo by Sheri Chiodo  
Resolution 2016-07  
Budget Operating Expenditures  
Notice of Budget Hearing

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Reference is made to the enclosed memorandum by Sheri Chiodo for further detail.

We are taking action to adjust budgetary items adopted last September to align with demands and spending.

## **IN SUM**

### **Fire Services:**

- Before commencing the City Department, we contracted at a rate of \$50,000 per month with the County until January 31, 2016. The amount and duration created a shortfall in allotted funding. To reconcile the difference, we will move (reduce) \$46,605 from the Fire Services Start-Up Equipment account from the City Fire Department Budget to the City General Fund and place it into an expense line to fully provide for the “County Contracted Fire Services” that were provided.

### **Whispering Pines Park**

- Aquatic Complex Building Repair costs were more than anticipated. To reconcile we will move \$1,500 from the Park’s Unrestricted Reserve to support building repair at the pool.
- Park Facilities demanded higher than anticipated funding support. We will move \$10,500 to expense lines in support of maintenance needs for courts, ball fields, equipment and projects.

### **CIP Beautification Program**

- Hwy 41/44 Median Landscape project, which is also partly funded by FDOT, required an additional \$2,200 that will be moved from the Capital Plan Program Reserves into the project expense line.

### **Utility System**

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

## Agenda Memorandum – *City of Inverness*

Insurance proceeds were received this year for system damages as a result of lightning strikes that happened the prior fiscal cycle. We will “recognize” the insurance payment as unanticipated revenue in the amount of \$80,000. The majority of repair expenses were funded last fiscal year; leaving only \$10,500 to spend this fiscal year and amend the budget to appropriate \$1,000 in water plant repairs, \$9,500 in sewer plant repairs and the balance of \$69,500 will be directed to Utility Reserves.

### ***Recommended Action –***

1. Motion and second to read the Resolution by title
  - a. Clerk reads Resolution title
2. Open the Public Hearing
  - a. Allow the City Manager to make a statement about the process
  - b. Those for; Those against
3. Close the Public Hearing
4. Deliberate the matter and to proceed, motion and second to adopt the Resolution by roll-call

  
Frank DiGiovanni

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

## FINANCE DEPARTMENT



212 W. Main Street  
Inverness, FL 34450  
(352) 726-5016 Phone  
(352) 726-5534 Fax

# Memorandum

**To:** Frank DiGiovanni, City Manager

**From:** Sheri Chiodo, Director of Finance

**CC:** Debbie Davis, City Clerk

**Date:** May 11, 2016

**Reference:** Fiscal Year 2016 Budget Amendment –Mid-Year Amendments

March 31, 2016 marked the mid-year point for Fiscal Year 2016. Annually a thorough review of the budget is performed at mid-year and budget alignments are recommended to address impacts in the budget that were not foreseen during the development of the annual budget. Four funds are impacted with this year's amendments including the General, Whispering Pines Park, Capital Improvement Project and the Utility Fund. Detail of recommended budget amendments are provided for your reference and review:

A budget summary ad for publication, notice of public hearing, and resolution has been provided with this submittal for your reference and council consideration.

**A Description of Affected Projects and Related Amounts are as Follows:**

### **GENERAL FUND**

**Fire Services Contractual Services – Citrus County Sheriff's Office** – The establishment of the Inverness Fire Department was effective on February 1, 2016. A contractual agreement between the City and the Sheriff's Office was in place to cover services from October 1, 2015 through January 31, 2016. The contract was originally funded by reductions in Fire Services Capital Equipment as well as reductions in the Fire Services Operating Budget for the initial three months of the contract at \$50,000/mos for a total of \$150,000. This amendment moves the Capital Projects portion of the contract in the amount of \$46,605 to the General Fund and appropriates said amount to Fire Services contractual services. \$46,605

### **WHISPERING PINES PARK FUND**

**Aquatic Complex Building Repairs-** Appropriates \$1,500 from Whispering Pines Park unrestricted reserve balances to fund a door replacement in the Aquatics Complex. \$1,500

**Park Facilities** – Appropriates \$10,500 from Whispering Pines Park unrestricted reserve balances to fund \$500 to mark a pickle ball court on an existing court; \$6,000 for field maintenance for herbicides and pesticides; \$2,000 to replenish funds for miscellaneous non-capital equipment for unplanned projects and \$2,000 to replenish funds in operating supplies for unplanned projects. Unplanned projects for Whispering Pines Park funded through the Operations and Maintenance Budget include: \$10,500

1. Dog Waste Stations (including equipment, signage, and supplies)
2. Concession Stand
3. BBQ Grill Structure

#### **CAPITAL PROJECTS FUND**

**Fire Services Start-up Equipment** Reduces the Fire Services Start-up Equipment budget by \$46,605 to partially fund the Fire Services contract with the Citrus County Sheriff's Office for the period commencing October 1, 2015 and ending January 31, 2016. Additionally appropriates the funds as a Transfer to the General Fund for said services. \$46,605

**Hwy 41/44 Median Landscape – FDOT** – Appropriates \$2,200 from CIP ending reserves to fund additional project costs for the Hwy 41/44 Median Landscape Project. - \$2,200

#### **UTILITY FUND**

**Insurance Proceeds** – Recognizes \$80,000 in insurance proceeds for system damages as a result of lightning strikes in the prior Fiscal Year. The majority of the repair expense was incurred last year and \$10,500 in expenses in the current Fiscal Year. The Insurance proceeds were received in FY 2016 therefore; this amendment recognizes the revenue and appropriates \$1,000 in water plant repairs, \$9,500 in sewer plant repairs and the remaining balance of \$69,500 is appropriated to ending reserves replenishing those reserves for prior year expenses. \$80,000

**RESOLUTION 2016-07**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AMENDING THE ADOPTED BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016, AMENDING THE GENERAL FUND, WHISPERING PINES PARK FUND, CAPITAL IMPROVEMENT PROJECT FUND AND THE UTILITY FUND AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Council desires to amend the Fiscal Year 2016 General Fund and Capital Projects budget to appropriate funding for contractual fire services; and

**WHEREAS**, the City Council desires to amend the Fiscal Year 2016 Whispering Parks Fund budget to appropriate reserve balances to fund field and building maintenance, non-capital equipment and supplies in the current fiscal year; and

**WHEREAS**, the City Council desires to amend the Fiscal Year 2016 Capital Improvement Project Fund budget to appropriate a transfer to the General Fund for Fire services contractual services and to fund additional expenses for the FDOT Hwy 41/44 Median Improvements in the current fiscal year; and

**WHEREAS**, the City Council desires to amend the Fiscal Year 2016 Utility Fund budget to recognize insurance proceed revenues and appropriate said revenues to fund repairs of damaged assets and increase ending reserves for expenses occurring in the prior fiscal year; and

**WHEREAS**, Ordinance Number 2015-711, Section 5, authorizes amendments to the final adopted budget by resolution approved by the City Council of the City of Inverness, Florida.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF INVERNESS AS FOLLOWS:**

Section 1. That revenue accounts in the General Fund shall be amended as follows:

| <b>Revenue</b>                         | <b><u>Original<br/>Budget</u></b> | <b><u>Revised<br/>Budget</u></b> | <b><u>Adjustment</u></b> |
|--|-----------------------------------|----------------------------------|--------------------------|
| Transfer from Capital Projects<br>Fund | \$ -0-                            | \$ 46,605                        | \$ 46,605                |

Section 2. That expenditure accounts in the General Fund shall be amended as follows:

| <b>Expenditure</b>            | <b><u>Original<br/>Budget</u></b> | <b><u>Revised<br/>Budget</u></b> | <b><u>Adjustment</u></b> |
|-------------------------------|-----------------------------------|----------------------------------|--------------------------|
| Fire Services-Contractual Svc | \$103,395                         | \$150,000                        | \$ 46,605                |

Section 3. That expenditure accounts in the Whispering Pines Park Fund shall be amended as follows:

| <b>Expenditure</b>            | <b><u>Original<br/>Budget</u></b> | <b><u>Revised<br/>Budget</u></b> | <b><u>Adjustment</u></b> |
|-------------------------------|-----------------------------------|----------------------------------|--------------------------|
| Aquatics – Building Repairs   | \$ -0-                            | \$ 1,500                         | \$ 1,500                 |
| Facilities – Pickle Ball      | \$ -0-                            | \$ 500                           | \$ 500                   |
| Facilities – Park Maintenance | \$ 10,000                         | \$ 16,000                        | \$ 6,000                 |
| Facilities – Misc Equipment   | \$ 3,000                          | \$ 5,000                         | \$ 2,000                 |
| Facilities – Supplies         | \$ 2,290                          | \$ 4,290                         | \$ 2,000                 |
| Ending Cash Reserves          | \$275,380                         | \$263,380                        | \$ (12,000)              |
| Total Adjustment              |                                   |                                  | \$ -0-                   |

Section 4. That expenditure accounts in the Capital Improvement Projects Fund shall be amended as follows:

| <b>Expenditure</b>                   | <b><u>Original<br/>Budget</u></b> | <b><u>Revised<br/>Budget</u></b> | <b><u>Adjustment</u></b> |
|--------------------------------------|-----------------------------------|----------------------------------|--------------------------|
| Transfer to General Fund             | \$ -0-                            | \$ 46,605                        | \$ 46,605                |
| FDOT Hwy 41/44 Median<br>Improvement | \$ 18,151                         | \$ 20,351                        | \$ 2,200                 |
| Ending Cash Reserves                 | \$964,945                         | \$916,140                        | \$ (48,805)              |
| Total Adjustment                     |                                   |                                  | \$ -0-                   |

Section 5. That revenue accounts in the Utility Fund shall be amended as follows:

| <b>Revenue</b>     | <b><u>Original<br/>Budget</u></b> | <b><u>Revised<br/>Budget</u></b> | <b><u>Adjustment</u></b> |
|--------------------|-----------------------------------|----------------------------------|--------------------------|
| Insurance Proceeds | \$ -0-                            | \$80,000                         | \$80,000                 |

Section 6. That expenditure accounts in the Utility Fund shall be amended as follows:

| <b>Expenditure</b>   | <b><u>Original<br/>Budget</u></b> | <b><u>Revised<br/>Budget</u></b> | <b><u>Adjustment</u></b> |
|----------------------|-----------------------------------|----------------------------------|--------------------------|
| Water – Equipment    | \$ -0-                            | \$ 1,000                         | \$ 1,000                 |
| Sewer - Equipment    | \$ -0-                            | \$ 9,500                         | \$ 9,500                 |
| Ending Cash Reserves | \$ 4,544,437                      | \$ 4,613,937                     | \$ 69,500                |
| Total Adjustment     |                                   |                                  | \$ 80,000                |

Section 7. That this resolution shall be effective on the 17 day of May, 2016.

**PASSED AND ADOPTED** this 17th day of May, 2016.

**CITY OF INVERNESS**

By: \_\_\_\_\_  
David Ryan  
President of City Council

**ATTEST:**

\_\_\_\_\_  
Debbie Davis  
City Clerk

BUDGET EXPENDITURES OF THE CITY OF INVERNESS ARE -.1% LESS THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES

GENERAL FUND 7.0729

| ESTIMATED REVENUES                              | GENERAL FUND      | WHISPERING PINES PARK | ROAD IMPROVEMENT FUND | CAPITAL PROJECTS FUND | WATER & SEWER     | CEMETERY       | IMPACT FEE FUND | PENSION FUNDS  | TOTAL BEFORE COMPONENT UNIT | I.C.R.A. TRUST FUND | TOTAL ALL FUNDS   |
|---|-------------------|-----------------------|-----------------------|-----------------------|-------------------|----------------|-----------------|----------------|-----------------------------|---------------------|-------------------|
| <b>TAXES:</b>                                   |                   |                       |                       |                       |                   |                |                 |                |                             |                     |                   |
| AD-VALOREM MILLAGE PER \$1000 -7.0729           | 2,993,765         |                       |                       |                       |                   |                |                 |                | 2,993,765                   |                     | 2,993,765         |
| AD-VALOREM Delinquent Taxes                     | 80,000            |                       |                       |                       |                   |                |                 | 80,000         |                             |                     | 80,000            |
| SALES AND USE TAXES                             | 300,000           |                       |                       |                       |                   |                |                 | 300,000        |                             |                     | 300,000           |
| FRANCHISE FEES                                  | 747,500           |                       |                       |                       |                   |                |                 | 747,500        |                             |                     | 747,500           |
| UTILITY SERVICE TAXES                           | 747,000           |                       |                       |                       |                   |                |                 | 747,000        |                             |                     | 747,000           |
| COMMUNICATIONS SERVICE TAX                      | 285,000           |                       |                       |                       |                   |                |                 | 285,000        |                             |                     | 285,000           |
| LOCAL BUSINESS TAX                              | 58,000            |                       |                       |                       |                   |                |                 | 58,000         |                             |                     | 58,000            |
| LICENSES AND PERMITS                            | 85,100            |                       |                       |                       |                   |                |                 | 85,100         |                             |                     | 85,100            |
| GRANTS/SHARED REVENUE                           | 17,500            | 7,500                 |                       | 975,871               | 600,000           |                |                 | 1,600,871      | 562,770                     |                     | 2,163,641         |
| STATE SHARED REVENUES                           | 728,000           |                       |                       |                       |                   |                |                 | 728,000        |                             |                     | 728,000           |
| CHARGES FOR SERVICES                            | 1,007,350         | 89,950                |                       |                       | 3,582,835         |                |                 | 4,680,135      |                             |                     | 4,680,135         |
| FINES AND FORFEITURES                           | 29,000            |                       |                       |                       |                   |                |                 | 29,000         |                             |                     | 29,000            |
| INTEREST EARNINGS                               | 45,100            | 800                   | 550                   | 10,000                | 34,000            | 6,600          |                 | 23,500         | 120,550                     | 6,600               | 127,150           |
| RENTS & ROYALTIES                               | 314,410           |                       |                       |                       | 250               |                |                 | 314,660        |                             |                     | 314,660           |
| SPECIAL ASSESSMENTS/IMPACT FEES                 | 600               |                       |                       | 465,300               |                   |                | 10,000          | 475,900        |                             |                     | 475,900           |
| CONTRIBUTIONS/DONATIONS                         | 6,000             | 300                   |                       |                       |                   |                |                 | 6,300          |                             |                     | 6,300             |
| SALE OF FIXED ASSETS                            | -                 |                       |                       |                       |                   | 7,600          |                 | 7,600          |                             |                     | 7,600             |
| PENSION CONTRIBUTIONS                           | -                 |                       |                       |                       |                   |                | 1,500           | 1,500          |                             |                     | 1,500             |
| MISCELLANEOUS REVENUES                          | 30,400            | 2,700                 |                       |                       | 101,000           | 300            |                 | 134,400        |                             |                     | 134,400           |
| DEBT PROCEEDS                                   |                   |                       |                       | 500,000               |                   |                |                 | 500,000        |                             |                     | 500,000           |
| <b>TOTAL SOURCES</b>                            | <b>7,474,725</b>  | <b>101,250</b>        | <b>550</b>            | <b>1,951,171</b>      | <b>4,318,085</b>  | <b>14,500</b>  | <b>10,000</b>   | <b>25,000</b>  | <b>13,895,281</b>           | <b>569,370</b>      | <b>14,464,651</b> |
| TRANSFERS IN                                    | 886,605           | 474,014               | -                     | 1,675,000             | 4,120,360         | 51,978         |                 | 7,207,957      | 554,770                     |                     | 7,762,727         |
| FUND BALANCES/RESERVES/NET ASSETS               | 6,598,089         | 275,380               | 13,399                | 3,390,060             | 5,819,368         | 705,206        | 500,567         | 408,517        | 17,710,586                  | 45,114              | 17,755,700        |
| <b>TOTAL REVENUES, TRANSFERS &amp; BALANCES</b> | <b>14,959,419</b> | <b>850,644</b>        | <b>13,949</b>         | <b>7,016,231</b>      | <b>14,257,813</b> | <b>771,684</b> | <b>510,567</b>  | <b>433,517</b> | <b>38,813,824</b>           | <b>1,169,254</b>    | <b>39,983,078</b> |
| <b>EXPENDITURES</b>                             |                   |                       |                       |                       |                   |                |                 |                |                             |                     |                   |
| GENERAL GOVERNMENTAL                            | 2,209,384         |                       |                       | 1,521,832             |                   |                |                 | 17,500         | 3,748,716                   |                     | 3,748,716         |
| PUBLIC SAFETY                                   | 1,248,020         |                       |                       | 211,104               |                   |                |                 |                | 1,459,124                   |                     | 1,459,124         |
| PHYSICAL ENVIRONMENT                            | 1,079,710         |                       |                       | -                     | 4,136,767         | 141,978        |                 |                | 5,358,455                   |                     | 5,358,455         |
| TRANSPORTATION                                  | 839,637           |                       |                       | 2,596,495             |                   |                | 132,800         |                | 3,558,932                   |                     | 3,558,932         |
| ECONOMIC ENVIRONMENT                            | 265,610           |                       |                       | 998,313               |                   |                |                 |                | 1,263,923                   | 461,385             | 1,725,308         |
| CULTURE & RECREATION                            | 969,323           | 587,264               |                       | 689,137               |                   |                |                 |                | 2,245,724                   | -                   | 2,245,724         |
| DEBT SERVICES                                   | -                 |                       |                       |                       | 861,749           |                |                 |                | 861,749                     |                     | 861,749           |
| <b>TOTAL EXPENDITURES</b>                       | <b>6,611,684</b>  | <b>587,264</b>        |                       | <b>6,006,881</b>      | <b>4,998,516</b>  | <b>141,978</b> | <b>132,800</b>  | <b>17,500</b>  | <b>18,496,623</b>           | <b>461,385</b>      | <b>18,958,008</b> |
| TRANSFERS - OUT                                 | 2,368,784         | -                     |                       | 46,605                | 4,645,360         | 55,478         |                 |                | 7,116,227                   | 646,500             | 7,762,727         |
| FUND BALANCES/RESERVES/NET ASSETS               | 5,978,951         | 263,380               | 13,949                | 962,745               | 4,613,937         | 574,228        | 377,767         | 416,017        | 13,200,974                  | 61,369              | 13,262,343        |
| <b>TOTAL APPROPRIATED EXPENDITURES,</b>         | <b>14,959,419</b> | <b>850,644</b>        | <b>13,949</b>         | <b>7,016,231</b>      | <b>14,257,813</b> | <b>771,684</b> | <b>510,567</b>  | <b>433,517</b> | <b>38,813,824</b>           | <b>1,169,254</b>    | <b>39,983,078</b> |

BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE REFERENCED TAXING AUTHORITY AS A PUBLIC RECORD

## **NOTICE OF BUDGET HEARING**

**The City Council of the City of Inverness will hold a public hearing on Tuesday, Tuesday, May 17, 2016 at 5:30 p.m. at the Inverness Government Center, 212 W. Main Street, Inverness, FL to consider and finalize a resolution amending the adopted budget for the General Fund, Whispering Pines Park Fund, Capital Improvement Projects Fund and the Utility Fund for the fiscal year commencing October 1, 2015 and ending September 30, 2016.**

# Agenda Memorandum – *City of Inverness*

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**DATE:** May 12, 2016  
**ISSUE:** Public Hearing, Impact Fee Ordinance Adoption, 2<sup>nd</sup> Reading  
**FROM:** City Manager  
**CC:** City Clerk, Community Development Director, Finance Director  
**ATTACHED:** Memorandum issued to City Council, April 19, 2016  
Impact Fee Program Ordinance

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Reference is made to attachments/enclosures.

A Public Hearing has been duly advertised to receive comment concerned the Impact Fee Program. At the conclusion of the Public Hearing, City Council will be positioned to adopt the Ordinance on the second reading.

***Recommended Action –***

1. Motion, second and vote to read the Ordinance by title only
  - a. Clerk reads Ordinance title
2. Open the Public Hearing to receive Public Comment
  - a. Those For; Those Against
3. Close the Public Hearing to deliberate by Council
4. To proceed, motion and second to adopt the Ordinance 2016-715 on second reading by roll-call

  
Frank DiGiovanni

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

**ORDINANCE NO. 2016-715**

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA; PROVIDING FOR THE ADOPTION OF NEW IMPACT FEES AND THE REVISION OF EXISTING IMPACT FEES; AMENDING SECTIONS 11.5-1. THROUGH 11.5-10 OF THE CODE OF ORDINANCES; PROVIDING AUTHORITY IN APPLICABILITY; PROVIDING FOR INTENT AND PURPOSE; PROVIDING FOR RULES OF CONSTRUCTION; PROVIDING FOR FEE TO BE IMPOSED; PROVIDING FOR ALTERNATIVE IMPACT FEE CALCULATION; PROVIDING FOR IMPACT FEE CREDITS; PROVIDING FOR ESTABLISHMENT OF TRUST FUND; PROVIDING FOR USE OF FUNDS; PROVIDING FOR RETURN OF FEES; PROVIDING FOR LIBERAL CONSTRUCTION AND PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR MODIFICATION; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the rapid rate of future growth and new development in the City of Inverness requires a substantial increase in capital facilities; and,

WHEREAS, the City Council has determined that future growth and new development that creates the need for and benefits from the provision of new public facilities should contribute its share of the cost of providing such facilities; and,

WHEREAS, the City Council has studied the necessity for and implications of impact fees for public facilities and has relied on, a professionally prepared a technical report, titled "Citrus County Impact Fee Update" dated June, 2014, {hereinafter referred to as the "Impact Fee Study"}; and,

WHEREAS, the Impact Fee Study sets forth reasonable methodology for determining impact fees of new development, or Impact-Generating Land Development on City of Inverness public facilities; and,

WHEREAS, the City Council hereby adopts the methodologies and level of service standards relied upon in the Impact Fee Study as part of its ongoing comprehensive planning and capital improvement program; and,

WHEREAS, the Impact Fee Study and impact fees established by said report reflect the proportionate demand created by new Impact-Generating Land Development of additional City of Inverness public facilities; and,

WHEREAS, the City Council had determined that the impact fees calculated in the Impact Fee Study are based upon the most recent and localized data; and,

WHEREAS, this Ordinance includes procedures for accounting and reporting of impact fee collections and expenditures in order to assure compliance with applicable legal standards; and,

WHEREAS, the City Council has determined that a rational nexus exists between new Impact-Generating Land Development and the need for additional public facilities; and,

WHEREAS, the City Council has determined that new Impact-Generating Land Development creates additional needs for new City public facilities which additional needs otherwise would not exist but for new Impact-Generating Land Development; and

WHEREAS, the city has determined that the provision of new City public facilities with proceeds from impact fees will result in a substantial and direct benefit to new impact-generating land development in a manner not shared by those not paying the fee; and

~~WHEREAS, the City council recognizes that the benefits of certain capacity-adding public facilities may extend beyond the city limits of the City of Inverness within the actual improvement occurs; and *Sounds good but do we need it*~~

~~WHEREAS, the city has determined that where a rational nexus exists between such capital improvements and the development creating the need for the improvement and benefitting from its provision, then expenditures of certain capacity-adding capital facility impact fee funds outside of the city limits in which they were collected is consistent with the intent and purpose of this ordinance and the city of Inverness Comprehensive Plan; and *This was in the old '08 City Ord. I say get rid of it but ...*~~

WHEREAS, consistent with Florida Statutes 163. 31801 public notice was provided that the City intended to adopt impact fees, said notice appearing 90 days before the effective date of this Ordinance.

NOW THEREFORE BE IT ORDAINED by the City of Inverness, Florida , this \_\_\_\_ day of \_\_\_\_\_, 2016, as follows:

**Section 1. AMENDMENTS TO CHAPTER 11.5 ARTICLE I IMPACT FEES**

Sections 11.5-1. through 11.5-10. are hereby adopted as more particularly set forth in **Attachment A** which is attached hereby and made a part hereof.

**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 ~~July 8, 2016~~ (90 days from the initial public notice) as provided by law. *Recalculate after pub of notice*

Upon motion duly made and carried on first reading, the foregoing ordinance was approved on the 19<sup>th</sup> day of April, 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: \_\_\_\_\_  
DAVID RYAN, President

\_\_\_\_\_  
ROBERT PLAISTED, Mayor

ATTEST:

\_\_\_\_\_  
DEBORAH DAVIS, City Clerk

Approved as to form and content:

/s/ Larry Haag  
LARRY M. HAAG, City Attorney

ATTACHMENT A  
TO ORDINANCE NO. 2016-715

**Chapter 11.5 - IMPACT FEES**

**Sec. 11.5-1. - Short title, authority, and applicability.**

- (a) This chapter shall be known and may be cited as the "City of Inverness ~~Transportation~~ Impact Fee Ordinance."
- (b) The city council has the authority to adopt this chapter pursuant to article VIII of the Florida Constitution and F.S. chs. 163 and 166.
- (c) The provisions of this chapter shall apply to all buildings, improvements and land within the corporate city limits of the City of Inverness, unless they are expressly exempted by law.  
(Ord. No. 2008-656, § 1, 8-5-08)

**Sec. 11.5-2. - Intent and purpose.**

- (a) This chapter is intended to implement and be consistent with the city's Comprehensive Plan pursuant to F.S. § 163.3161 et seq., the Community Planning Act ~~Florida Local Government Comprehensive Planning and Land Development Regulation Act~~.
- (b) The objective is accomplished by requiring all new impact-generating land development to contribute its ~~proportionate~~ share of the cost of the capital expenditures necessary to accommodate capacity impacts to the ~~transportation~~ network of public facilities for which the need is directly attributable to the proposed development.
- (c) The chapter is intended to be consistent with the principles for allocating a calculated fair share of the cost of new city facilities to new impact-generating uses ~~users~~ as established by the Florida Statutes, the Florida Supreme Court, and the District Courts of Appeal of Florida.  
(Ord. No. 2008-656, § 1, 8-5-08)

**Sec. 11.5-3. - Definitions and rules of construction.**

- (a) For the purposes of this chapter, the following terms shall have the following meanings.

*Access improvements* means improvements necessary to provide safe and adequate ingress and egress and for efficient traffic operations. Access improvements include but are not limited to the following: right-of-way and easements; joint/cross access easements; shared driveways; left and right turn lanes; acceleration and deceleration lanes; traffic control and signal devices, signage, and markings; drainage and utilities; and any road capital facility which does not increase the existing road's capacity.

*Benefit district* means within the corporate city limits of the City of Inverness, Florida.

*Building permit* means that development permit issued by the City of Inverness prior to initiation of any building or construction activity on a parcel of land.

*Capital road facilities* includes the transportation planning, preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting, and construction of all necessary features for any road on the major road system, undertaken to accommodate and which will substantially benefit additional traffic resulting from new impact-generating land development, including but not limited to: construction of new through lanes; construction of new bridges; construction of new drainage facilities in conjunction with new road construction; purchase and installation of traffic signals, including new and upgraded signalization; construction of curbs, gutters, medians and shoulders; relocating utilities to accommodate new road construction; the construction and reconstruction of intersections; the widening of existing roads; acceleration and deceleration lanes;

interchanges; traffic control devices; and sidewalks and bicycle lanes. Capital road facilities have a total cost of at least fifty thousand dollars (\$50,000.00) and do not include maintenance as defined in F.S. § 334.03(19) or (24).

*City council* means the governing body of the City of Inverness, Florida.

*City facilities* mean the capital facilities for which impact fees are imposed pursuant to this chapter.

*Certificate of occupancy* means that development permit issued by the City of Inverness, after completion of the final inspection for building or construction activity.

*Commencement of impact-generating land development* occurs upon any of the following events, within the City of Inverness: approval of a development order of regional impact, issuance of any permit to authorize building or construction of any kind on the property, or issuance of any certificate of occupancy.

*Existing impact-generating land development* means the most intense use of land within the twelve (12) months prior to the time of commencement of impact-generating land development.

*Expansion of the capacity of infrastructure ~~a road~~* includes any widening, intersection improvement or other capital improvement which results in an increase of the existing infrastructure's road's capacity or capability to mitigate impacts.

*Fee payer* means a person commencing impact-generating land development who is obligated to pay an impact fee in accordance with the terms of this chapter.

*Impact-generating land development* is land development designed or intended to permit a use of the land which will contain more dwelling units or floor space than the then existing use of the land. The type of proposed impact-generating land development shall be based on the proposed use of the land.

*Land* shall have the same meaning as set forth in F.S. § 380.031(7).

*Major road system* means all existing and planned state, county, and city arterials and ~~major~~ collector roads within the City of Inverness.

*Off-site roadway improvement* means a road improvement located outside of the boundaries of the parcel proposed for a development site, or an arterial or ~~major~~ collector road located within the development site, which is required by the city in order to serve the development's external trips. The term "off-site roadway improvement" shall not include any access improvement.

*On-site roadway improvement* means a road improvement located within the boundaries of the parcel proposed for a development site which provides direct access (turn lane, taper, signalization, etc.) to the development site.

*Person* means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two (2) or more persons having a joint or common interest, or any other entity.

*Road* shall have the same meaning as set forth in F.S. § 334.03(22, 3.)

(b) For the purposes of administration and enforcement of this article, unless otherwise stated in this article, the following rules of construction shall apply.

- (1) All provisions, terms, phrases and expressions contained in this chapter shall be liberally construed in order that the true intent and meaning of the city council may be fully carried out. Terms used in this chapter, unless otherwise specifically provided, shall have the meanings prescribed by the statutes of this state for the same terms.
- (2) In case of any difference of meaning or implication between the text of this section and any figure, the text shall control.
- (3) All references to state law in this section refers to the Florida Statutes, as amended.

(4) Periods of time defined by a number of days shall mean a number of consecutive calendar days, including all weekend days, holidays, and other business days; however, if the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded.

(5) Whenever a provision appears requiring the head of a department or some other officer or employee to do some act or perform some duty, it is to be construed to authorize the head of the department or some other officer or employee to designate, delegate and authorize professional-level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

(6) Words importing the masculine gender shall be construed to include the feminine and neuter.

(7) The word "month" shall mean a calendar month.

(8) Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

(9) A word importing the singular number only, may extend and be applied to several persons and things as well as to one (1) person and thing. The use of the plural number shall be deemed to include any single person or thing.

(10) The word "shall" is mandatory; and "may" is permissive.

(11) Words used in one tense (past, present or future) include all other tenses, unless the context clearly indicates the contrary.

(12) The term "written" or "in writing" shall be construed to include any representation of words, letters or figures whether by printing or otherwise.

(13) The word "year" shall mean a calendar year, unless a fiscal year is indicated.

(Ord. No. 2008-656, § 1, 8-5-08; Ord. No. 2011-678, § 1, 4-19-11)

**Sec. 11.5-4. - Fee to be imposed.**

(a) Fee obligation, determination and payment.

(1) After the effective date of this section, any person or governmental body who shall commence any impact-generating land development, except those exempted pursuant to subsection (a)(3)(4), shall be obligated to pay an impact fee upon the commencement of impact-generating land development, pursuant to the appropriate fee schedules attached to this chapter as Exhibits "A" "B" and "C" and incorporated herein by reference.

~~(2) Any impact-generating development located within the city's central business district (CBD) identified on the future land use map shown on Exhibit "B" shall pay a reduced impact fee schedule as set forth in Exhibit "C", as opposed to Exhibit "A". The city has adopted a reduced rate within the CBD to encourage development and redevelopment in this area consistent with the goals established in the Comprehensive Plan.~~

~~(2) 3) The fee shall be determined and paid to the appropriate city official, at the time of issuance of a building permit or any such approval as may be required to initiate an impact-generating land development. If the building permit or other approval is for less than the entire development, the fee shall be computed separately for the amount of development covered by the permit. If the fee is exacted for impact-generating land development that increases impact because of the expansion of an existing use, the fee shall be determined by computing the difference in the fee schedule between the new impact-generating land development and the existing impact-generating land development. The obligation to pay the impact fee shall run with the land.~~

~~(3) (4) The following development shall be exempt from the terms of this chapter. An exemption shall be claimed by the fee payer at the time of application for a building permit.~~

~~a. Alterations or expansion of an existing building where no additional dwelling units are created, or more floor space than the existing use of the land and no additional vehicular trips will be produced over and above that produced by the existing use, or no additional impact will be made on the demand for city facilities.~~

~~b. The construction of accessory buildings or structures which will not produce additional vehicular trips over and above that produced by the principal building or use of the land, or~~

increase the demand for city facilities above that produced by the principal building or use of the land.

c. The replacement of a residential building or structure of the same size and use, as long as no additional dwelling units are added.

d. The replacement of a nonresidential building or structure with a building of the same size as long as no additional vehicular trips is added, or there is no increase in the demand for city facilities.

e. All public educational and ancillary plants constructed by a district school board or a community college district board of trustees, pursuant to F.S. § 1013.371(1)(a).

f. Charter school facilities, pursuant to F.S. § 1002.33(18)(d).

~~(5) For commercial, industrial, or other nonresidential development, the landowner may delay payment by executing a non-interest bearing promissory note payable to the city for the amount of the fee. The promissory note shall be paid prior to the issuance of a certificate of occupancy for the impact-generating land development. If the building permit is for less than the entire development, the fee shall be computed separately for the amount of the development covered by the permit. The obligation to pay the impact fee shall run with the land.~~

(4 6) Any land or facilities agreed to be dedicated to the city as a condition of development approval shall be dedicated by either easement or deed, at the discretion of the city, no later than the time at which impact fees are required to be paid under this section.

(5 7) At any time prior to issuance of a building permit, the owner of property may enter into a fee agreement with the city providing for payment of the fee pursuant to the terms of this chapter.

(b) Establishment of fee schedule.

(1) Any person who shall initiate any new impact-generating land development, except those exempted pursuant to subsection (a)(3) (4); exemptions, or those preparing an alternative fee calculation pursuant to section 11.5-5, alternative impact fee calculation, shall pay an impact fee as determined by the fee schedules attached to this chapter [~~Ordinance No. 2008-656~~] as Exhibits "A", "B" and "C" and incorporated herein by reference.

(2) Fee computation.

a. If a building permit is requested for mixed uses, then the fee shall be determined according to the above schedule by apportioning the space committed to uses specified on the schedule.

b. If the type of impact-generating land development for which a building permit is requested is not specified on the fee schedule, the city manager or designee shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the fee schedule.

(3) To account in part for the effects of inflation on the costs of road construction, impact fees shall be indexed at a rate of 3.0 -5.5 percent per year as illustrated in Exhibits "A", "B" and "C"

(4) At least once every five (5) years, the city manager or a designee, shall recommend to the city council whether any changes should be made to the impact fee schedule to reflect changes in the factors that affect the fee schedule. The purpose of this review is to analyze the effects of inflation on the actual costs of facilities, to assess potential changes in needs, to assess any changes in the characteristics of land uses, and to ensure that the fee charged to new impact-generating land development will not exceed its pro rata share for the reasonably anticipated expansion costs of facilities necessitated by its presence.

(Ord. No. 2008-656, § 1, 8-5-08; Ord. No. 2011-678, § 2, 4-19-11)

**Sec. 11.5-5. - Alternative impact fee calculation.**

(a) In the event an applicant believes that the cost of off-site infrastructure roadway capacity attributable to the needed to serve his proposed development is less than the fee established in section 11.5-4, the applicant may, at their his own expense, submit an alternative fee calculation to the city manager or designee pursuant to the

provisions in this section. The alternative calculation methodology may take into account accepted development methods that are proven to mitigate the impacts of development. Examples may include but not be limited to internal capture rates for mixed uses, or non-automotive trips associated with bicycle/pedestrian oriented development located in the central business district. If the city manager or designee finds the data, information and assumptions used by the applicant to calculate the alternative impact fee satisfy the requirements of this section; the alternative ~~transportation~~ impact fee shall be deemed the ~~transportation~~ impact fee due and owing for the proposed land use.

(b) The alternative transportation impact fee shall be calculated by use of the following formulas:

(1) Calculation of new miles of travel:

$$NMT = (TGR)(NTF)(ATL)$$

Where:

NMT = New miles of travel for land use.

TGR = Trip generation rate in average daily trips per unit of development.

NTF = Percent of trips that are primary trips, as opposed to pass-by or diverted trips.

ATL = Average trip length within the city limits.

(2) Calculation of new lane miles of travel:

$$NLM = (NMT)/[(2)(CAP)]$$

Where:

NLM = New lane miles of travel for a specific land use.

NMT = New miles of travel.

2 = Avoids double-counting trips for origin and destination.

CAP = Average added capacity per lane mile (11,052).

(3) Calculation of base impact fee rate:

$$BFR = (NLM)(\$CC)$$

Where:

BFR = Base impact fee rate for the land use.

NLM = new lane miles of travel.

SCC = Typical construction cost, including right-of-way costs, for one (1) lane mile of an at-grade roadway (Derived from the most recent FDOT District "Annual Roadway Construction Cost" cost per mile estimates), (\$5,534,060, 2008 dollars)

(4) Calculation of annual fuel tax credit:

$$FTC = [(NMT)/(2)][(EDY)(\$GC)/(AFE)](PWF)$$

Where:

FTC = Fuel tax credit.

NMT = New miles of travel.

2 = Avoids double-counting trips for origin and destination.

EDY = Effective days per year (365).

\$GC = Dollars per gallon to capital (\$0.47).

AFE = Average fuel efficiency (17.85 mpg).

PWF = Present worth factor (13.439), based on municipal bond rate of 5.5% and facility life of 25 years.

(5) Calculation of net impact fee rate:

$$NFR = (BFR) - (FTC)$$

Where:

NFR = Net impact fee for the land use.

BFR = Base impact fee for the land use.

FTC = Fuel tax credit.

(6) The calculated net impact fee rate (NFR) shall be indexed at a rate of 3 5.5-percent annually on May 5, October 6, beginning on May 5, 2016 October 6, 2009.

(c) The alternative ~~transportation~~ impact fee calculations shall be based on data, information or assumptions contained in this chapter or independent sources, provided that:

(1) The independent source is an accepted standard source of ~~transportation~~ engineering or planning data or information;

(2) The independent source is a local study carried out by a qualified ~~traffic~~ planner or engineer pursuant to an accepted methodology of ~~transportation~~ planning or engineering.

(3) The alternative impact fee calculation shall include a methodology statement that demonstrates the alternative calculation method as consistent with state law.

(d) Alternative impact fee calculation procedure.

(1) An alternative impact fee calculation shall be undertaken through the submission of an application of assessment of fiscal impact for the type of facility component for which an assessment is requested. A potential fee payer may submit such an application at the fee payer's discretion. It is highly recommended that a methodology meeting is held prior to alternative calculations being prepared.

(2) Within twenty (20) days of receipt of an application, the city shall determine if the application is complete. If it is determined that the application is not complete, a written statement shall be sent to the applicant, by mail, specifying the deficiencies. The application shall be deemed complete if no deficiencies are specified. The city shall take no further action on the application until it is deemed complete.

(3) Review of application.

a. Within thirty (30) days of the date the application is determined complete, the city shall review the application and render a written decision on whether the fee of the impact-generating land development that is the subject of the alternative fee calculation should be modified, and if so, what the amount of the impact fee should be.

b. If, on the basis of generally recognized principles of impact analysis, it is determined the data, information and assumptions used by the applicant to calculate the alternative fee for the particular city facility satisfies the requirements of this section and the standards in subsections (b) and (c), the fee determined in the alternative impact fee calculation shall be deemed the fee due and owing for the proposed impact-generating land development. The adjustment shall be set forth in a fee agreement which shall be entered into pursuant to subsection 11.5-4(a)(5). If the alternative impact fee calculation study fails to satisfy the requirements of this section, the fee applied shall be that fee established in the fee schedule pursuant to subsection 11.5-4(b)(1).

(e) Appeal.

(1) A potential fee payer affected by the decision on an alternative fee calculation may appeal the decision to the city council, by filing with the city manager or a designee within 30 days of the date of the written decision, a written notice stating and specifying briefly the grounds of the appeal. The city manager or a designee shall place the appeal on the city council's agenda for the next regularly scheduled meeting.

(2) The city council, after a hearing, shall have the power to affirm or reverse the decision. In making its decision, the city council shall make written findings of fact and conclusions of law, and apply the standards in subsections (b) and (c). If the city council reverses the administrative decision, it shall direct the city manager or a designee to recalculate the fee in accordance with its findings. In no case shall the city council have the authority to negotiate the amount of the fee or waive the fee. In lieu of holding a hearing before the city council as contemplated by this section, the city council may, in its discretion, appoint a special master who shall conduct a hearing and make written findings of fact and conclusions of law and the decision of said special master shall be final. The special master shall be hired by the city council and shall not be an employee or elected official of the city. The decision of the city council shall be final.

(Ord. No. 2008-656, § 1, 8-5-08)

**Sec. 11.5-6. - Credits for transportation impact fee.**

(a) Credits, generally.

(1) For any credit against any road fee proposed to be paid, the contribution, payment, construction or dedication may be credited in an amount equal to its full fair market value if it is for an off-site roadway improvement (including on-site arterial and major collector roads) which expands the capacity of the major road system.

(2) Credit may be in an amount equal to fair market value of the land dedicated for right-of-way at the time of dedication, the fair market value of the construction at the time of its completion, or the value of the contribution or payment at the time it is made.

(3) The City of Inverness may enter into a capital contribution front-ending agreement with any person who proposes to construct off-site roadway improvements that expand the capacity of the major road system. To the extent that the fair market value of the construction of these capital road facilities exceed the obligation to pay impact fees for which a credit is provided pursuant to this section, the capital contribution front-ending agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the capital road facilities constructed

(b) Credit agreement procedures.

(1) The determination of any credit shall be undertaken through the submission of an application for credit agreement, which shall be submitted to the designated official of the city.

(2) The application for credit agreement shall include the following information:

a. If the proposed application involves credit for the dedication of land:

1. A drawing and legal description of the land;
2. The appraised fair market value of the land at the date a building permit is proposed to be issued for the impact-generating land development, prepared by a professional real estate appraiser who is a member of the member appraisal institute (MAI) or who is a member of senior residential appraisers (SRA); and if applicable;
3. A certified copy of the development order in which the land was agreed to be dedicated.

b. If the proposed application involves construction:

1. The proposed plan of the specific construction prepared and certified by a duly qualified and licensed Florida engineer or contractor; and
2. The projected costs for the suggested improvement, which shall be based on local information for similar improvements, along with the construction timetable for the completion thereof. Such estimated cost shall include the cost of construction or reconstruction, the cost of all labor and materials, the cost of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one (1) year after completion of construction, cost of plans and specifications, surveys of estimates of costs and of revenues, cost of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction.

c. If the proposed application involves a credit for any other contribution or payment:

1. A certified copy of the development order in which the contribution or payment was agreed;
2. If payment has been made, proof of payment; or
3. If payment has not been made, the proposed method of payment.

(3) Within ~~ten (10)~~ ~~five (5)~~ days of receipt of the proposed application for credit agreement, the city official shall determine if the application is complete. If it is determined that the proposed application is not complete, the city official shall send a written statement to the applicant outlining the deficiencies. No

further action shall be taken on the proposed application until all deficiencies have been corrected or otherwise settled.

(4) The city official shall review the application within twenty (20) days and grant the proposed credit if it meets the standards set forth in subsection (a) as applicable.

(5) Provisions in credit agreement. If the application for credit agreement is approved, a credit agreement shall be prepared and signed by the applicant and the city. It shall specifically outline the contribution, payment, construction or land dedication; the time by which it shall be completed, dedicated, or paid, and any extensions thereof; and the dollar credit the applicant shall receive for the contribution, payment or construction.

(c) Appeal.

(1) An applicant affected by the decision of the city official on an application for credit agreement may appeal the decision to the city council, by filing with the city manager or a designee within thirty (30) days of the date of the written decision, a written notice stating and specifying briefly the grounds of the appeal. The city manager or a designee shall place the appeal on the city council's agenda for the next regularly scheduled meeting.

(2) The city council, after a hearing, shall have the power to affirm or reverse the decision on an application for credit agreement. In making its decision, the city council shall make written findings of fact and conclusions of law, and apply the standards in subsections (a) through (c), whichever is applicable. If the city council reverses the decision, it shall direct the appropriate city official to readjust the credit in accordance with its findings. In lieu of holding a hearing before the city council as contemplated by this section, the city council may, in its discretion, appoint a special master who shall conduct a hearing and make written findings of fact and conclusions of law and the decision of said special master shall be final. The special master shall be hired by the city council and shall not be an employee or elected official of the city. The decision of the city council shall be final.

(Ord. No. 2008-656, § 1, 8-5-08)

**Sec. 11.5-7. - Establishment of trust fund.**

The road impact fees collected by the city pursuant to this division shall be kept separate from other general fund revenues of the city. Although the monies may be commingled in terms of investment strategies, there shall be one (1) account established for each fee in order to provide a full cost accounting for the activity of each fee. Funds withdrawn from this account must be used solely in accordance with this division.

(Ord. No. 2008-656, § 1, 8-5-08)

**Sec. 11.5-8. - Use of funds.**

(a) Fees collected under this chapter are expressly and solely designated for the purpose of planning, acquisition, expansion and development of off-site improvements to the infrastructure ~~road~~ system to offset the impacts reasonably attributable to impact-generating land development. Impact fee proceeds shall not be appropriated for operation or maintenance costs or to correct existing deficiencies or needs not created by new impact-generating land development.

(b) All proceeds shall be invested in interest-bearing accounts. All income derived from these investments shall be retained in the trust fund until transferred or spent, whichever is appropriate. Record of each trust fund and account shall be available for public inspection.

(c) All proceeds collected from the fee and all interest accrued on such funds shall be used for the purpose of capital ~~road facilities of on the~~ infrastructure ~~major road~~ system within the benefit district.

(Ord. No. 2008-656, § 1, 8-5-08)

**Sec. 11.5-9. - Return of fees.**

(a) Any fees collected shall be returned to the fee payer or a successor in interest if the fees have not been spent within seven (7) years from the date the building permit for the development was issued, along with interest of two (2) percent a year. Provided, however, that the city council may by resolution extend for up to three (3) years the date at which fees must be refunded. Such an extension shall be made upon a finding that within such three-year period, specific capital improvements are planned and evidenced by the adoption and incorporation into the city's comprehensive plan, that these capital improvements shall be constructed within the next three (3) years, that these improvements are reasonably attributable to the fee payer's impact-generating land development; and that the fees whose time of refund is extended shall be spent for these capital improvements. Fees shall be deemed to be spent on the basis of the first fee collected shall be the first fee spent.

(b) The refund of fees shall be undertaken through the following process.

(1) A refund application shall be submitted within one (1) year following the end of the seventh year from the date on which the building permit was issued on the proposed development. If the time of refund has been extended pursuant to subsection (a), general, the refund application shall be submitted within one (1) year following the end of this extension. The refund application shall include the following information:

- a. A copy of the dated receipt issued for payment of the fee;
- b. A copy of the certificate of occupancy permit;
- c. A copy of the receipt issued by the city for payment of the fee; and if applicable;
- d. Evidence that the applicant is the successor in interest to the fee payer.

(2) Within twenty (20) days of receipt of the refund application, the city manager or a designee shall determine if it is complete. If the city manager or a designee determines the application is not complete, a written statement specifying the deficiencies shall be sent by mail to the person submitting the application. Unless the deficiencies are corrected, the city manager or a designee shall take no further action on the refund application.

(3) When the city manager or a designee determines the refund application is complete, it shall be reviewed within twenty (20) days.

(4) The refund application shall be approved if it is determined the fee payer or the fee payer's successor in interest has paid a fee which the city has not spent within the period of time permitted under this section. The refund shall include the fee paid plus interest of five (5) percent a year.

(5) Any fee payer or the fee payer's successor in interest may appeal the decision of a refund application by filing a petition with the city council within thirty (30) days of the decision. In reviewing the decision, the city council shall use the standards established in subsection (b)(4). The decision of the city council shall be final.

(Ord. No. 2008-656, § 1, 8-5-08; Ord. No. 2011-678, § 3, 4-19-11)

**Sec. 11.5-10. - Liberal construction, severability and penalty.**

(a) The provisions of this chapter shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

(b) If any section, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions. All ordinances or parts of ordinances in conflict with the provisions of this chapter are hereby repealed.

(c) A violation of this chapter shall be a misdemeanor punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City of Inverness shall have the power to sue in civil court to enforce the provisions of this chapter including but not limited to injunctive relief and any other remedy provided in law or equity.

(Ord. No. 2008-656, § 1, 8-5-08)

Exhibit A

Transportation Impact Fee Rates (excluding Central Business District)

| Land Use Categories                               | Unit     | Fee as of<br>5/2/2011 | Fee as of<br>5/2/2012 | Fee as of<br>5/2/2013 | Fee as of<br>5/2/2014 | Fee as of<br>5/2/2015 |
|---|----------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Residential</b>                                |          |                       |                       |                       |                       |                       |
| Single Family (Detached)                          | du       | \$919.17              | \$969.71              | \$1,023.04            | \$1,079.29            | \$1,138.64            |
| Multi Family                                      | du       | \$637.75              | \$672.82              | \$709.82              | \$748.85              | \$790.03              |
| <b>Residential</b>                                |          |                       |                       |                       |                       |                       |
| Condominium/Townhouse                             | du       | \$558.03              | \$588.72              | \$621.09              | \$655.24              | \$691.27              |
| Rental Condominium/Timeshare Unit                 | du       | \$691.54              | \$729.57              | \$769.68              | \$812.01              | \$856.66              |
| Mobile Home Park                                  | du       | \$448.54              | \$473.20              | \$499.23              | \$526.68              | \$555.64              |
| Retirement Community/Age-Restricted single Family | du       | \$300.63              | \$317.16              | \$334.60              | \$353.00              | \$372.41              |
| <b>Lodging</b>                                    |          |                       |                       |                       |                       |                       |
| Hotel   | room     | \$467.13              | \$492.82              | \$519.92              | \$548.50              | \$578.67              |
| Motel   | room     | \$382.79              | \$403.84              | \$426.05              | \$449.47              | \$474.19              |
| Assisted Care Living Facility                     | du       | \$145.09              | \$153.07              | \$161.49              | \$170.36              | \$179.73              |
| <b>Recreation</b>                                 |          |                       |                       |                       |                       |                       |
| Marina  | berth    | \$193.05              | \$203.67              | \$214.86              | \$226.68              | \$239.14              |
| Golf Course                                       | hole     | \$2,208.26            | \$2,329.69            | \$2,457.79            | \$2,592.94            | \$2,735.52            |
| Golf Driving Range                                | tee      | \$843.39              | \$889.77              | \$938.69              | \$990.31              | \$1,044.77            |
| General Recreation/County Park                    | acre     | \$140.87              | \$148.62              | \$156.79              | \$165.41              | \$174.51              |
| Miniature Golf Course                             | hole     | \$203.90              | \$215.11              | \$226.94              | \$239.42              | \$252.59              |
| Movie Theater with Matinee                        | screen   | \$6,441.91            | \$6,796.14            | \$7,169.85            | \$7,564.10            | \$7,980.04            |
| Racquet Club/Health Spa                           | 1,000 sf | \$2,125.07            | \$2,241.92            | \$2,365.20            | \$2,495.26            | \$2,632.47            |
| Bowling Alley                                     | 1,000 sf | \$2,150.88            | \$2,269.15            | \$2,393.93            | \$2,525.57            | \$2,664.44            |
| Community Center                                  | 1,000 sf | \$1,413.68            | \$1,491.42            | \$1,573.43            | \$1,659.95            | \$1,751.22            |
| Paintball Area                                    | acre     | \$4,680.96            | \$4,938.36            | \$5,209.91            | \$5,496.39            | \$5,798.63            |
| <b>Governmental</b>                               |          |                       |                       |                       |                       |                       |
| Library   | 1,000 sf | \$3,039.91            | \$3,207.07            | \$3,383.42            | \$3,569.47            | \$3,765.75            |
| Governmental Complex                              | 1,000 sf | \$2,300.44            | \$2,426.94            | \$2,560.39            | \$2,701.18            | \$2,849.71            |
| Jail  | 1,000 sf | \$2,397.67            | \$2,529.51            | \$2,668.61            | \$2,815.35            | \$2,970.16            |
| <b>Office</b>                                     |          |                       |                       |                       |                       |                       |
| Office  | 1,000 sf | \$1,033.72            | \$1,090.56            | \$1,150.53            | \$1,213.80            | \$1,280.54            |
| Medical Office/Clinic                             | 1,000 sf | \$2,670.99            | \$2,817.86            | \$2,972.81            | \$3,136.28            | \$3,308.74            |
| <b>Retail</b>                                     |          |                       |                       |                       |                       |                       |
| Building Materials & Lumber Store                 | 1,000 sf | \$2,694.79            | \$2,842.97            | \$2,999.30            | \$3,164.23            | \$3,338.22            |
| Discount Superstore                               | 1,000 sf | \$3,650.74            | \$3,851.49            | \$4,063.27            | \$4,286.71            | \$4,522.42            |
| Specialty Retail                                  | 1,000 sf | \$3,037.79            | \$3,204.83            | \$3,381.06            | \$3,566.98            | \$3,763.12            |
| Retail  | 1,000 sf | \$2,060.24            | \$2,173.53            | \$2,293.05            | \$2,419.14            | \$2,552.16            |

|                                     |                   |             |             |             |             |             |
|-------------------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| Discount Store, Free Standing       | 1,000 sf          | \$3,297.65  | \$3,478.98  | \$3,670.28  | \$3,872.11  | \$4,085.03  |
| Hardware/Paint Store                | 1,000 sf          | \$3,060.58  | \$3,228.88  | \$3,406.43  | \$3,593.74  | \$3,791.35  |
| Pharmacy/Drug Store w/Drive Thru    | 1,000 sf          | \$2,345.98  | \$2,474.98  | \$2,611.08  | \$2,754.65  | \$2,906.13  |
| Home Improvement Superstore         | 1,000 sf          | \$1,994.50  | \$2,104.17  | \$2,219.88  | \$2,341.95  | \$2,470.73  |
| Quality Restaurant                  | 1,000 sf          | \$5,585.10  | \$5,892.21  | \$6,216.22  | \$6,558.04  | \$6,918.65  |
| High Turnover Restaurant            | 1,000 sf          | \$7,242.49  | \$7,640.74  | \$8,060.89  | \$8,504.15  | \$8,971.77  |
| Fast Food Restaurant w/Drive Thru   | 1,000 sf          | \$23,203.52 | \$24,479.44 | \$25,825.52 | \$27,245.62 | \$28,743.81 |
| Quick Lube                          | service bays      | \$2,290.12  | \$2,416.05  | \$2,548.90  | \$2,689.06  | \$2,836.93  |
| Automobile Parts Sales              | 1,000 sf          | \$3,544.53  | \$3,739.44  | \$3,945.06  | \$4,161.99  | \$4,390.85  |
| Supermarket                         | 1,000 sf          | \$4,616.87  | \$4,870.74  | \$5,138.58  | \$5,421.14  | \$5,719.24  |
| Convenience Store with Gas Pumps    | 1,000 sf/fuel pos | \$18,156.25 | \$19,154.63 | \$20,207.91 | \$21,319.10 | \$22,491.40 |
| Convenience Store w/Gas & Fast Food | 1,000 sf          | \$25,406.49 | \$26,803.55 | \$28,277.43 | \$29,832.35 | \$31,472.78 |
| Auto Repair of Body Shop            | 1,000 sf          | \$1,747.00  | \$1,843.06  | \$1,944.41  | \$2,051.33  | \$2,164.13  |
| Tire Store                          | 1,000 sf          | \$1,443.93  | \$1,523.33  | \$1,607.09  | \$1,695.47  | \$1,788.70  |
| New/Used Auto Sales                 | 1,000 sf          | \$2,097.77  | \$2,213.12  | \$2,334.82  | \$2,463.21  | \$2,598.65  |
| Self Service Car Wash               | bays              | \$6,444.58  | \$6,798.96  | \$7,172.82  | \$7,567.24  | \$7,983.35  |
| Car Wash                            | 1,000 sf          | \$2,451.39  | \$2,586.19  | \$2,728.40  | \$2,878.43  | \$3,036.71  |
| Electronic Superstore               | 1,000 sf          | \$3,087.14  | \$3,256.90  | \$3,435.99  | \$3,624.93  | \$3,824.25  |
| Furniture Store                     | 1,000 sf          | \$220.34    | \$232.46    | \$245.24    | \$258.72    | \$272.95    |
| Bank/Savings Walk-In                | 1,000 sf          | \$5,804.38  | \$6,123.55  | \$6,460.28  | \$6,815.51  | \$7,190.29  |
| Bank/Savings Drive-In               | 1,000 sf          | \$9,143.16  | \$9,645.93  | \$10,176.34 | \$10,735.92 | \$11,326.26 |
| <b>Industry</b>                     |                   |             |             |             |             |             |
| General Industrial/Industrial Park  | 1,000 sf          | \$654.41    | \$690.39    | \$728.36    | \$768.41    | \$810.66    |
| General Heavy Industrial            | 1,000 sf          | \$140.83    | \$148.57    | \$156.74    | \$165.36    | \$174.46    |
| Manufacturing                       | 1,000 sf          | \$358.66    | \$378.38    | \$399.19    | \$421.14    | \$444.30    |
| Warehouse                           | 1,000 sf          | \$465.69    | \$491.30    | \$518.31    | \$546.81    | \$576.88    |
| Mini Warehouse                      | 1,000 sf          | \$177.25    | \$187.00    | \$197.28    | \$208.13    | \$219.57    |
| <b>Institutional</b>                |                   |             |             |             |             |             |
| Hospital                            | beds              | \$597.42    | \$630.27    | \$664.93    | \$701.49    | \$740.07    |
| Nursing Home                        | beds              | \$138.57    | \$146.19    | \$154.23    | \$162.71    | \$171.66    |
| Day Care Center                     | 1,000 sf          | \$3,600.23  | \$3,798.20  | \$4,007.06  | \$4,227.402 | \$4,459.85  |
| Fraternal Organization              | 1,000 sf          | \$1,352.82  | \$1,427.21  | \$1,505.69  | \$1,588.48  | \$1,675.83  |
| Junior/Community College            | 1,000 sf          | \$1,586.28  | \$1,673.51  | \$1,765.53  | \$1,862.61  | \$1,965.03  |

(Ord. No. 2011-678, § 4, 4-19-11)

| <u>Exhibit A</u>                              |                                |  |  |  |  |  |
|---|--------------------------------|--|--|--|--|--|
| <u>Transportation Impact Fee Rates</u>        |                                |  |  |  |  |  |
|   |                                | <u>Fee as of</u><br><u>May 5,</u><br><u>2016</u> | <u>Fee as of</u><br><u>May 5,</u><br><u>2017</u> | <u>Fee as of</u><br><u>May 5,</u><br><u>2018</u> | <u>Fee as of</u><br><u>May 5,</u><br><u>2019</u> | <u>Fee as of</u><br><u>May 5,</u><br><u>2020</u> |
| <u>Land Use</u>                               | <u>Unit</u>                    | <u>Transp</u><br><u>(50%)*</u>                   | -  | -  | -  | -  |
| <u>Single-Family Detached</u>                 | <u>Dwelling</u>                | <u>\$1,697</u>                                   | <u>\$1,747.91</u>                                | <u>\$1,800.35</u>                                | <u>\$1,854.36</u>                                | <u>\$1,909.99</u>                                |
| <u>Low Income/SHIP</u>                        | <u>Dwelling</u>                | <u>\$802</u>                                     | <u>\$826.06</u>                                  | <u>\$850.84</u>                                  | <u>\$876.37</u>                                  | <u>\$902.66</u>                                  |
| <u>Retirement/Age</u><br><u>Restricted</u>    | <u>Dwelling</u>                | <u>\$654</u>                                     | <u>\$673.62</u>                                  | <u>\$693.83</u>                                  | <u>\$714.64</u>                                  | <u>\$736.08</u>                                  |
| <u>Townhouse/Duplex</u>                       | <u>Dwelling</u>                | <u>\$1,038</u>                                   | <u>\$1,069.14</u>                                | <u>\$1,101.21</u>                                | <u>\$1,134.25</u>                                | <u>\$1,168.28</u>                                |
| <u>Multi-Family Residential</u>               | <u>Dwelling</u>                | <u>\$1,038</u>                                   | <u>\$1,069.14</u>                                | <u>\$1,101.21</u>                                | <u>\$1,134.25</u>                                | <u>\$1,168.28</u>                                |
| <u>Multi-Family, Age</u><br><u>Restricted</u> | <u>Dwelling</u>                | <u>\$566</u>                                     | <u>\$582.98</u>                                  | <u>\$600.47</u>                                  | <u>\$618.48</u>                                  | <u>\$637.04</u>                                  |
| <u>Mobile Home Park</u>                       | <u>Pad/space</u>               | <u>\$614</u>                                     | <u>\$632.42</u>                                  | <u>\$651.39</u>                                  | <u>\$670.93</u>                                  | <u>\$691.06</u>                                  |
| <u>RV Park</u>                                | <u>Pad/space</u>               | <u>\$614</u>                                     | <u>\$632.42</u>                                  | <u>\$651.39</u>                                  | <u>\$670.93</u>                                  | <u>\$691.06</u>                                  |
| <u>Assisted Care Facility</u>                 | <u>Dwelling</u>                | <u>\$139</u>                                     | <u>\$143.17</u>                                  | <u>\$147.47</u>                                  | <u>\$151.89</u>                                  | <u>\$156.45</u>                                  |
| <u>Hotel/Motel</u>                            | <u>Room</u>                    | <u>\$743</u>                                     | <u>\$765.29</u>                                  | <u>\$788.25</u>                                  | <u>\$811.90</u>                                  | <u>\$836.25</u>                                  |
| <u>Retail/Commercial</u>                      | <u>1,000 sq.</u><br><u>ft.</u> | <u>\$1,248</u>                                   | <u>\$1,285.44</u>                                | <u>\$1,324.00</u>                                | <u>\$1,363.72</u>                                | <u>\$1,404.63</u>                                |
| <u>Office</u>                                 | <u>1,000 sq.</u><br><u>ft.</u> | <u>\$1,687</u>                                   | <u>\$1,737.61</u>                                | <u>\$1,789.74</u>                                | <u>\$1,843.43</u>                                | <u>\$1,898.73</u>                                |
| <u>Industrial/Manufacturing</u>               | <u>1,000 sq.</u><br><u>ft.</u> | <u>\$584</u>                                     | <u>\$601.52</u>                                  | <u>\$619.57</u>                                  | <u>\$638.15</u>                                  | <u>\$657.30</u>                                  |
| <u>Warehousing</u>                            | <u>1,000 sq.</u><br><u>ft.</u> | <u>\$544</u>                                     | <u>\$560.32</u>                                  | <u>\$577.13</u>                                  | <u>\$594.44</u>                                  | <u>\$612.28</u>                                  |
| <u>Mini Warehouse</u>                         | <u>1,000 sq.</u><br><u>ft.</u> | <u>\$219</u>                                     | <u>\$225.57</u>                                  | <u>\$232.34</u>                                  | <u>\$239.31</u>                                  | <u>\$246.49</u>                                  |
| <u>Public/Institutional</u>                   | <u>1,000 sq.</u><br><u>ft.</u> | <u>\$523</u>                                     | <u>\$538.69</u>                                  | <u>\$554.85</u>                                  | <u>\$571.50</u>                                  | <u>\$588.64</u>                                  |

\* Note - The transportation fee shown is 50% of the value calculated by the impact fee study

Exhibit C  
Central Business District Transportation Impact Fee Rates

| Land Use Categories                               | Unit     | Fee as of<br>5/2/2011 | Fee as of<br>5/2/2012 | Fee as of<br>5/2/2013 | Fee as of<br>5/2/2014 | Fee as of<br>5/2/2015 |
|---|----------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Residential</b>                                |          |                       |                       |                       |                       |                       |
| Single Family (Detached)                          | du       | \$735.34              | \$775.78              | \$818.43              | \$863.44              | \$910.92              |
| Multi Family                                      | du       | \$510.20              | \$538.25              | \$567.85              | \$599.08              | \$632.02              |
| <b>Residential</b>                                |          |                       |                       |                       |                       |                       |
| Condominium/Townhouse                             | du       | \$446.42              | \$470.97              | \$496.87              | \$524.19              | \$553.01              |
| Rental Condominium/Timeshare Unit                 | du       | \$553.23              | \$583.65              | \$615.75              | \$649.60              | \$685.32              |
| Mobile Home Park                                  | du       | \$358.83              | \$378.56              | \$399.38              | \$421.34              | \$444.51              |
| Retirement Community/Age Restricted Single Family | du       | \$240.50              | \$253.72              | \$267.68              | \$282.40              | \$297.92              |
| <b>Lodging</b>                                    |          |                       |                       |                       |                       |                       |
| Hotel   | room     | \$380.91              | \$401.86              | \$423.95              | \$447.27              | \$471.86              |
| Motel   | room     | \$306.23              | \$323.07              | \$340.83              | \$359.58              | \$379.35              |
| Assisted Care Living Facility                     | du       | \$116.07              | \$122.45              | \$129.19              | \$136.29              | \$143.78              |
| <b>Recreation</b>                                 |          |                       |                       |                       |                       |                       |
| Marina  | berth    | \$154.44              | \$162.93              | \$171.89              | \$181.34              | \$191.32              |
| Golf Course                                       | hole     | \$1,776.61            | \$1,874.30            | \$1,977.37            | \$2,086.10            | \$2,200.81            |
| Golf Driving Range                                | tee      | \$674.71              | \$711.81              | \$750.95              | \$792.25              | \$835.81              |
| General Recreation/County Park                    | acre     | \$112.70              | \$118.90              | \$125.44              | \$132.33              | \$139.61              |
| Miniature Golf Course                             | hole     | \$163.12              | \$172.09              | \$181.55              | \$191.54              | \$202.07              |
| Movie Theater with Matinee                        | screen   | \$5,153.53            | \$5,436.91            | \$5,735.88            | \$6,051.28            | \$6,384.03            |
| Racquet Club/Health Spa                           | 1,000 sf | \$1,700.05            | \$1,793.53            | \$1,892.16            | \$1,996.20            | \$2,105.97            |
| Bowling Alley                                     | 1,000 sf | \$1,720.70            | \$1,815.32            | \$1,915.14            | \$2,020.45            | \$2,131.55            |
| Community Center                                  | 1,000 sf | \$1,130.94            | \$1,193.13            | \$1,258.74            | \$1,327.95            | \$1,400.97            |
| Paintball Area                                    | acre     | \$3,774.77            | \$3,982.34            | \$4,201.32            | \$4,432.34            | \$4,676.07            |
| <b>Governmental</b>                               |          |                       |                       |                       |                       |                       |
| Library   | 1,000 sf | \$2,431.93            | \$2,565.66            | \$2,706.74            | \$2,855.58            | \$3,012.60            |
| Governmental Complex                              | 1,000 sf | \$1,840.35            | \$1,941.55            | \$2,048.31            | \$2,160.94            | \$2,279.77            |
| Jail  | 1,000 sf | \$1,918.13            | \$2,023.60            | \$2,134.88            | \$2,252.27            | \$2,376.12            |
| <b>Office</b>                                     |          |                       |                       |                       |                       |                       |
| Office  | 1,000 sf | \$826.98              | \$872.45              | \$920.43              | \$971.04              | \$1,024.44            |
| Medical Office/Clinic                             | 1,000 sf | \$2,136.79            | \$2,254.29            | \$2,378.25            | \$2,509.02            | \$2,646.99            |
| <b>Retail</b>                                     |          |                       |                       |                       |                       |                       |
| Building Materials & Lumber Store                 | 1,000 sf | \$1,936.96            | \$2,043.47            | \$2,155.83            | \$2,274.38            | \$2,399.44            |
| Discount Superstore                               | 1,000 sf | \$2,155.83            | \$2,274.38            | \$2,399.44            | \$2,531.38            | \$2,670.58            |
| Specialty Retail                                  | 1,000 sf | \$2,920.59            | \$3,081.19            | \$3,250.62            | \$3,429.26            | \$3,617.94            |
| Retail  | 1,000 sf | \$1,648.19            | \$1,738.82            | \$1,834.44            | \$1,935.31            | \$2,041.73            |
| Discount Store, Free Standing                     | 1,000 sf | \$2,638.12            | \$2,783.19            | \$2,936.23            | \$3,097.69            | \$3,268.02            |
| Hardware/Paint Store                              | 1,000 sf | \$2,448.46            | \$2,583.10            | \$2,725.14            | \$2,874.99            | \$3,033.08            |
| Pharmacy/Drug Store w/Drive Thru                  | 1,000 sf | \$1,876.79            | \$1,979.99            | \$2,088.87            | \$2,203.73            | \$2,324.91            |
| Home Improvement Superstore                       | 1,000 sf | \$1,595.60            | \$1,683.34            | \$1,775.90            | \$1,873.56            | \$1,976.58            |
| Quality Restaurant                                | 1,000 sf | \$4,468.08            | \$4,713.77            | \$4,972.97            | \$5,246.43            | \$5,534.92            |
| High Turnover Restaurant                          | 1,000 sf | \$5,793.99            | \$6,112.59            | \$6,448.71            | \$6,803.31            | \$7,177.42            |
| Fast Food Restaurant w/Drive                      | 1,000 sf | \$18,562.82           | \$19,583.56           | \$20,660.42           | \$21,796.50           | \$22,995.05           |

|                                     |                   |             |             |             |             |             |
|-------------------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| Quick Lube                          | service bays      | \$1,832.09  | \$1,932.83  | \$2,039.12  | \$2,151.24  | \$2,269.54  |
| Automobile Parts Sales              | 1,000 sf          | \$2,835.62  | \$2,991.55  | \$3,156.05  | \$3,329.59  | \$3,512.68  |
| Supermarket                         | 1,000 sf          | \$3,693.50  | \$3,896.60  | \$4,110.87  | \$4,336.91  | \$4,575.39  |
| Convenience Store with Gas Pumps    | 1,000 sf/fuel pos | \$14,525.00 | \$15,323.70 | \$16,166.33 | \$17,055.28 | \$17,993.12 |
| Convenience Store w/Gas & Fast Food | 1,000 sf          | \$20,325.19 | \$21,442.84 | \$22,621.94 | \$23,865.88 | \$25,178.22 |
| Auto Repair of Body Shop            | 1,000 sf          | \$1,397.60  | \$1,474.45  | \$1,555.53  | \$1,641.06  | \$1,731.30  |
| Tire Store                          | 1,000 sf          | \$1,155.15  | \$1,218.67  | \$1,285.68  | \$1,356.38  | \$1,430.96  |
| New/Used Auto Sales                 | 1,000 sf          | \$1,678.22  | \$1,770.50  | \$1,867.86  | \$1,970.57  | \$2,078.93  |
| Self Service Car Wash               | bays              | \$5,155.67  | \$5,439.17  | \$5,738.26  | \$6,053.80  | \$6,386.69  |
| Car Wash                            | 1,000 sf          | \$1,961.11  | \$2,068.95  | \$2,182.72  | \$2,302.74  | \$2,429.36  |
| Electronic Superstore               | 1,000 sf          | \$2,469.71  | \$2,605.51  | \$2,748.79  | \$2,899.94  | \$3,059.40  |
| Furniture Store                     | 1,000 sf          | \$176.27    | \$185.96    | \$196.19    | \$206.98    | \$218.36    |
| Bank/Savings Walk In                | 1,000 sf          | \$4,643.50  | \$4,898.84  | \$5,168.22  | \$5,452.41  | \$5,752.22  |
| Bank/Savings Drive In               | 1,000 sf          | \$7,314.53  | \$7,716.74  | \$8,141.07  | \$8,588.74  | \$9,061.01  |
| <b>Industry</b>                     |                   |             |             |             |             |             |
| General Industrial/Industrial Park  | 1,000 sf          | \$523.53    | \$552.32    | \$582.69    | \$614.73    | \$648.53    |
| General Heavy Industrial            | 1,000 sf          | \$112.67    | \$118.87    | \$125.40    | \$132.30    | \$139.57    |
| Manufacturing                       | 1,000 sf          | \$286.93    | \$302.71    | \$319.35    | \$336.91    | \$355.44    |
| Warehouse                           | 1,000 sf          | \$372.55    | \$393.04    | \$414.65    | \$437.45    | \$461.50    |
| Mini Warehouse                      | 1,000 sf          | \$141.80    | \$149.60    | \$157.82    | \$166.50    | \$175.66    |
| <b>Institutional</b>                |                   |             |             |             |             |             |
| Hospital                            | beds              | \$477.94    | \$504.22    | \$531.95    | \$561.20    | \$592.06    |
| Nursing Home                        | beds              | \$110.86    | \$116.96    | \$123.39    | \$130.17    | \$137.33    |
| Day Care Center                     | 1,000 sf          | \$2,880.18  | \$3,038.56  | \$3,205.64  | \$3,381.91  | \$3,567.88  |
| Fraternal Organization              | 1,000 sf          | \$1,082.55  | \$1,141.76  | \$1,204.54  | \$1,270.78  | \$1,340.66  |
| Junior/Community College            | 1,000 sf          | \$1,269.02  | \$1,338.80  | \$1,412.42  | \$1,490.09  | \$1,572.02  |

(Ord. No. 2011-678, § 4, 4-19-11)

| <b>Exhibit B</b>                    |                      |  |  |  |  |  |
|-------------------------------------|----------------------|--|--|--|--|--|
| <b>Fire Impact Fee Rates</b>        |                      |  |  |  |  |  |
|                                     |                      | <u>Fee as of</u><br><u>May 5,</u><br><u>2016</u> | <u>Fee as of</u><br><u>May 5,</u><br><u>2017</u> | <u>Fee as of</u><br><u>May 5,</u><br><u>2018</u> | <u>Fee as of</u><br><u>May 5,</u><br><u>2019</u> | <u>Fee as of</u><br><u>May 5,</u><br><u>2020</u> |
| <b>Land Use</b>                     | <b>Unit</b>          | <b>Fire</b>                                      | -  | -  | -  | -  |
| <u>Single-Family Detached</u>       | <u>Dwelling</u>      | <u>\$350</u>                                     | <u>\$360.50</u>                                  | <u>\$371.32</u>                                  | <u>\$382.45</u>                                  | <u>\$393.93</u>                                  |
| <u>Low Income/SHIP</u>              | <u>Dwelling</u>      | <u>\$322</u>                                     | <u>\$331.66</u>                                  | <u>\$341.61</u>                                  | <u>\$351.86</u>                                  | <u>\$362.41</u>                                  |
| <u>Retirement/Age Restricted</u>    | <u>Dwelling</u>      | <u>\$267</u>                                     | <u>\$275.01</u>                                  | <u>\$283.26</u>                                  | <u>\$291.76</u>                                  | <u>\$300.51</u>                                  |
| <u>Townhouse/Duplex</u>             | <u>Dwelling</u>      | <u>\$247</u>                                     | <u>\$254.41</u>                                  | <u>\$262.04</u>                                  | <u>\$269.90</u>                                  | <u>\$278.00</u>                                  |
| <u>Multi-Family Residential</u>     | <u>Dwelling</u>      | <u>\$247</u>                                     | <u>\$254.41</u>                                  | <u>\$262.04</u>                                  | <u>\$269.90</u>                                  | <u>\$278.00</u>                                  |
| <u>Multi-Family, Age Restricted</u> | <u>Dwelling</u>      | <u>\$185</u>                                     | <u>\$190.55</u>                                  | <u>\$196.27</u>                                  | <u>\$202.15</u>                                  | <u>\$208.22</u>                                  |
| <u>Mobile Home Park</u>             | <u>Pad/space</u>     | <u>\$350</u>                                     | <u>\$360.50</u>                                  | <u>\$371.32</u>                                  | <u>\$382.45</u>                                  | <u>\$393.93</u>                                  |
| <u>RV Park</u>                      | <u>Pad/space</u>     | <u>\$350</u>                                     | <u>\$360.50</u>                                  | <u>\$371.32</u>                                  | <u>\$382.45</u>                                  | <u>\$393.93</u>                                  |
| <u>Assisted Care Facility</u>       | <u>Dwelling</u>      | <u>\$233</u>                                     | <u>\$239.99</u>                                  | <u>\$247.19</u>                                  | <u>\$254.61</u>                                  | <u>\$262.24</u>                                  |
| <u>Hotel/Motel</u>                  | <u>Room</u>          | <u>\$203</u>                                     | <u>\$209.09</u>                                  | <u>\$215.36</u>                                  | <u>\$221.82</u>                                  | <u>\$228.48</u>                                  |
| <u>Retail/Commercial</u>            | <u>1,000 sq. ft.</u> | <u>\$422</u>                                     | <u>\$434.66</u>                                  | <u>\$447.70</u>                                  | <u>\$461.13</u>                                  | <u>\$474.96</u>                                  |
| <u>Office</u>                       | <u>1,000 sq. ft.</u> | <u>\$199</u>                                     | <u>\$204.97</u>                                  | <u>\$211.12</u>                                  | <u>\$217.45</u>                                  | <u>\$223.98</u>                                  |
| <u>Industrial/Manufacturing</u>     | <u>1,000 sq. ft.</u> | <u>\$75</u>                                      | <u>\$77.25</u>                                   | <u>\$79.57</u>                                   | <u>\$81.95</u>                                   | <u>\$84.41</u>                                   |
| <u>Warehousing</u>                  | <u>1,000 sq. ft.</u> | <u>\$34</u>                                      | <u>\$35.02</u>                                   | <u>\$36.07</u>                                   | <u>\$37.15</u>                                   | <u>\$38.27</u>                                   |
| <u>Mini Warehouse</u>               | <u>1,000 sq. ft.</u> | <u>\$32</u>                                      | <u>\$32.96</u>                                   | <u>\$33.95</u>                                   | <u>\$34.97</u>                                   | <u>\$36.02</u>                                   |
| <u>Public/Institutional</u>         | <u>1,000 sq. ft.</u> | <u>\$152</u>                                     | <u>\$156.56</u>                                  | <u>\$161.26</u>                                  | <u>\$166.09</u>                                  | <u>\$171.08</u>                                  |

| Exhibit C<br>Parks Impact Fee Rates |               |                             |                             |                             |                             |                             |
|-------------------------------------|---------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
|                                     |               | Fee as of<br>May 5,<br>2016 | Fee as of<br>May 5,<br>2017 | Fee as of<br>May 5,<br>2018 | Fee as of<br>May 5,<br>2019 | Fee as of<br>May 5,<br>2020 |
| Land Use                            | Unit          | Parks<br>(50%)*             |                             |                             |                             |                             |
| Single-Family Detached              | Dwelling      | \$337.50                    | \$347.63                    | \$358.05                    | \$368.80                    | \$379.86                    |
| Low Income/SHIP                     | Dwelling      | \$310.50                    | \$319.82                    | \$329.41                    | \$339.29                    | \$349.47                    |
| Retirement/Age<br>Restricted        | Dwelling      | \$256.50                    | \$264.20                    | \$272.12                    | \$280.28                    | \$288.69                    |
| Townhouse/Duplex                    | Dwelling      | \$239.50                    | \$246.69                    | \$254.09                    | \$261.71                    | \$269.56                    |
| Multi-Family Residential            | Dwelling      | \$239.50                    | \$246.69                    | \$254.09                    | \$261.71                    | \$269.56                    |
| Multi-Family, Age<br>Restricted     | Dwelling      | \$179.00                    | \$184.37                    | \$189.90                    | \$195.60                    | \$201.47                    |
| Mobile Home Park                    | Pad/space     | \$337.50                    | \$347.63                    | \$358.05                    | \$368.80                    | \$379.86                    |
| RV Park                             | Pad/space     | \$0                         | \$0.00                      | \$0.00                      | \$0.00                      | \$0.00                      |
| Assisted Care Facility              | Dwelling      | \$0                         | \$0.00                      | \$0.00                      | \$0.00                      | \$0.00                      |
| Hotel/Motel                         | Room          | \$0                         | \$0.00                      | \$0.00                      | \$0.00                      | \$0.00                      |
| Retail/Commercial                   | 1,000 sq. ft. | \$0                         | \$0.00                      | \$0.00                      | \$0.00                      | \$0.00                      |
| Office                              | 1,000 sq. ft. | \$0                         | \$0.00                      | \$0.00                      | \$0.00                      | \$0.00                      |
| Industrial/Manufacturing            | 1,000 sq. ft. | \$0                         | \$0.00                      | \$0.00                      | \$0.00                      | \$0.00                      |
| Warehousing                         | 1,000 sq. ft. | \$0                         | \$0.00                      | \$0.00                      | \$0.00                      | \$0.00                      |
| Mini Warehouse                      | 1,000 sq. ft. | \$0                         | \$0.00                      | \$0.00                      | \$0.00                      | \$0.00                      |
| Public/Institutional                | 1,000 sq. ft. | \$0                         | \$0.00                      | \$0.00                      | \$0.00                      | \$0.00                      |

\*Note - The parks impact fee shown is 50% of the value calculated by the impact fee study

## Agenda Memorandum – *City of Inverness*

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**DATE:** April 11, 2016  
**ISSUE:** Code of Ordinances Chapter 11.5 Impact Fees  
Impact Fee Update and Adoption of New Impact Fees  
**FROM:** City Manager (Prepared by Eric Williams)  
**CC:** City Clerk  
**Attached:** Ordinance No. 2016-715

CITY COUNCIL APPROVAL  
DATE: 4/11/16

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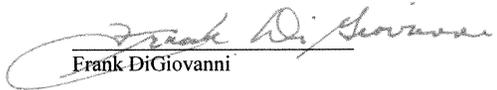
The City of Inverness maintains its own Impact Fee program that requires update by Ordinance every five-years. A proper update relies on a study of impact generating land development with mitigating cost to expand necessary infrastructure improvement in concert.

Provided amendments to the City Code of Ordinances, Chapter 11.5 Impact Fees, will update the transportation impact fee schedule, in addition to an adoption of new City impact fees for Parks and Fire Safety facilities, based upon the findings and localized data that emanates from a new impact fee study for Citrus County. Increases to the current fee schedule are based on the cost of capital improvements to mitigate the impacts of new generating development. The cost for Fire Safety and Park impact fees were derived from the Citrus County study, but employ a reduced rate (50%) for Parks. At the suggestion by County Legal Counsel, these fees for the City are being adopted as a conflicting Ordinance to the County's new Impact Fee Program.

The Impact Fee Ordinance focuses specifically on the impacts of new or newly expanded development. The redevelopment of existing properties is incentivized and the Ordinance features a provision for developers to propose an alternate fee calculation methodology. The optional approach to advance a mixed use development, or one that is designed to generate non-automotive trips, may propose a method to recognize a project's reduced impacts.

***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

  
Frank DiGiovanni

**Proof of Publication**  
from the  
**CITRUS COUNTY CHRONICLE**  
Crystal River, Citrus County, Florida  
PUBLISHED DAILY

STATE OF FLORIDA  
COUNTY OF CITRUS

Before the undersigned authority personally appeared

Trista Stokes and/or Mary Ann Naczi and/or  
Mishayla Coffas

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the

**Insertion Order: 000NXA7**  
**Legal number: 209-0430 SACRN**  
**Description: City of Inverness – Notice of Enactment Ordinance No. 2016-715**  
**Display Advertisement: to run 1 time(s)**

Court, was published in said newspaper in the issue of  
**Date of publication: April 30, 2016**

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Mishayla Coffas*

The foregoing instrument was acknowledged before me

This 2nd day of May, 2016

By: Trista Stokes and/or Mary Ann Naczi and/or Mishayla Coffas

Who is personally known to me and who did take an oath.

*Mary Ann Naczi*  
Notary Public



209-0430 SACRN

**NOTICE OF ENACTMENT  
OF AN ORDINANCE  
AMENDING THE  
CITY OF INVERNESS  
CODE OF ORDINANCES**

**NOTICE IS HEREBY GIVEN** by the City of Inverness, Florida and pursuant to Chapters 166 and 163, Florida Statutes that Public Hearings will be held to adopt or change a regulation affecting the use of land located within the City of Inverness.

**ORDINANCE NO. 2016-715**  
AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA; PROVIDING FOR THE ADOPTION OF NEW IMPACT FEES AND THE REVISION OF EXISTING IMPACT FEES AMENDING SECTIONS 11.5-1. THROUGH 11.5-10 OF THE CODE OF ORDINANCES; PROVIDING AUTHORITY IN APPLICABILITY; PROVIDING FOR INTENT AND PURPOSE; PROVIDING FOR RULES OF CONSTRUCTION; PROVIDING FOR FEE TO BE IMPOSED; PROVIDING FOR ALTERNATIVE IMPACT FEE CALCULATION; PROVIDING FOR IMPACT FEE CREDITS; PROVIDING FOR ESTABLISHMENT OF TRUST FUND; PROVIDING FOR USE OF FUNDS; PROVIDING FOR RETURN OF FEES PROVIDING FOR LIBERAL CONSTRUCTION AND PENALTY PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR MODIFICATION; AND, PROVIDING AN EFFECTIVE DATE.

City Council Public Hearings on the Ordinance are set for Tuesday May 17, 2016 at 5:30 PM at City Hall, 212 West Main Street, Inverness, Florida.

Copies of the proposed ordinance will be available for inspection between the hours of 8:00 AM and 5:00 PM, Monday through Friday in the Office of the City Clerk, 212 West Main Street in the City Hall Building. All interested persons are invited to inspect such proposed Ordinance and to be present at and participate in the Public Hearings by the City Council of the City of Inverness.

Any person who decides to appeal any decision of the City Council with respect to any matter considered at these meetings will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Accommodations for the disabled (hearing or visually impaired, etc.) may be arranged with advanced notification of 7 days prior to the scheduled meeting. Pre-arrangements may be initiated by dialing (352) 726-3401 weekdays from 8 AM to 5 PM.

ATTEST: /s/ Deborah Davis /s/ David Ryan  
City Clerk Council President

000NXA7

05/12/2016 11:18  
siddings

CITY OF INVERNESS  
CASH REQUIREMENTS REPORT

P 1  
apcshreq

| VENDOR DOCUMENT | INVOICE | VOUCHER | DESCRIPTION  | DUE DATE | DUE 05/31/16 |
|-----------------|---------|---------|--|----------|--------------|
|                 |         |         | TOTALS FOR ACE HARDWARE CO OF INV INC              |          | 20.14        |
|                 |         |         | TOTALS FOR TIME WARNER CABLE                       |          | 235.67       |
|                 |         |         | TOTALS FOR CALLBACK STAFFING SOLUTIONS, LLC        |          | 26.46        |
|                 |         |         | TOTALS FOR FLORIDA PUBLIC UTILITIES COMPANY        |          | 1,487.24     |
|                 |         |         | TOTALS FOR EMBARQ FLORIDA, INC                     |          | 1,352.49     |
|                 |         |         | TOTALS FOR CITRUS COUNTY CHRONICLE                 |          | 68.20        |
|                 |         |         | TOTALS FOR CLERK OF THE CIRCUIT COURT, ANGELA VICK |          | 60.00        |
|                 |         |         | TOTALS FOR JAMES CURRAN                            |          | 180.00       |
|                 |         |         | TOTALS FOR DAVE'S TREE SERVICE                     |          | 1,300.00     |
|                 |         |         | TOTALS FOR FLORIDA AIR SERVICES                    |          | 1,017.00     |
|                 |         |         | TOTALS FOR GAI CONSULTANTS, INC                    |          | 9,654.36     |
|                 |         |         | TOTALS FOR GOLDEN X PLUMBING SUPPLY INC            |          | 146.79       |
|                 |         |         | TOTALS FOR A.C.M.S., INC                           |          | 6,994.35     |
|                 |         |         | TOTALS FOR JM PLUMBING , INC                       |          | 6,245.00     |
|                 |         |         | TOTALS FOR MANN-ICURE LAWN SERVICE AND LANDSCAPING |          | 1,425.00     |
|                 |         |         | TOTALS FOR MCBRIDE, CABOT                          |          | 88.56        |
|                 |         |         | TOTALS FOR MUNICIPAL EQUIPMENT COMPANY, LLC        |          | 1,000.00     |
|                 |         |         | TOTALS FOR OFFICE DEPOT INC                        |          | 289.52       |
|                 |         |         | TOTALS FOR SOUTHWEST DIRECT                        |          | 2,564.07     |
|                 |         |         | TOTALS FOR SS SOLUTIONS, LLC.                      |          | 3,414.18     |
|                 |         |         | TOTALS FOR UB REFUND                               |          | 223.74       |
|                 |         |         | TOTALS FOR UNIFIRST CORPORATION                    |          | 66.18        |
|                 |         |         | TOTALS FOR VERLANDER LANDSCAPE ARCHITECTURE, LLC.  |          | 9,500.00     |
|                 |         |         | TOTALS FOR WOODARD & CURRAN, INC                   |          | 119,501.93   |
|                 |         |         | REPORT TOTALS                                      |          | 166,676.46   |



05/12/2016 11:18  
siddings

CITY OF INVERNESS  
CASH REQUIREMENTS REPORT

P 2  
apcshreq

| VENDOR DOCUMENT | INVOICE | VOUCHER | DESCRIPTION | DUE DATE | DUE 05/31/16 |
|-----------------|---------|---------|-------------|----------|--------------|
|-----------------|---------|---------|-------------|----------|--------------|

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

May 3<sup>rd</sup>, 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:

resident Ryan  
Vice President McBride  
Councilwoman Hepfer  
Councilwoman Bega  
Councilman Hinkle  
Mayor Plaisted (Not Present)

Also present were City Manager DiGiovanni, City Attorney Williams, Asst. City Manager Williams, Community Development Director Day, 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**

**Councilwoman Hepfer motioned to accept the Agenda as presented. Seconded by Councilman Hinkle. The motioned carried.**

**PUBLIC HEARINGS**

**4)a) Charter Amendments- Final Readings** was addressed by President Ryan.  
Ordinance 2016-716, Article V, Section 5.07, Sale, Leasing or Subleasing of City Property

**Councilwoman Hepfer motioned to have the City Clerk read the Ordinance 2016-716 by title only. Seconded by Councilman Hinkle. The motion carried.**

ORDINANCE NO. 2016- 716

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, PROVIDING FOR AMENDMENT TO THE CITY CHARTER; PROVIDING FOR AMENDMENT TO **ARTICLE V, GENERAL PROVISIONS; INSERTING SECTION 5.07 – SALE, LEASING OR SUBLEASING OF CITY PROPERTY**; PROVIDING FOR A REFERENDUM AS TO AMENDMENTS TO THE CHARTER; PROVIDING FOR REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

**President Ryan opened the Public Hearing.**

**No one spoke for or against the Ordinance.**

**The Public Hearing was closed.**

**Councilman McBride motioned to adopt Ordinance 2016-716, Article V, Section 5.07 on the second reading, by roll call vote. Seconded by Councilman Hinkle. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilman Hinkle, yes; Councilman McBride, yes; President Ryan, yes. The motion carried unanimously.**

Ordinance 2016-718, Article V, Section 5.22 Purchase of Real Property  
**Councilwoman Hepfer motioned to have the City Clerk read the Ordinance 2016-718 by title only. Seconded by Councilman McBride. The motion carried.**

ORDINANCE NO. 2016- 718

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, PROVIDING FOR AMENDMENT TO THE CITY CHARTER; PROVIDING FOR AMENDMENT TO **ARTICLE V, GENERAL PROVISIONS; INSERTING SECTION 5.22 PURCHASE OF REAL PROPERTY a); PROVIDING FOR A REFERENDUM AS TO AMENDMENTS TO THE CHARTER;** PROVIDING FOR REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

**President Ryan opened the Public Hearing.**

**There was no one speaking For nor Against the Ordinance  
The Public Hearing was closed.**

City Manager DiGiovanni commented on a point of information that this has been previously adopted and we are taking procedures to move this into the charter to align with other Real Property provisions.

Councilman McBride spoke to change requested at the last meeting, adding the word “independent”, for clarification.

**Councilwoman Hepfer motioned to adopt Ordinance 2016-718, Article V, Section 5.22 on the second reading, by roll call vote. Seconded by Councilman McBride. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilman Hinkle, yes; Councilman McBride, yes; President Ryan, yes. The motion carried unanimously.**

#### **OPEN PUBLIC MEETING**

Alex Sosnicki of Inverness, addressed Council speaking to the Honor Flight and the hat he received when he recently attended. He spoke to the eligibility to be involved in this flight, if you have served in World War II, the Korean War, etc.. He advised that if anyone has a relative eligible, they should contact Barbara Mills.

Larry James, 9150 E Sweetwater Drive, Inverness addressed council regarding the Sweetwater Water Project and asked what the status was?

City Manager DiGiovanni stated that the status is good and the City has invested in the foundation to move the project forward. Upon Attorney Haag’s return, steps will be taken to move the project forward. We appreciate Sweetwater Points HOA providing the needed documentation to move forward.

#### **SCHEDULED APPEARANCES**

**None**

#### **MAYOR’S LOCAL ACHIEVEMENT AWARDS**

**None**

## **CITY ATTORNEY REPORT**

**None**

## **CONSENT AGENDA**

- a) Bill Listing\*
  - Recommendation – Approval
- b) Council Minutes – 04/19/16 & 4/21/16\*
  - Recommendation - Approval
- c) Proclamation – NARLEO\*
  - Recommendation – Approval
- d) Board Re-Appointment – ICRA – Diana Fender\*
  - Recommendation – Approval

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

## **CITY MANAGER'S REPORT**

**10)a) Fire Prevention – Safety Grant** was addressed by City Manager DiGiovanni who explained the funding available through a Federal program to promote fire safety. Funds may be used to enhance instructional training by City Fire personnel when they visit local schools, students of an venue, members of homeowner associations in the City, and the general public. The total submittal will be \$116,076 that carries a local (city) commitment of 5% or \$5,804. He described many of the items available from the Grant; ie, fire alarms for hearing impaired, promotional devises, and elements to keep people safe. The best way to fight fires is to prevent them.

It's important to note that the current Fire Department budget does not have funds to meet local obligation, however we do not expect an award to be announced before October 1, 2016, which will place this into the next fiscal.

Councilman McBride question if this would be a competitive grant? City Manager DiGiovanni replied that from a funding standpoint there is are a lot of money available for communities just starting a new department, and our community, due to median levels, qualifies for assistance funding.

**Councilman McBride motioned to support submittal of the Fire Prevention and Safety Grant as described. Seconded by Councilwoman Bega. The motion carried unanimously.**

**10)b) Mill Street Demolition (verbal)** structures along Mill Street targeted for demolition with some already relocated. As you review the aerial photo, as to which buildings will be demolished, will have a lot more meaning after the CIP presentation this Thursday, and you see what the plans are for that area. These buildings will not come down in next few weeks/month, but is on a short track for demolition.

City Manager DiGiovanni additionally reported on the following:

- Last Friday there was an Arbor Day tree planting program in the Pine Grove subdivision of four crepe myrtles.
- This weekend was the premiere of the Legend of Kate Kensington film at the Valerie Theatre, with people being excited and a tremendous turnout.

- Hosted and accommodated the Bike Awareness program at the Fair Ground, commending Deputy Tewell for her coordination of the event and distributing safety items and information.
- This past Saturday Prom Photos at Liberty Park with hundreds of people congregating there, with Michelle Tewell who pulled together amenities on scene including classic vehicles as backdrops, as well as the lake. The city will look at getting more involved with this traditional event.
- Spoke to this coming Thursday's CIP presentation which will be a different style presentation, with two sections including conceptual plans of projects that have been talked about for years. All things are on a track to bring these projects to fruition and will take the City of Inverness to a new level.
- There is a lot of work in Budget program, etc. and appreciate the support of City Council in bringing all of this together to leave Inverness better than we found it.

**COUNCIL/MAYOR SUBJECTS**

Councilwoman Bega advised how she had driven through the Pine Grove subdivision noting the improvements and how Liberty Park is used for various school events.

Councilwoman Hepfer noted her grandson's Prom pictures and granddaughters wedding both taking place at Liberty Park as well, and spoke to how nice The Legend of Kate Kensington movie was at the Valerie Theatre.

Councilman Hinkle spoke to the Citrus Community Charitable foundation and how they are moving forward with organization. Commended Citrus Memorial Heart Cath Department on how they perform, speaking to his recent medical procedure. Noted the Prom pictures at the park and how we need to encourage these types of events. Honor Flight is a great program and commends Barbara Mills for what she does.

Councilman McBride attended training at the FLC University for CRA training and highly recommends everyone receive this worthwhile training. Most city councils are their own CRA, unlike Inverness. Will be attending the May 17<sup>th</sup> MPO meeting.

Council President Ryan stated he attended the Arbor Day planting, as well as the Joint Government Meeting and brought up various items, including Whispering Pines Park funding but wasn't spoken to at length. Questioned the County on contributing to paving of Martin Luther King as it goes to the Sheriff's office and other county offices, and their reply was that they had no problem with the City doing it. The school board suggested that elected officials become involved in middle school and high school civics classes.

**CITIZENS NOT ON AGENDA**

George Gouldbourn, Inverness questioned the Zephyr Street status. City Manager explained delays and additions to the plans and there will be a meeting with the contractor next week and some activity will be within a two week period.

Meeting adjourned at 6:07pm.

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

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

May 5<sup>th</sup>, 2016  
5:30 PM

The City Council of the City of Inverness met on the above date in City-Wide Five-Year Capital Improvement Plan (CIP) Budget Workshop Session at 212 W. Main Street with the following members present:

President Ryan  
Vice President McBride  
Councilwoman Bega  
Councilman Hinkle  
Councilman Hepfer  
Mayor Plaisted (not present)

Inverness Community Redevelopment Agency (ICRA) Members, David Arthurs, Tim Nash, Cindy Devries, and Diana Fender.

Also present were City Manager DiGiovanni, Asst. City Manager Williams, Senior Staff Members, Deputy Clerk Jackson, City Clerk Davis.

The meeting was called for by the following Notice to all council, mayor, media, as well as publicly posted.

**FY 2016-17  
INVERNESS BUDGET WORKSHOPS  
PUBLIC NOTICE**

DATE: March 1<sup>st</sup>, 2016

PLEASE BE ADVISED **BUDGET RELATED WORKSHOPS FOR 2016/17 FY** ARE CALLED FOR THE CITY COUNCIL OF THE CITY OF INVERNESS, AT 212 W. MAIN STREET, INVERNESS, FLORIDA, AS FOLLOWS:

|                       |        |  |
|-----------------------|--------|--|
| April 7 <sup>th</sup> | 5:30pm | Overview of Projects & Goals                               |
| May 5 <sup>th</sup>   | 5:30pm | City-Wide Five-Year Capital Improvement Plan (CIP)         |
| May 10 <sup>th</sup>  | 5:30pm | CIP Workshop (if necessary)                                |
| July 26 <sup>th</sup> | 5:30pm | City-Wide Budget Workshop                                  |
| July 28 <sup>th</sup> | 5:30pm | Budget Workshop (if necessary)                             |
| TBA                   |        | Tentative Budget Adoption - 1 <sup>st</sup> Public Hearing |
| TBA                   |        | Final Budget Adoption - Final Public Hearing               |

/s/ Jacquie Hepfer  
President of City Council

City Manager DiGiovanni started by acknowledging the staff and their diligence and commitment to bring forward the information that will be experienced. He stated this is CIP workshop will be in 2 separate presentations, with the typical CIP presentation, followed by something totally different, and to view the detailed boards displayed around the Council Chamber room of planned projects. Inverness Community Development Agency members were present so that this particular presentation would not have to be made twice.

### **COMMITTED TO COMMUNITY**

City Manager presented a list of what has been achieved from 2013 to 2017. General Government and Whispering Pines (WPP) totaled \$20,487,510; Utilities totaled \$9,846,680, bringing a grand total of \$30,334,190 in investment to the community.

### **GENERAL / WPP CIP FUNDING**

He spoke to the different sections of government and the funds being anticipated through Grants, CRA, Debt Proceeds, Equipment Reserves, Transfer from General Fund, IGC Reserves, Transfer from Land Acquisition Reserves, and Carry Forward Reserves. He spoke of land acquisitions that will become very important for the projects the city plans and the development aspects to be achieved. The grand total for the General Fund, Whispering Pines Park, and Utilities is \$2,301,900. He noted that the proposed funding sources pie chart (excluding Utilities) and the proposed expenditures by function pie chart (excluding Utilities) shows this information in percentages.

### **CAPITAL IMPROVEMENT PROGRAM – 2017 PROPOSED FUNDING SOURCES (utility excluded)**

A pie chart illustrated revenues and sources. Grants 12.19%, General Fund 28.42%, CRA-1990 2.39%, CRA-2013 3.26%, Equipment Reserves 10.08%, IGC Reserves 2.61%, Land Acquisition 15.20%, Debt Proceeds 4%, and Cash Carry Forward 21.51%, - totaling \$2,301,900.

### **CAPITAL IMPROVEMENT PROGRAM – 2017 PROPOSED EXPENDITURES BY DEPARTMENT (utility excluded)**

This pie chart illustrated: General Government Services 28.80%, Community Development 3.91%, Public Safety 10.51%, Roads & Streets 33.46%, Satellite Parks 11.51%, Special Events 1.72%, and Whispering Pines Park 4.87% - totaling \$2,301,900.

### **GENERAL FUND 2017 PROJECT BUDGETS**

He addressed projects in the areas of Master Plans/Studies; Land/Buildings; Equipment; Downtown Improvements; General Improvements; and Park Improvements (WPP and Satellite). Funding will be from the general fund, grants, ICRA, etc.

General Fund Project totals by divisions were displayed as: Master Plans/Studies (\$410,000), Equipment (\$656,650), Downtown Improvements (\$120,000), General Improvements (\$615,250), and Park Improvements (\$295,000).

**Equipment:** City Manager highlighted more expensive items regarding equipment such as the pumper fire truck and the bucket truck, which has exceeded its normal life. The total cost is \$656,650.

**Downtown Improvements:** He noted the façade program, expanding the Pine Street parking, downtown amenities, and street pole banners. Total cost is \$120,000.

**General Improvements:** Wayfind signs, share the road identification, road resurfacing, traffic calming, sidewalks, storm water, etc. Total cost is \$615,250.

**Park Improvements:** City Manager spoke to both the Satellite Parks and Whispering Pines Park improvements to include Cooter Pond boardwalk deck, Mossy Oak & Bellamy parks, Whispering Pines comfort stations, street lighting, and court resurfacing. Total cost is \$295,000.

**UTILITY CIP FUNDING**

A chart represented utility projects including water plants, sewer plants, and lines division. He spoke to the Utility program and funds being anticipated through Grants, Transfer from Water/Sewer Revenues, and Equipment Reserves. The total funding source is \$1,981,748.

A pie chart illustrated revenues and sources. Water/Sewer Revenue Transfer-Projects 36%, Water/Sewer Revenue Transfer-Debt 19%, Grants 31%, and Equipment Reserves 2%- totaling \$1,981,748.

**UTILITIES CAPITAL IMPROVEMENT PROGRAM – 2017 PROPOSED EXPENDITURES**

This pie chart illustrated: Water Plants 17.54%, Wastewater Plants 20.13%, Water/Sewer Lines 18.17%, and Debt 52.17%, with the debt coming from the sewer plant note, - totaling \$1,981,748. The key is to keep these numbers even over a 5 year period, which is very stable.

**UTILITY CIP 2016 EXPENDITURES**

Water Plants \$347,500 with water quality improvement and water well field being the larger expenses; Lift Stations \$160,000 including Master Lift Station pump and piping, Lift Station upgrades and rehabilitation, etc.; Waste Water \$239,000 with Water Reclamation Facility upgrades, etc; Water/Sewer Line Systems \$360,000 to include replacements, upgrades, and extensions, sewer laterals and lines, and a service vehicle replacement- Totaling \$1,981,748.

**DEBT**

State Revolving Fund Loan:

- Debt payment - \$708,248
- Grant portion of debt - \$500,000/annually
- City portion of debt - \$208,248/annually

Master Lease Purchase Agreement – Automated Metering

- Debt payment - \$167,000

City Manager DiGiovanni’s closing thoughts questioned if the 5-year CIP strengthens the City (absolutely), are we planning to invest and boost the economy (absolutely), is it affordable and attainable, and are we leaving Inverness better than we found it. The visionary components of this supports the other initiatives that have come about throughout the year. This is setting the stage and providing a foundation for what is coming next. This is about culture, dynamics, and quality of life. A five minutes intermission called.

The workshop was called back to order and City Manager DiGiovanni began the second part of the presentation. A visual presentation was viewed while City Manager highlighted the various elements of the PowerPoint slides. “Make no little plan. Think big, aim high, get people passionate and excited, and that plan will come to materialization.” “These plans they are all part of changing an environment, not the culture, to be much more people friendly, business agreeable, and laying a foundation to move further on.” This part of the presentation will address

properties, buildings, conditions, situations, and items of interest. He spoke of various questions and concerns that have been voiced, such as the Valerie Theatre, the old Police Department Building, the Depot, etc. He spoke of the need to move forward on this restoration/building program to prevent further deterioration. He noted the various elements, buildings, and concerns around the depot property, and spoke to Liberty Park and a boat launch. As this started growing it came to the point of reaching out to consultants.

**Highland Boulevard** is associated with the Zephyr Street project which will start in 30 days. Highland will start as we are half way through the Zephyr project, in this fiscal budget cycle. There will be a very pronounced bicycle pathway on the south side of the road. There will be theme lighting, better turn lanes, more landscaping, and become a gateway into the medical center.

**Downtown Streetscape** would include electrical upgrades, tree replacements, bicycle racks, tree lighting, and the stamped pavement will be replaced with pavers. We want to provide a safe haven for the cyclists and welcome them to the downtown.

**Fire Department** was built in 1962/63 and is no longer useful for the current vehicles. The building needs to be functional and meet City of Inverness standards. This concept will have drive-through bays, but the roof will change along with the fascia and elevations. With nature coast EMS in the building also we want things to work fluidly.

**Infantry Memorial** will be located in the IGC plaza and transform this area into something very special with life like bronze statues that are being donated to the City of Inverness. Our commitment is to put \$40,000-\$50,000 in a reserve account in case these ever have to be replicated. They will be placed on black granite with up lighting, as well as landscaping, etc.

**Cooter Pond** boardwalk is now lit, with improvements to be made regarding the wood before we inaugurate it. It is being suggested to soften the landscaping as traffic enters into the city. This project is one of the projects that needs to happen sooner.

**Visitors Center** is proposed to have the former Godowski residence moved to be located on the corner of Dampier & MLK. This area will become a very active center. This would be a one block distance from Liberty Park and the trail.

**The Depot** can become a market area with a plaza outside along the trail, with seat walls and a water tower with a stage located underneath. **The Train Station** will be relocated behind this building. Located inside would be retail businesses, farmers market, etc. The water tower would be visible even from the highway. This will become a very active component of the **trailhead** area. Once completed, this will make Inverness the premier city on the Withlacoochee State Trail. This is all about cycling, tourism, and the economy.

**Wallace Brooks Park** has boating activity. The current fishing pier can be extended to include a mooring facility for boats. Managing the boating at one park makes sense, with parking, drop off point, and have this park function in connection with the trail. All of this within walking distance of each other.

**Liberty Park** is proposed to manage the shoreline by creating a wall which will keep people from beaching boats and push them towards Wallace Brooks Park. This will also include a children's area which is convenient to the market area. A central entrance needs to be located for public safety by using seat walls. The reconfiguration and redesign of Liberty Park will make it very well situated and elevate its status and performance.

**Community Center** is being proposed to be located on the old police department property and the ballfield used for parking. This building can be large enough to also accommodate the Boys and Girls Club as well as other things.

**Withlacoochee State Trailhead** will be connected from Forest Drive, the former AmeriGas property, to the trail, via Whispering Pines Park and then to the Depot. This is very intermodal and sells well and plays well in quality of life issues. This connector concept could provide parking, restrooms, and other amenities. The trailhead has to be more than just for bikes. We want them to be able to drive here, unload their bikes and then head downtown.

**Whispering Pines Park** has deficiencies that have been identified. It has been suggested that a new entry be made into the Park directly off of Highway 44. Whispering Pines is one of the biggest municipal parks and needs to be more visible. The concept is to connect with South Boulevard creating an additional access point into the park creating a more fluid flow throughout the park. The wayfind sign program would be very beneficial providing direction to the various areas of the park. It is also suggested to change the name of the park to West Side City Park.

The presentation was then recessed for those present to move around the room and study the various display boards that depicts all of the concepts that have been presented.

City Manager DiGiovanni reminded Council this is not a meeting to vote but to focus on CIP and moving forward. Diligence is being done to provide costs with a high degree of accuracy on everything that has been presented. There are issues with deteriorating buildings, we will need to complete Zephyr Street, focus on the Infantry Memorial (which are being delivered in 2 weeks), and prioritize the different projects. ICRA and Council will work together on budgeting, funding, the approach et al. Most of these conceptual projects will be built, with some possibly changes. The tax base for the City of Inverness will have a future. Government will be partnering with the community to keep the City on the forefront moving forward. This will have a pronounced effect on the cycling trail, the four city initiative, and very welcomed by the Tourist Development Council. Note, this is a conceptual situation that is constantly evolving. We want to feel it, see it, and do it.

**Council Comments:**

Councilman McBride stated this is creative, healthy, robust, and aggressive. Would like to work on "West Side Park". This needs to be done within our general tax structure and noted current CRA funds. The people of this city and community will see what it means to invest with tax dollars, so the community benefits.

Councilwoman Bega stated these conceptual ideas have the purpose for economic growth and to bring Inverness into the future. Can't see how there could be a doubt that this will happen.

Council President Ryan agreed that this is very adventurous, and spoke of the adventurous spirit of the staff.

Councilman Hinkle spoke to a possible film Festival at the Valerie Theatre and all of this will make Inverness a destination for people, and put us on the map. He spoke of the impact of the Infantry Memorial.

**Public Comments:**

Ed Lattin, Boys & Girls Club noted that he grew up in Inverness and wants to applaud the City Manager and the City for what has been done in support of the Boys and Girls Club. That support has affected so many young lives and it is important for the youth of our community.

Mike Bayes spoke of having an Inverness address and is very encouraged by the vision of the City. When he first moved here there were a lot of needs in this community and has watched through the years all of the changes and progress made. He noted a past conversation with the City Manager saying to him that it's not about how cheap and how many taxes we cut, but the vision of what we do with those dollars so people can see it and feel it and be part of it.

Meeting Adjourned at 7:22pm.

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

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Council President

# CITY OF INVERNESS

05/11/16

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## MEMO

TO: Elected Officials  
FROM: City Clerk  
SUBJECT: Authorization for Proclamation Issuance  
"Bicycle Month" & "Bike to Work Day"  
CC: City Manager  
Enclosures: Draft Proclamation

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The enclosed request is for the Inverness City Council to consider and authorize issuance of a Proclamation in recognizing:

**"Bicycle Month" & "Bike to Work Day"**

**Recommended Action –**

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

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

# PROCLAMATION

 DRAFT

**WHEREAS**, since its inception in 1885, the bicycle has always been a viable and environmentally friendly form of transportation, and an excellent form of exercise; and

**WHEREAS**, thousands of Floridians will experience the benefits of bicycling during the month of May through educational programs, commuting events, trail work days and charity rides; and

**WHEREAS**, increased bicycle use will promote health and wellness and is an important part of encouraging our citizens to develop habits of physical activity to become fit, prevent obesity, and reduce the risk of many chronic diseases and conditions; and

**WHEREAS**, the League of American Bicyclists' awarded to the City the Bronze Designation as a Bicycle Friendly Business; and

**WHEREAS**, the Inverness Event and Visitor Bureau, bicycle clubs, schools, parks and recreation departments, Citrus County Sheriff's Office, hospitals, companies and civic groups will be promoting bicycling as a wholesome, beneficial activity, as well as an environmentally friendly alternative to the automobile during the month of May 2016.

**NOW, THEREFORE, BE IT RESOLVED**, that the I, Bob Plaisted, Mayor of the City of Inverness, do hereby proclaim the **month of May 2016** as

## **"BICYCLE MONTH"**

and further proclaims **Friday, May 20, 2016**, as

## **"BIKE TO WORK DAY"**

in Inverness, Florida, and I urge all residents to join me in this special observance.

ADOPTED in regular session this 17<sup>th</sup>, day of May, 2016.

ATTEST:

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Robert Plaisted, Mayor  
City Council of Inverness

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Deborah J. Davis, City Clerk

# Agenda Memorandum – *City of Inverness*

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**DATE:** May 12, 2016  
**ISSUE:** Resolution to Adopt and Commence: Sweetwater Pointe Potable Water Assessment Program  
**FROM:** City Manager  
**CC:** City Clerk, City Legal Counsel, Assistant City Manager  
**ATTACHED:** Resolution 2016-05

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The action by Council will formally commence the project and assessment program to bring potable water and fire flow to the Sweetwater Pointe residential development that is outside the City, and part of the Utility Service Area for Inverness. City Legal Council has reviewed all documents for form, content, process and legal sufficiency. The enclosed Resolution is enabling on many levels and capacities.

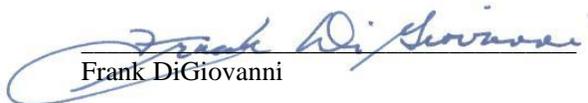
**The Resolution:**

- Describes the nature, scope and public purpose of the project and assessment program.
- Provides an estimated cost of \$360,289.25 that will be made final at the conclusion of all construction and payment of all invoices by the City.
- Identifies the lands to be assessed and benefited by the project.
- The method of assessment will be equally and fully charged to all buildable lots in the subject area as identified. Non-buildable lots will not be chargeable.
- The method and term of payment may be in lump sum, or made by equal installments covering 120 months with an interest rate not to exceed 6% per annum, and if not paid timely, will incur and penalty of 1% per month until paid. No interest calculation will be imposed when the assessment is paid in full within thirty days after passage of the final Resolution by Council to state the project is fully complete.

The Resolution makes reference to a number of exhibits and documents that are on file with the Office of City Clerk, and that have been reviewed by City Legal Counsel.

***Recommended Action –***

1. Motion, second and vote to read the Resolution by title only
2. City Clerk reads Resolution title
3. Discuss the matter
4. To proceed, motion and second to adopt the Resolution 2016-05 by roll-call

  
Frank DiGiovanni

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

**RESOLUTION 2016 – 05**

A RESOLUTION OF THE CITY OF INVERNESS, FLORIDA, AUTHORIZING THE ACQUISITION AND CONSTRUCTION OF WATER DISTRIBUTION LINES AND APPURTANCES THERETO IN THE SWEETWATER POINTE SUBDIVISION; FINDING, DETERMINING AND RESOLVING THAT SAID IMPROVEMENTS ARE TO THE BENEFIT OF THE INHABITANTS OF THE COUNTY OF CITRUS; FINDING, DETERMINING AND DECIDING THAT ALL LOTS AND LANDS ADJOINING AND CONTIGUOUS OR BOUNDING AND ABUTTING UPON SUCH IMPROVEMENTS WILL BE SPECIALLY BENEFITED THEREBY TO THE EXTENT OF 100% OF THE COSTS OF SUCH IMPROVEMENTS AND PROVIDING THAT SAID COSTS SHALL BE ASSESSED AGAINST PROPERTY SPECIALLY BENEFITED THEREBY IN PROPORTION TO EQUIVALENT LOTS; PROVIDING FOR THE MAKING OF AN ASSESSMENT ROLL IN ACCORDANCE WITH THE METHOD OF ASSESSMENT PROVIDED FOR HEREIN; PROVIDING FOR THE METHOD AND TERMS OF PAYMENT OF THE SPECIAL ASSESSMENTS; DIRECTING THAT AN ASSESSMENT ROLL BE PREPARED FOR PUBLIC REVIEW; ADOPTING THE ASSESSMENT PLATS AND PLANS AND SPECIFICATIONS OF THE PROJECTS SUBMITTED BY THE CONSULTING ENGINEER; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Council of the City of Inverness, Florida, (“City”), has found it necessary and beneficial to the residents of the City and to the residents of the Sweetwater Pointe subdivision to construct a certain water delivery system in accordance with the plans and specifications prepared by H & B Consulting, “Engineers”, presently on file in the office of the Clerk of the City; and

**WHEREAS**, the City has further decided to provide for the costs of said improvements by levying and collecting a special assessment on a portion of the lots and lands within the Sweetwater Pointe subdivision and the unsubdivided and undeveloped lands adjacent thereto; and

**WHEREAS**, the Resolution of the City set forth herein is adopted herein pursuant to the provisions of Chapter 170, Florida Statutes (2015) and that certain Interlocal Agreement entered into on the 3<sup>rd</sup> day of January, 1989 between the Board of County Commissions of Citrus County, Florida and the City of Inverness; and

**WHEREAS**, an assessment plat has been filed with the Clerk of the City reflecting the area to be assessed, plans and specifications and estimated costs thereof.

**NOW, THEREFORE**, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, THIS 17<sup>th</sup> DAY OF MAY, 2016 THAT:

Section 1: The assessment plat, plans and specifications and documents incident thereto filed in the office of the Clerk for the City setting forth the improvements to be made hereinafter known as the Sweetwater Pointe Assessment District, "Project", prepared by "Engineers" , ARE HEREBY ADOPTED.

Section 2: It is hereby found and determined as follows:

- A. NATURE OF THE PROJECT AND PUBLIC PURPOSE. It is necessary for the continuing health, welfare, safety and convenience of the County of Citrus and its inhabitants to provide for the construction of a water delivery system in accordance with those certain plans and specifications prepared by the Engineers, attached hereto as Exhibit A and incorporated by reference as if fully set forth herein.
- B. ESTIMATED COST OF THE PROJECT. The estimated cost of the project is the sum of three hundred and sixty, two hundred eighty-nine

thousand dollars, and twenty five cents (\$360,289.25). The cost of the project shall be payable by levy and collection of the special assessment against the lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat herein provided for and such costs in addition to the specific items contained in the plans and specifications to be approved by the City Council shall be deemed to include the items which are authorized by Chapter 170, Florida Statutes.

C. DESIGNATION OF LANDS TO BE BENEFITED AND ASSESSED. The lots and lands describe herein and more fully described in Exhibit A.

D. METHOD OF ASSESSMENT. The costs of the project shall be borne equally by the owners of the property so improved within the Special Assessment District herein described. Such assessment shall be levied on an equally divided basis against all buildable lots and lands adjoining and contiguous or bounding or abutting upon the water delivery system improvements or specially benefited thereby and as more fully described in Exhibit A. The assessment shall be levied against such properties in an equal and direct proportion to the benefits received from the construction of the Project. Provided, however, in calculating the assessment as against buildable lots, any building erected upon more than one lot which renders the lots and one residential unit, such shall be considered as one lot for assessment purposes.

E. CITY GENERAL IMPROVEMENT FUND CONTRIBUTIONS. No part of the improvements herein described shall be borne by the City of Inverness.

F. METHOD AND TERMS OF PAYMENT OF ASSESSMENT. Payments on property assessed shall be by installment not to exceed one hundred-twenty (120) months, with interest at the rate not to exceed eight percent (8%) per annum on the unpaid balances from the date of the acceptance by the City Council of the project, to which if not paid when due, there shall be an added penalty of one percent (1%) per month until paid; except that no interest shall be assessed where payment in full of the assessment due is made within thirty (30) days of the Resolution of the City Council accepting the Project as completed.

Section 3: The Clerk of the City is hereby instructed to publish said Resolution as provided by law; to insure that a preliminary assessment roll is prepared for public review; and to insure the public access to the assessment plat, plans and specifications, and estimated costs continue to be available for review.

Section 4: This Resolution shall become effective immediately upon passage.

ATTEST:

CITY OF INVERNESS, FLORIDA

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Deborah Davis  
City Clerk

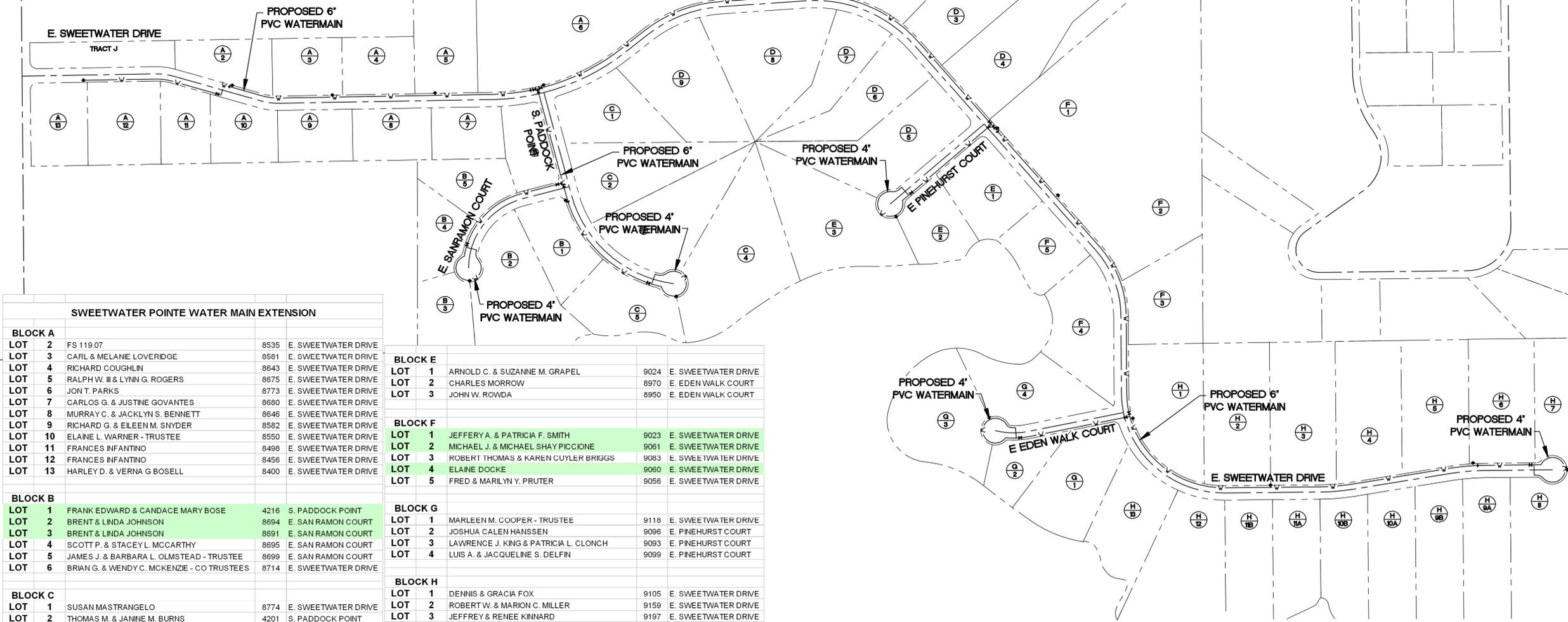
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David Ryan  
Council President

Approved as to form and content:

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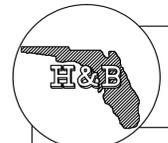
Larry Haag  
City Attorney

S. OLD FLORAL CITY ROAD



| SWEETWATER POINTE WATER MAIN EXTENSION |  |      |                     |
|--|--|------|---------------------|
| <b>BLOCK A</b>                         |  |      |                     |
| LOT 2                                  | FS 119.07                                  | 8535 | E. SWEETWATER DRIVE |
| LOT 3                                  | CARL & MELANIE LOVERIDGE                   | 8581 | E. SWEETWATER DRIVE |
| LOT 4                                  | RICHARD COUGHLIN                           | 8643 | E. SWEETWATER DRIVE |
| LOT 5                                  | RALPH W. III & LYNN G. ROGERS              | 8675 | E. SWEETWATER DRIVE |
| LOT 6                                  | JON T. PARKS                               | 8773 | E. SWEETWATER DRIVE |
| LOT 7                                  | CARLOS G. & JUSTINE GOVANTES               | 8680 | E. SWEETWATER DRIVE |
| LOT 8                                  | MURRAY C. & JACKLYN S. BENNETT             | 8646 | E. SWEETWATER DRIVE |
| LOT 9                                  | RICHARD G. & EILEEN M. SNYDER              | 8582 | E. SWEETWATER DRIVE |
| LOT 10                                 | ELAINE L. WARNER - TRUSTEE                 | 8550 | E. SWEETWATER DRIVE |
| LOT 11                                 | FRANCES INFANTINO                          | 8498 | E. SWEETWATER DRIVE |
| LOT 12                                 | FRANCES INFANTINO                          | 8456 | E. SWEETWATER DRIVE |
| LOT 13                                 | HARLEY D. & VERNA G. BOSELL                | 8400 | E. SWEETWATER DRIVE |
| <b>BLOCK B</b>                         |  |      |                     |
| LOT 1                                  | FRANK EDWARD & CANDACE MARY BOSE           | 4216 | S. PADDOCK POINT    |
| LOT 2                                  | BRENT & LINDA JOHNSON                      | 8694 | E. SAN RAMON COURT  |
| LOT 3                                  | BRENT & LINDA JOHNSON                      | 8691 | E. SAN RAMON COURT  |
| LOT 4                                  | SCOTT P. & STACEY L. MCCARTHY              | 8695 | E. SAN RAMON COURT  |
| LOT 5                                  | JAMES J. & BARBARA L. OLMSTEAD - TRUSTEE   | 8699 | E. SAN RAMON COURT  |
| LOT 6                                  | BRIAN G. & WENDY C. MCKENZIE - CO TRUSTEES | 8714 | E. SWEETWATER DRIVE |
| <b>BLOCK C</b>                         |  |      |                     |
| LOT 1                                  | SUSAN MASTRANGELO                          | 8774 | E. SWEETWATER DRIVE |
| LOT 2                                  | THOMAS M. & JANINE M. BURNS                | 4201 | S. PADDOCK POINT    |
| LOT 3                                  | CRYSTAL L. GIBSON                          | 4239 | S. PADDOCK POINT    |
| LOT 4                                  | DAVID A. COSTA & HENRY N. JAMES            | 4265 | S. PADDOCK POINT    |
| LOT 5                                  | FRANK EDWARD & CANDACE MARY BOSE           | 4216 | S. PADDOCK POINT    |
| <b>BLOCK D</b>                         |  |      |                     |
| LOT 1                                  | BOB W. HUGHES & JEANNE PATRICIA PALMA      | 8921 | E. SWEETWATER DRIVE |
| LOT 2                                  | JOHANNA L. LEE                             | 8951 | E. SWEETWATER DRIVE |
| LOT 3                                  | PATRICIA L. DUFFY                          | 8971 | E. SWEETWATER DRIVE |
| LOT 4                                  | JEFFERY A. & PATRICIA F. SMITH             | 8989 | E. SWEETWATER DRIVE |
| LOT 5                                  | FRANCIS NEWTON BOOTH                       | 8990 | E. SWEETWATER DRIVE |
| LOT 6                                  | CHARLES E. & LOU ELLEN DAVIS               | 8968 | E. SWEETWATER DRIVE |
| LOT 7                                  | MARSHA L. & VIRGINIA H. QUARLES            | 8940 | E. SWEETWATER DRIVE |
| LOT 8                                  | STEVE J. & SHERRY L. CROWLEY               | 8888 | E. SWEETWATER DRIVE |
| LOT 9                                  | GORDON L. & KAREN M. SHARP                 | 8806 | E. SWEETWATER DRIVE |

|                |                                       |      |                     |
|----------------|---------------------------------------|------|---------------------|
| <b>BLOCK E</b> |                                       |      |                     |
| LOT 1          | ARNOLD C. & SUZANNE M. GRAPEL         | 9024 | E. SWEETWATER DRIVE |
| LOT 2          | CHARLES MORROW                        | 8970 | E. EDEN WALK COURT  |
| LOT 3          | JOHN W. ROWDA                         | 8950 | E. EDEN WALK COURT  |
| <b>BLOCK F</b> |                                       |      |                     |
| LOT 1          | JEFFERY A. & PATRICIA F. SMITH        | 9023 | E. SWEETWATER DRIVE |
| LOT 2          | MICHAEL J. & MICHAEL SHAY PICCIONE    | 9061 | E. SWEETWATER DRIVE |
| LOT 3          | ROBERT THOMAS & KAREN CUYLER BRIGGS   | 9083 | E. SWEETWATER DRIVE |
| LOT 4          | ELAINE DOCKE                          | 9060 | E. SWEETWATER DRIVE |
| LOT 5          | FRED & MARLYN Y. PRUTER               | 9056 | E. SWEETWATER DRIVE |
| <b>BLOCK G</b> |                                       |      |                     |
| LOT 1          | MARLEEN M. COOPER - TRUSTEE           | 9118 | E. SWEETWATER DRIVE |
| LOT 2          | JOSHUA CALEN HANSSSEN                 | 9096 | E. PINEHURST COURT  |
| LOT 3          | LAWRENCE J. KING & PATRICIA L. CLONCH | 9093 | E. PINEHURST COURT  |
| LOT 4          | LUIS A. & JACQUELINE S. DELFIN        | 9099 | E. PINEHURST COURT  |
| <b>BLOCK H</b> |                                       |      |                     |
| LOT 1          | DENNIS & GRACIA FOX                   | 9105 | E. SWEETWATER DRIVE |
| LOT 2          | ROBERT W. & MARION C. MILLER          | 9159 | E. SWEETWATER DRIVE |
| LOT 3          | JEFFREY & RENEE KINNARD               | 9197 | E. SWEETWATER DRIVE |
| LOT 4          | RONALD J. & LISA G. COWART            | 9269 | E. SWEETWATER DRIVE |
| LOT 5          | TAMMY ARNOLD                          | 9299 | E. SWEETWATER DRIVE |
| LOT 6          | NOLAN C. & SANDRA J. TOTH             | 9349 | E. SWEETWATER DRIVE |
| LOT 7          | WALTER D. & LINDA C. CONNORS          | 9375 | E. SWEETWATER DRIVE |
| LOT 8          | WILLIAM A. & SHARON STEPHENSON        | 9376 | E. SWEETWATER DRIVE |
| LOT 9A         | JOHN MARQUA & ANABELLE FREER          | 9334 | E. SWEETWATER DRIVE |
| LOT 9B         | ANTHONY S. HATFIELD                   | 9300 | E. SWEETWATER DRIVE |
| LOT 10A        | JOHN W. & CONSTANCE M. GRACY          | 9274 | E. SWEETWATER DRIVE |
| LOT 10B        | MALINDA S. DUFFELL                    | 9246 | E. SWEETWATER DRIVE |
| LOT 11A        | DEBBENEY S. MCORD                     | 9212 | E. SWEETWATER DRIVE |
| LOT 11B        | SHEILA L. KYBURZ - TRUSTEE            | 9184 | E. SWEETWATER DRIVE |
| LOT 12         | LARRY L. & MARY E. JAMES              | 9150 | E. SWEETWATER DRIVE |
| LOT 13         | NORMAN E. & BONNIE G. PETERSON        | 9132 | E. SWEETWATER DRIVE |
| 61             | <b>TOTAL LOTS</b>                     |      |                     |



H & B CONSULTING ENGINEERS, INC.  
 Certificate of Authorization # 4829  
 P.O. Box 520  
 218 N. Florida Street - Suite 3  
 Bushnell, Florida 33513  
 Phone : (352) 793-2113

**SWEETWATER POINTE  
 WATERMAIN EXTENSION**

Drawn: RDG Checked: MZB  
 Date: 02/16 Scale: AS SHOWN Sheet: 1 of 1

D:\Information\2016\20160216\_Sweetwater\pds\02160216\_Sweetwater.dwg, 1/17/2016 10:40:59 AM, 100, 10, 100, 100

# Agenda Memorandum – *City of Inverness*

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**DATE:** May 12, 2016  
**ISSUE:** Complete Streets Resolution  
**FROM:** City Manager  
**CC:** City Clerk, Dale Malm, Myra Monreal  
**ATTACHED:** Guiding Principles for Complete Streets Resolution 2016-06

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The following excerpts are found from <http://www.smartgrowthamerica.org>

Streets are a vital part of livable, attractive communities. Everyone, regardless of age, ability, income, race, or ethnicity, ought to have safe, comfortable, and convenient access to community destinations and public places—whether walking, driving, bicycling, or taking public transportation. But too many of our streets are designed only for speeding cars or, worse, creeping traffic jams.

A nationwide movement launched by the National Complete Streets Coalition in 2004, Complete Streets integrates people and place in the planning, design, construction, operation, and maintenance of our transportation networks. The Coalition promotes the development and implementation of policies and professional practices that ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments. To date, over 730 agencies at the local, regional, and state levels have adopted Complete Streets policies, totaling over 900 policies nationwide.

### **What are “Complete Streets”?**

Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users. People of all ages and abilities are able to safely move along and across streets in a community, regardless of how they are traveling. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from train stations.

### **What do Complete Streets policies do?**

Creating complete streets means transportation agencies must change their approach to community roads. By adopting a Complete Streets policy, communities direct their transportation planners and engineers to routinely design and operate the entire right of way to enable safe access for all users, regardless of age, ability, or mode of transportation. This means that every transportation project will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists – making your town a

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## Agenda Memorandum – *City of Inverness*

better place to live. The National Complete Streets Coalition has information to help develop policy for our town.

### **How Does a Complete Streets Resolution Benefit Inverness?**

We have been planning, moving and building this model since the late 1990's when Downtown Phase I was built. The City has since become a cycle friendly location that attracts thousands annually from the Withlacoochee Trail and local cyclists.

Adoption of the Complete Streets Resolution will help us qualify for a designation as a Bicycle Friendly City/Community. The designation supports what has been done and what's planned to be accomplished.

### ***Recommended Action –***

1. Motion and second to read the Resolution by title only
  - a. Clerk reads Resolution title
2. Discuss the matter
3. To proceed, motion and second to adopt the Resolution 2016-06 by roll-call

  
Frank DiGiovanni

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

**RESOLUTION 2016-06**

**A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF INVERNESS, ESTABLISHING A COMPLETE STREETS POLICY AND GUIDING PRINCIPLES.**

**WHEREAS**, the City of Inverness is the designated and constituted body responsible for the transportation planning and programming process for the City of Inverness Area; and

**WHEREAS**, the City of Inverness desires to promote, maintain and enhance the livability and sustainability of communities within Inverness, Florida; and

**WHEREAS**, safe, convenient, connected roadways that accommodate the mobility needs of multiple users and modes that effectively balance through movement and local access are critical to livability; and

**WHEREAS**, Complete Streets principles encourage planning, designing, constructing, operating and maintaining transportation systems that promote safe and convenient travel for people of all ages and abilities by a variety of transportation modes; and

**WHEREAS**, streets should be designed to compliment and support the adjoining land uses and community character so the resulting street environment is attractive and of appropriate scale; and

**WHEREAS**, streets that integrate and invite multiple mobility choices contribute to the public life of a community, support sustainable economic development, facilitate the efficient movement of people and goods, improve public health, advance environmental stewardship, reduce fuel consumption and maximize the use of roadway infrastructure.

**NOW, THEREFORE BE IT RESOLVED** by the City of Inverness that:

1. The City of Inverness adopts the "Complete Streets Guiding Principles" outlined on Attachment A as a means to facilitate the development of Complete Streets in Inverness.
2. The City of Inverness will work in cooperation with the Hernando-Citrus County Metropolitan Planning Organization (MPO), Tampa Bay Area Regional Transportation Authority (TBARTA), the Florida Department of Transportation (FDOT) and bicycling and pedestrian organizations to assist in developing, implementing and funding complete streets.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF MAY, 2016.**

\_\_\_\_\_  
David Ryan, Council President

ATTEST:

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

## **ATTACHMENT A**

### **CITY OF INVERNESS COMPLETE STREETS GUIDING PRINCIPLES**

#### **VISION:**

Every public right-of-way shall be planned, designed, constructed, and maintained such that each resident of Inverness, Florida will have transportation options to safely and conveniently travel to their destinations.

#### **PRINCIPLES:**

1. Each phase in the life of a roadway, including planning, funding, designing, constructing, operating, and maintaining of new and modified streets, will be an opportunity to improve the integration of all transportation modes into the roadway.
2. Sound engineering and planning judgment will produce context sensitive designs that will account for the unique circumstances of different users, streets, neighborhoods, and activity centers.
3. The transportation network should be planned and constructed as a well-connected system that encourages multiple connections to destinations.
4. Complete Streets may be achieved through single projects, incrementally through a series of smaller improvements, or through maintenance activities.
5. Complete Streets principles may not apply to short-term maintenance activities designed to keep assets in serviceable condition (e.g. mowing, sweeping, and spot repair, or interim measures on detour or haul routes). Complete Streets principles do apply to resurfacing activities.
6. Not all roadways are suitable for complete streets treatment. In corridors whose primary purpose is to carry inter- and intra-regional traffic, for example, a limited range of modal accommodations may be appropriate. At a minimum, pedestrian connectivity must be maintained unless local conditions dictate otherwise.

#### **STRATEGIES:**

1. The City of Inverness will work with the Hernando-Citrus County Metropolitan Planning Organization (MPO), Tampa Bay Area Regional Transportation Authority (TBARTA) and the Florida Department of Transportation (FDOT) as necessary to assist in developing, implementing and funding complete streets policies, programs and projects.
2. The City of Inverness shall develop a procedure to provide financial assistance to worthy complete streets projects with an emphasis on funding projects that provide high benefit at low cost.
3. Complete Streets Elements should be considered when local governments develop, modify or update local government comprehensive plans, manuals, rules, regulations and programs, as appropriate.
4. American Association of State Highway and Transportation Officials (AASHTO)-compliant transportation facilities for all modes, including pedestrian, bicycle, public transit, and motor vehicle, should be provided on all roadways as applicable.
5. Local governments and the FDOT are encouraged to apply context sensitive solutions to solve transportation problems in a manner consistent with community characteristics and as desired by local officials, citizens and stakeholders.
6. When possible, context sensitive streetscape plans that incorporate appropriate Florida plants and landscaping materials should be developed whenever a street is newly constructed, reconstructed, or relocated.
7. Augmenting non-transportation projects, such as storm water or private sector development, to concurrently implement complete streets principles should be considered as a cost-effective means to achieve mobility enhancements.

# Agenda Memorandum – *City of Inverness*

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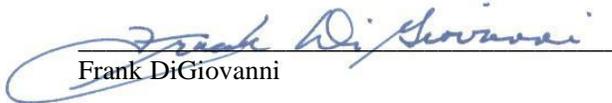
**DATE:** May 12, 2016  
**ISSUE:** Event Vendor Fee Resolution  
**FROM:** City Manager  
**CC:** City Clerk, Finance Director, Event Bureau  
**ATTACHED:** Vendor Fee Resolution

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City sponsored events are a catalysis for growth, marketing, and local economic conditions. Event management is not an exact science, and requires a degree of structure and flexibility. The enclosed Event Fee Resolution is designed to be progressive and match vendor fees to an event's value. The greater the attendance; plus the duration and intensity, equates to a higher value and vendor cost. Value to a vendor is found in the success of the City Event Program, and balance is found in the progressive nature of the Resolution's program scale.

***Recommended Action –***

1. Motion, second and vote to read the Resolution by title
2. Clerk reads Resolution Title
3. Discuss the matter and if the desire is to proceed, motion and second to adopt the Resolution by roll-call.

  
Frank DiGiovanni

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212 West Main Street, Inverness Florida 34450  
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## Resolution 2016-03

### A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF INVERNESS, ESTABLISHING PARTICIPATION FEES FOR VENDORS AT CITY EVENTS

Whereas, by the City Code of Ordinances, Chapter 16-27. City Council must approve the fees recommended by the City Manager for events sponsored and conducted by the City of Inverness; and

Whereas, the City of Inverness works proactively to develop new events and improve existing events of a varied nature, and sponsors various City events at multiple venues, and

Whereas, the City of Inverness desires to bring fairness to the vendor fee structure, for City Council to consider and adopt the following fee matrix proposed by the City Manager to serve as a guideline to determine the fee structure to be implemented. The matrix prescribes a range for event fees that correlate to the anticipated audience size and number of days.

| Event Estimated Attendance | Small Audience |       | >1,000 |
|----------------------------|----------------|-------|--------|
|                            | 1-Day          | 2-Day | 3-Day  |
| Major Food                 | \$ 25          | \$ 50 | \$ 100 |
| Minor Food                 | \$ 20          | \$ 30 | \$ 75  |
| Major Entertainment        | \$ 25          | \$ 50 | \$ 75  |
| Minor Entertainment        | \$ 20          | \$ 30 | \$ 75  |
| Marketplace                | \$ 25          | \$ 50 | \$ 75  |
| Info Non Profit            | \$ 25          | \$ 50 | \$ 75  |

| Event Estimated Attendance | Medium |       | 1,000-4,000 |
|----------------------------|--------|-------|-------------|
|                            | 1-Day  | 2-Day | 3-Day       |
| Major Food                 | \$ 40  | \$ 80 | \$ 160      |
| Minor Food                 | \$ 30  | \$ 60 | \$ 120      |
| Major Entertainment        | \$ 60  | \$ 90 | \$ 120      |
| Minor Entertainment        | \$ 40  | \$ 80 | \$ 100      |
| Marketplace                | \$ 40  | \$ 80 | \$ 100      |
| Info Nonprofit             | \$ 25  | \$ 50 | \$ 75       |

| Event Estimated Attendance | Large |       | 4,001 - 7,000 |
|----------------------------|-------|-------|---------------|
|                            | 1-Day | 2-Day | 3-Day         |
| Major Food                 | \$ 50 | 100   | 200           |
| Minor Food                 | \$ 40 | 80    | 175           |
| Major Entertainment        | \$ 70 | 80    | 100           |
| Minor Entertainment        | \$ 50 | 60    | 75            |
| Marketplace                | \$ 50 | 75    | 100           |
| Info Nonprofit             | \$ 40 | 60    | 80            |

| Event Estimated Attendance | Major  |        | 7,000+ |
|----------------------------|--------|--------|--------|
|                            | 1-Day  | 2-Day  | 3-Day  |
| Major Food                 | \$ 100 | \$ 200 | \$ 350 |
| Minor Food                 | \$ 75  | \$ 140 | \$ 210 |
| Major Entertainment        | \$ 70  | \$ 85  | \$ 125 |
| Minor Entertainment        | \$ 50  | \$ 70  | \$ 100 |
| Marketplace                | \$ 50  | \$ 100 | \$ 150 |
| Info Nonprofit             | \$ 40  | \$ 60  | \$ 80  |

All fees are based on a 12ft. by 12ft. space for a tent, or one food truck or one trailer.

Electric Service to a location will be a set fee of \$50 per day when available. A vendor may purchase multiple (whole) spaces with and without electric service.

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

This resolution shall be effective on the \_\_\_\_\_ day of May 2016.  
PASSED AND ADOPTED this \_\_\_\_\_ day of May 2016.

CITY OF INVERNESS

By: \_\_\_\_\_  
David Ryan  
Council President

ATTEST:

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

# Agenda Memorandum – *City of Inverness*

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**DATE:** May 13, 2016  
**ISSUE:** Resolution for Extended Ball Field User Fees  
**FROM:** City Manager  
**CC:** City Clerk, Finance Director, Park Staff  
**ATTACHED:** Resolution for Park Fees Limited to Extended Use Periods

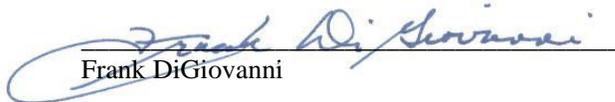
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In September, Council acted to adopt a Resolution that prescribed ball field user fees for extended seasonal play. The normal youth baseball season is from March through July. Extended or optional season use for what's referred to as "Fall-Ball" increases maintenance costs dramatically. Since the late 1980's extended use of turf ball field facilities has been accommodated by an adjoining fee program. What you were asked to adopt in September was intended to cover "extended use", but unfortunately a glitch was discovered that caused fees to be applied for all – year round – play. Little League can't afford these costs and the City isn't interested to impose them.

Corrective action is proposed with the enclosed Resolution that when adopted will rescind what was previously adopted and replace it with a properly worded document. The League will be as thrilled as we!

***Recommended Action –***

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

  
Frank DiGiovanni

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

## Resolution 2016-04

**A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF INVERNESS, ESTABLISHING FEES AND CHARGES FOR THE USE OF CITY FACILITIES; ESTABLISHING NEW FEES FOR EXTENDED USE OF CITY FACILITIES; REPEALING PRIOR FEES AND CHARGES FOR EXTENDED BALL FIELD USEAGE; AND REPEALING RESOLUTION 2015-10.**

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

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

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

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

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

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

|             | Current  | Proposed                                  |
|-------------|----------|---|
| Practice:   | \$13.30  | \$20.00                                   |
| Day Games:  | \$17.50  | \$25.00**                                 |
| Night Games | \$22.40* | \$25.00***                                |
|             |          | *Lights Included                          |
|             |          | **Includes Field Lining                   |
|             |          | ***Includes Field Lining, Lights Excluded |

#### Baseball Field: 3

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

(Extended Use Period is defined to commence at the conclusion of the Spring/Summer Season, and take effect from the 15<sup>th</sup> Day of August until the end of the Calendar Year.)

**Resolution 2015-10 is hereby Repealed.**

This Resolution shall be effective on the \_\_\_\_ day of May, 2016.

*Resolution 2016-04 (page 2)*

ATTEST:

CITY OF INVERNESS

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

BY: \_\_\_\_\_  
David Ryan, Council President

## Agenda Memorandum – *City of Inverness*

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**DATE:** May 11, 2016  
**ISSUE:** Florida League Conference – Quality Cities - Ad  
**TO:** ELECTED OFFICIALS  
**FROM:** City Manager DiGiovanni  
**CC:** City Clerk Davis  
**ATTACHED:** Proposed Ad for Inverness 2016 (Color-Full Page Ad)

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It is again time to submit the Florida League of Cities Quality Magazine Ad for this year's Florida League of Cities Conference Publication.

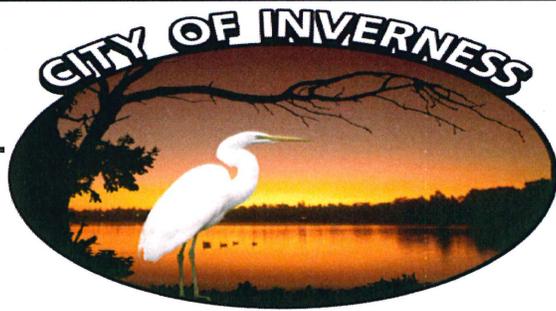
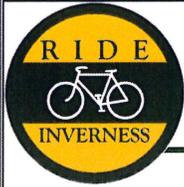
Enclosed is an update to last year's City Ad that we suggest is used as a full page representation, at a cost of \$625, as done last year. It's about our beautiful city that will be seen by thousands throughout the state.

***Recommended Action:***

It is recommended that the City Council motion, second and vote to approve the enclosed full page color ad at a cost of \$625 for the 2016 FLC Conference Publication.

Thanking you in advance for our attention to this matter.

  
\_\_\_\_\_  
Frank DiGiovanni



## *Small Town Done Right*

*The City of Inverness Elected Officials*

*Salute the Florida League of Cities*

*And extends our best wishes for a successful*

*90th Annual Conference*



[www.Inverness-FL.Gov](http://www.Inverness-FL.Gov)

#SmallTownDoneRight

(Twitter) Inverness\_FL

CITY OF INVERNESS



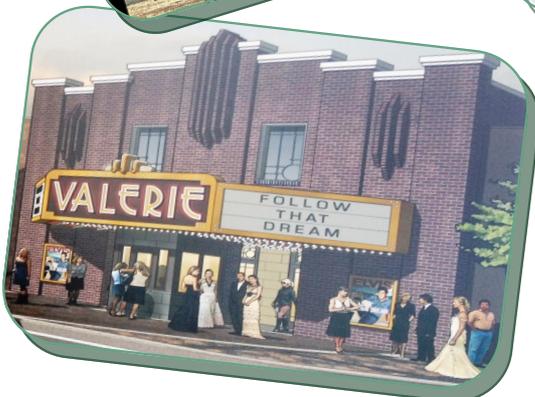
## *Small Town Done Right*

*The City of Inverness Elected Officials*

*Salute the Florida League of Cities*

*And extends our best wishes for a successful*

*89th Annual Conference*



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