

August 19, 2014  
5:30 PM

The City Council of the City of Inverness met on the above date in Regular Session at 1 Courthouse Square (due to Early Voting), with the following members present:

President Hinkle  
Vice President Hepfer  
Councilwoman Bega  
Councilman McBride  
Councilman Ryan  
Mayor Plaisted

Also present were City Manager DiGiovanni, Assistance Manager Williams, City Attorney Haag, Community Development Director Malm, and City Clerk Davis.

The Invocation was given by Councilman Ryan 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 Councilwoman Bega. The motioned carried.**

#### **PUBLIC HEARINGS**

None

#### **OPEN PUBLIC MEETING**

None

#### **SCHEDULED APPEARANCES**

**6)a) SWFWMD – Flood Maps** – Mr. J.P. Marchand, P.E. Manager for the Engineering and Watershed Management Section Southwest Florida Water Management District (SWFWMD) appeared before City Council to discuss the Federal Emergency Management Agency (FEMA) flood mapping process. SWFWMD and FEMA are teaming up together to update the flood maps. Mr. Marchand advised that Original Flood Maps were adopted in 1982 and much has changed since then. The current information helps with planning and risk analysis and is able to develop solutions better. Maps were developed through a county-wide effort in 2013 and are currently in the post preliminary map phase. He spoke of Citrus County and detailed analysis of drainage and developed new floodplain information on the noted watersheds, which represented approx. 45% of the county. The new maps include new elevations, flood analyses, new topography and new land uses. He referenced detailed studies of various watersheds throughout the county. A Public outreach program was done. There is a 6 month time frame to adopt the Ordinance and the new maps will be effective in September 2014. He reviewed the Preliminary Map Changes which summarizes city change and demonstrates old to new maps. He spoke of the impact when comparing the old maps to the new maps. The maps

are a great tool for people to assess what the risk is for people's property and if there's any action that they need to take. He provided resources and tools to obtain information from the Florida Water Management District's website. The flood map viewer within the website can be used for someone to go and enter their address, and find a piece of property to see if you are in the flood zones of the detailed area. The color-coded areas on the maps will be found in the flood map viewer. He also referenced several other websites that would be useful, to include the FEMA website.

Councilman McBride questioned the City's risk and Mr. Marchand explained that the new maps are currently out, which signifies the risk area. They are not adopted, but will become effective in September. He explained that the Ordinance doesn't affect the maps, but assures that we are to stay in the Insurance Program.

Councilwoman Bega questioned if the zones names stay the same with Mr. Marchand agreeing that they stay the same.

Councilman Ryan questioned if the information regarding the websites will be published so the general public can view the map that is associated with their property. Mr. Marchand was unsure but would check into it.

City Manager DiGiovanni stated that the ordinance does not affect the maps whatsoever. The ordinance is the formal action of the governing body to keep it and the community "in the game". City Manager clarified with Mr. Marchand that the District was the driving force behind the analysis of the floodplanning and the new modeling.

## **MAYORS LOCAL ACHIEVEMENT AWARDS**

None

## **CITY ATTORNEY REPORT**

**8)a) Property Acquisition Ordinance (1<sup>st</sup>) Reading** was addressed by City Attorney Haag who explained the legal considerations and merits of a locally structured protocol for the purchasing of property. He referenced Florida Statute 166.045 regarding municipalities and acquisition of property. The City Council has always been open with everything that is done. It needs to be defined in the city code how this process should take place. City Attorney clarified the need for appraisals and how many appraisals need to be done regarding the amount of money being spent. Councilman McBride questioned what is the difference between a market analysis and appraisal. City Attorney stated a market analysis is done by a real estate broker and an appraisal is done by a certified appraiser.

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

ORDINANCE NO. 2014 - 705

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, PROVIDING FOR PROCEDURES FOR THE ACQUISITION OF REAL PROPERTY BY THE CITY FOR MUNICIPAL PURPOSES; PROVIDING FOR THE POWERS OF THE CITY MANAGER; PROVIDING FOR APPROVALS BY THE CITY COUNCIL; PROVIDING FOR APPRAISALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND, PROVIDING FOR AN EFFECTIVE DATE.

**Councilwoman Hepfer motioned to adopt the Ordinance on the first reading by roll call vote. Seconded by Councilwoman Bega. Roll call vote was as follows:**

**Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried unanimously.**

### **CONSENT AGENDA**

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

- a) Bill Listing\*
  - Recommendation – Approval
- b) Council Minutes – 08/05/14\*
  - Recommendation – Approval

### **CITY MANAGER’S REPORT**

**10)a) Flood Map Ordinance (1<sup>st</sup> Reading)** was addressed by City Manager DiGiovanni noting this was presented this evening by FEMA/SWFMD representatives. Panels have to be adopted into the City’s Code of Ordinance to remain a participant within the National Flood Insurance Program (NFIP). This program provided city residents and businesses NFIP-backed Preferred Risk Policy, reduced insurance premiums. To obtain these reduced premiums, the city must also become consistent with certain portions of the 2010 revisions to the Florida Building Code (FBC), floodplain management provisions, involving construction techniques within flood hazard areas.

The state has mandated that all local government Floodplain Management Ordinances be standardized to their new model floodplain ordinance. Provided this evening is the new ordinance which has been reviewed by Attorney Haag, which adopts the new FIR< panels, provides consistency with the FBC, and is in keeping with the standardized floodplain ordinance.

Discussion:

**Councilwoman Hepfer motioned to have the Clerk read Ordinance 2014-704, by title only. Seconded by Councilwoman Bega. The motion carried.**

#### **ORDINANCE NO. 2014 - 704**

AN ORDINANCE OF THE CITY OF INVERNESS AMENDING THE CODE OF ORDINANCES FOR THE CITY BY TOTAL REPEAL AND REPLACEMENT OF PART II CHAPTER 9.5 FLOOD DAMAGE PREVENTION; PROVIDE FOR ADOPTION OF FLOOD HAZARD MAPS THAT ARE EFFECTIVE SEPTEMBER 26, 2014; PROVIDE FOR THE DESIGNATION OF A FLOODPLAIN ADMINISTRATOR; PROVIDE FOR ADOPTION PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS AND OTHER PURPOSES; PROVIDE FOR APPLICABILITY; PROVIDE FOR REPEALER; PROVIDE FOR SEVERABILITY; PROVIDE FOR AN EFFECTIVE DATE.

**Councilman Ryan motioned to adopt Ordinance 2014-704 on the first reading by roll-call vote. Seconded by Councilwoman Hepfer. Roll call vote was as follows: Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried unanimously.**

City Manager DiGiovanni additionally reported on the following:

- 2014 Trim Notices and the changes proposed regarding the pending increase in the millage rate. Referencing his personal trim notice he stated he doesn't pay enough for the services he receives from the City of Inverness. He commented regarding the changes the Florida legislature has made to taxation. He spoke of the proposed modification for the City of Inverness' budget by raising the tentative millage rate by .5 mill. According to the numbers he will be paying 2 cents less this year for services from the City. He noticed that all of the other areas on the tax bill had increased.
- FLC Conference was enjoyable and rewarding. He spoke of various vendors/people he spoke with in the Exhibit Hall during the conference. He referenced one company with an exhibit regarding holiday lighting and another company dealing with streetlight banners, and a conversation with Ken Small regarding tourist taxes, who has worked for the league for 25 years. Mr. Small suggested working with the local TDC.
- 3 City consortium with the City of Inverness, the City of Crystal River and Dunnellon. He spoke of sharing resources, such as equipment and creating a consortium with purchasing as well as technological expertise area.
- Fire Services/County Commission at their last meeting approved/awarded the certificate of need for the Sheriff's office/fire department to get into first responder type services, which are parallel with Nature Coast EMS.
- COI/SS Solutions – Management Services and City of Inverness has an agreement which appears to expire Sept. 30, 2014. He suggested taking action to terminate the agreement with SS Solutions effective Sept. 30. At the next Council meeting councilmembers could vote to see how to proceed regarding city manager services, and if they determine it appropriate to authorize Council President to meet with an individual and come up with a management contract. This would be presented to City Council for consideration to be effective October 1<sup>st</sup>. This appears to be the best means of moving forward. While the contract services has worked, it may be best for city government to have a manager back in the same arrangement as in the past. This would be a City Council decision.
- Pritchard Island representatives recently sent correspondence regarding garbage collection and issues with the services. City Manager noted the franchise agreement regarding sanitation services and the future use of automated trucks. Steps were taken in the past to come up with a new reasonable and rational location to place either the totes or dumpsters for collection. In-ground collection containers are not being maintained. At some point there needs to be a reconciliation that semi-automation will be going to full automation and other condo associations in the city have all found a reasonable way to comply.

### **COUNCIL/MAYOR SUBJECTS**

Mayor Plaisted spoke to the Sunshine Law and how open the City Council is. The FLC conference was outstanding. He mentioned Panera Bread opening, the need for a hotel, and the brick façade work in downtown.

Councilwoman Hepfer stated how she enjoyed the FLC conference and things she heard regarding big cities are just now doing what we've already done. Our city is ahead our times.

Councilwoman Bega praised the FLC conference. She referenced speaking to a couple of Crystal River city council members and how enjoyable the meeting of both cities was, and possibly another joint meeting with them. Spoke of a Letter to Editor by John Stewart. Thanks for another 4 years.

Councilman McBride spoke of the FLC Conference and the Public Records/Sunshine Law. He spoke of the importance of the two municipalities and what they mean to this county. MPO meeting was this morning and spoke of their procedures and committees.

Councilman Ryan enjoyed his first FLC Conference and the sessions on the Sunshine Law/Ethics/Technology/FBI Agent/Cloud Technology & Tweets. Congratulations to colleagues for reelection.

Council President Hinkle congratulated the reelected council members. Community has confidence in our City because it is a team effort to move the City forward. He referenced Façade Grants in other cities. He stated the need to rejoin the Heart of Florida at \$600/yr. City Election and County Elections are important for looking to the future. Spoke of the Crisis Intervention session at the conference with City of Sanford Mayor, Manager and Chief of Police. Our city is well positioned.

#### **CITIZENS NOT ON AGENDA**

**Karen Esty** thanked the Council for their service and for qualifying for another term. The confidence speaks volumes for being appointed to the committee on the MPO. She spoke of her thoughts on bicycle paths and relay races through Florida. She complemented the City on the way things are run.

Meeting adjourned at 6:49pm.

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City Clerk

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Council President