



**BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA**

**Citrus County Courthouse
110 N. Apopka Avenue, Room 100
Inverness, FL 34450**

AGENDA

August 12, 2025 - 1:00 PM

**Rebecca Bays, Chairman, District 4
Diana Finegan, 1st Vice Chair, District 2
Janet Barek, 2nd Vice Chair, District 3
Jeff Kinnard D.C., Commissioner, District 1
Holly L. Davis, Commissioner, District 5**

**Steve L. Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Traci Perry, Clerk of the Circuit Court and
Comptroller**

MISSION

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed. The Board gives citizens multiple opportunities for PUBLIC INPUT. All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person to make their request or presentation or five (5) minutes if they represent an organization with the appropriate documentation on file with the Clerk of Courts. If the request or presentation deals with a matter that requires investigation by County Staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request. 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 proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service at least two days before the meeting.

A. CALL TO ORDER

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

A.4. Approval of Agenda

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

C. CONSENT

Minutes

C.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:

July 23, 2025 8:30 AM Governing Body of the Special Library District of Citrus
County Preliminary Budget Hearing

July 23, 2025 8:45 AM Citrus County Fire Protection Special District Board
Preliminary Budget Hearing

July 23, 2025 9:00 AM Citrus County Board of County Commissioners Preliminary
Budget Hearing

Administration

Attorneys Office

Clerk

C.2. Quarterly Investment Reports January 1, 2025 through June 30, 2025

Acknowledge receipt of the 1st and 2nd Quarter Investment Reports from January 1, 2025, through June 30, 2025.

Community Services

C.3. Public Transportation Agency Safety Plan - 2025 Revision

Approve the update to the Citrus County Transit Public Transportation Agency
Safety Plan (PTASP) - 2025 Revision.

Fire Services

Human Resources

Management and Budget

C.4. Budget Transfers

Approve the budget transfers for Road Maintenance, EMS, Inverness Airport, Management and Budget, Circuit Court, Utilities, Solid Waste (2), Community Services, Technical Services, Fire Rescue, Facilities, Building and Supervisor of Elections for fiscal year 2024-2025. **(Tammy Wilson, Management & Budget Director)**

C.5. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the Florida Economic Community Development Block Grant-Housing Rehabilitation (CDBG-HR) grant, the Department of Environmental Protection grant and the Fire Rescue budgets for fiscal year 2024-2025. **(Tammy Wilson, Management & Budget Director)**

Growth Management

Public Works

C.6. Waste Disposal Account Agreement for GFL Solid Waste Southeast, LLC

a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and GFL Solid Waste Southeast, LLC for disposal fees up to \$75,000.00 and accept Harco National Insurance Company Bond No. 0857290.

b. Approve termination of the existing Waste Disposal Account Agreement with GFL Solid Waste Southeast, LLC dated September 10, 2024. **(Carlton Hall, Public Works Director)**

C.7. Termination of Waste Disposal Account Agreement for SandLand of Florida Enterprises, Inc.

a. Approve termination of the Waste Disposal Account Agreement between Citrus County and SandLand of Florida Enterprises, Inc. dated September 13, 2022.

b. Return security deposit plus calculated interest in the sum of \$1,931.68 to SandLand of Florida Enterprises, Inc. **(Carlton Hall, Public Works Director)**

C.8. Acknowledgment New T-Hangar Lease with Long KINF 1-N & Nienhuis KINF 1-G

Staff requests that the Board of County Commissioners acknowledge the attached executed T-Hangar Lease Agreement(s) for KINF 1-N with Kenneth & Elizabeth Long & KINF 1-G with Alvin Nienhuis. **(Carlton Hall, Interim Public Works Director)**

Systems Management

Visitors and Convention Bureau

Water Resources

C.9. Withlacoochee Regional Water Supply Authority Grant Agreement

Approve and authorize the Chairman to execute the grant agreement between Citrus County, Florida, and the Withlacoochee Regional Water Supply Authority for the Local Government Water Supply Funding Assistance Program in the amount \$47,174, with a Citrus County Utilities enterprise fund match of \$47,174. **(Ken Cheek, P.E., Water Resources Director)**

Set Public Hearings Workshops

D. OPEN TO THE PUBLIC

E. REGULAR BUSINESS

E.1. Bids

E.1.a. ITB 24-089 Amendment No. 1; Utility Stock Parts; Empire Pipe & Supply Company, Inc. and Pasco Pipe Supply, Inc.

a. Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Empire Pipe & Supply Company, Inc., to amend the fee schedule to increase the compensation to be paid to the Vendor at the rates set forth in Exhibit "A" of the Amendment to the Agreement.

b. Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Pasco Pipe Supply, Inc., to amend the fee schedule to increase the compensation to be paid to the Vendor at the rates set forth in Exhibit "A" of the Amendment to the Agreement. **(Ken Cheek, P.E., Director of Water Resources)**

E.1.b. RFQ 25-132 Continuing Services Contract (CCNA) for Water, Wastewater, and Reclaimed Water Utility Systems; Multiple Consultants

Approve and Authorize the Chairman to execute the Agreements between Citrus County, Florida and Ardurra Group, Inc., Burrell Engineering, Inc., Chen Moore and Associates, Coastal Engineering Associates, Inc., CPH Consulting, LLC, Half Associates, Inc., Jones, Edmunds & Associates, Inc., Kimley-Horn and Associates, Inc., McKim & Creed, Mead & Hunt, Inc., Stroud Engineering Consultants, Inc. to provide continuing professional engineering services for water, wastewater, and reclaimed utility systems on an as needed basis. **(Ken Cheek, P.E., Water Resources Director)**

E.1.c. RFP 25-146 Disaster Recovery and Emergency Debris Removal Services; Dynamic Group, LLC, CrowderGulf Joint Venture, Inc., DRC Emergency Services, LLC and Ceres Environmental Services, Inc.

a. Approve and authorize the Chairman to execute the 30-day Notice of Termination to terminate the current active agreements for RFP 22-063 Emergency Debris Management Services between Citrus County, Florida and DRC Emergency Services, LLC, between Citrus County, Florida and Ashbritt, Inc., between Citrus County, Florida and D&J Enterprises, Inc. and between Citrus County, Florida and CrowderGulf Joint Venture, Inc. as of September 11, 2025.

b. Approve & authorize the Chairman to execute the Agreements between Citrus County, Florida and Dynamic Group, LLC, between Citrus County, Florida and CrowderGulf Joint Venture, Inc., between Citrus County, Florida and DRC Emergency Services, LLC, and between Citrus County, Florida and Ceres Environmental Services, Inc. to provide emergency debris removal services on an as-needed basis. **(Carlton Hall, Public Works Director)**

E.1.d. ITB 25-021 Amendment No. 1; Crystal River Airport (CGC) Fuel Farm Project; Gonzalez & Sons Equipment, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Gonzalez & Sons Equipment, Inc. to amend Section 17.0, Insurance, of the Agreement to require Pollution Liability Coverage at no additional cost to the County. **(Carlton Hall, Public Works Director)**

E.1.e. PB 25-219 Broward College, Florida RFP-2024-082-OA Storm Drain Cleaning, Repairs and Maintenance Services; Shenandoah General Construction, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Shenandoah General Construction, LLC for storm drain cleaning, repairs, and maintenance on an as-needed basis. **(Carlton Hall, Public Works Director)**

E.1.f. ITB 25-173 Silicone Roof Coating Restoration at West Citrus Government Center; 1st Class Roofing, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and 1st Class Roofing, Inc., to install a silicone roof coating system over the existing modified bitumen or smooth surface of the West Citrus Government Center, at the cost of \$315,999. **(Carlton Hall, Director of Public Works)**

E.1.g. RFP 25-133 Insurance Broker Services; Risk Management Associates, Inc.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Risk Management Associates, Inc., to provide insurance brokerage services for the County's Risk Management within the Management and Budget Department, at an annual fee of \$70,000.

b. Approve and Authorize the Chairman to execute the related Business Associate Agreement between Citrus County, Florida and Risk Management Associates, Inc. **(Tammy Wilson, Management & Budget Director/ Ellen Nichols, Risk Manager)**

E.1.h. AGR 22-022 Assignment of Agreement; Medical Director Services for Citrus County Emergency Medical Services; SOS Care Solutions, LLC

Approve and Authorize the Chairman to execute the Assignment of Agreement between Citrus County, Florida and SOS Care Solutions, LLC., for the Medical Director Services for Citrus County Emergency Medical Services. **(Craig Stevens, Fire Chief)**.

E.1.i. RFQ 19-023 Assignment of Agreement; Medical Director Services for Citrus County Fire Rescue; SOS Care Solutions, LLC

Approve and Authorize the Chairman to execute the Assignment of Agreement between Citrus County, Florida and SOS Care Solutions, LLC., for Medical Director Services for Citrus County Fire Rescue. **(Craig Stevens, Fire Chief)**

E.1.j. RFP 23-079 Amendment No. 2; Full-Service Advertising & Public Relations Services; Miles Partnership, LLLP

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Miles Partnership, LLLP, extending the duration of the Agreement to September 25, 2026. **(Auvis Cole, Tourism Director)**

E.1.k. LOI 25-155 Amendment No. 1; Building Division Licensing Compliance Special Master Services – Department of Growth Management; Van Alstyne Law, PLLC

Approve and Authorize the Chairman to execute the Amendment to the Agreement between Citrus County, Florida and Van Alstyne Law, PLLC to amend the first paragraph of the Agreement to reflect that the Special Master's Name is VAN ALSTYNE LAW, PLLC. **(Eric Landon, Growth Management Director)**

E.2. Interlocal Agreement for enhanced law enforcement services City of Inverness

Approve and Authorize the Chairman to execute the Interlocal Agreement for Fiscal Year 2025/26 between the City of Inverness, the Citrus County Sheriff's Office and the Citrus County Board of County Commissioners for enhanced law enforcement services. **(Citrus County Sheriff, David E. Vincent)**

E.3. Interlocal Agreement for enhanced law enforcement services City of Crystal River

Approve and authorize the Chairman to execute the 2025/26 Interlocal Agreement between the City of Crystal River, the Citrus County Sheriff's Office and the Citrus County Board of County Commissioners for enhanced law enforcement services. **(Citrus County Sheriff David E. Vincent)**

E.4. Conflict Waiver Regarding Webster Bank

Approve and authorize the Chairman to execute the conflict waiver letter regarding Webster Bank. **(Denise Lyn, County Attorney)**

E.5. Utility debt issuance

- a. Approve and Authorize the Chairman to execute the Approving Resolution with Exhibit A Loan Agreement for the Citrus Springs 2024 Assessment Area and the Northwest Quadrant Water Main Assessment Area debt issuance and any other required documents at the closing.
- b. Approve and authorize the Commissioners to execute the Certificate as to Public Meetings. **(Ken Cheek, P.E., Water Resource Director/ Tammy Wilson, Management & Budget Director)**

E.6. Proposed Homosassa Phase 5 Sewer Project Assessment Area – Acceptance of Perpetual Utility & Access Easement(s)

- a. Authorize the Chairman to accept the Perpetual Utility and Access Easements from property owner(s) in the Proposed Homosassa Phase 5 Sewer Project Assessment Area to allow installation of the central sewer system, as part of the Homosassa Septic to Sewer Project.
- b. Authorize the Clerk of the Board to place Board of County Commissioner's acceptance stamp on the Perpetual Utility and Access Easements attached and record the easement and associated documents in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

E.7. Crystal River Grant Agreement - Automated Weather Observing System (AWOS) Replacement

Approve & authorize the Chairman and the County's Aviation Attorney to execute FAA Grant Agreement No. 3-12-0156-016-2025, to secure federal funding for the future replacement of the AWOS III system at Crystal River Airport. The total projected project cost is \$159,589, with funding provided as follows: FAA – \$151,609 (95%), FDOT – \$6,383 (4%), and Citrus County – \$1,597 (1%), with the FDOT and County shares to be incorporated into the FY26 Aviation Budget. **(Carlton Hall, Public Works Director)**

E.8. IMP 2023-00007 Bobbie Glen – Perpetual Private Maintenance

Approve the request from Hampton Hills, LLC to approve Bobbie Glen subdivision for Perpetual Private Maintenance of subdivision improvements, roadways and stormwater facilities, with potable water and sewer improvements being publicly owned and maintained facilities. **(Carlton Hall, Public Works Director)**

E.9. Potential Property Acquisition – Landfill Expansion

- a. Approve and authorize Staff to obtain two appraisals and a title search pursuant to F.S. § 125.35(3), Citrus County Code Chapter 2, Article IV.1, Section 2-112, and Administrative Regulation 8.03-2 for the property located at 1650 East Withlacoochee Trail, Dunnellon, FL, and provide a Letter of Intent to the Richmond Corp.
- b. Approve and authorize the Chairman to accept a subsequent Purchase and Sale Agreement from the Richmond Corp, for 1650 East Withlacoochee Trail, Dunnellon.
- c. Authorize staff to execute all other documents related to the closing of the property, except for recordable documents; approve and authorize payment of related closing costs associated with this property acquisition.

d. Approve and authorize the Chairman or designee to execute all related closing documents, accept a subsequent deed from the Richmond Corp and authorize the Clerk to place the acceptance stamp on the deed upon receipt and record all necessary documents in the Public Records of Citrus County, Florida. **(Carlton Hall, Public Works Director)**

E.10. Interlocal Agreement with the City of Inverness for Disposal of Solid Waste

Approve and authorize the Chairman to execute an Interlocal Agreement for the disposal of solid waste between Citrus County and the City of Inverness from October 1, 2025 through September 30, 2026. **(Carlton Hall, Public Works Director)**

E.11. List of Discounts, Errors, Double Assessments, and Insolvencies from the 2024 Tax Roll

Acknowledge the list of Discounts, Errors, Double Assessments, Insolvencies, Federal bankruptcies, Under Minimum and Properties assigned to the List of Lands Available for taxes against the **2024** Tax Roll. **(Janice A. Warren, Tax Collector)**

E.12. TDC Request for Unbudgeted Out-of-State Travel Request

Approval for 1 additional individual to attend the Hershey RV Show from September 10-14, 2025. **(Auvic Cole, Tourism Director)**

E.13. Settlement of Claim # 906149

Approve and authorize the Chairman to execute the General Release and Settlement Agreement between Michael B Smith and Citrus County, Florida, Citrus County Board of County Commissioners, Johns Eastern Company, Inc., Davies North America, and Preferred Governmental Insurance Trust in the full and complete settlement amount of \$42,500. **(Tammy Wilson, Management & Budget Director)**

F. OUTSTANDING COMMISSION ITEMS

www.citrusbocc.com/departments/commissioners/commissioner_projects.php

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

H. PRESENTATIONS/PUBLIC HEARINGS

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

J. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

K. COMMISSIONER JEFF KINNARD D.C. - DISTRICT 1

K.1. Ordinance Relating to Quasi-Judicial Hearings

Direct our County Attorney to bring back an ordinance amending our Code to adopt an ordinance pursuant to Section 286.0115, Florida Statutes, to amend our Code to incorporate necessary changes, and to prepare a disclosure form to accompany the new Code section.

K.2. Medical Marijuana Treatment Center School Separation

Motion and vote to give staff direction to amend the Land Development Code to provide greater separation between Medical Marijuana Treatment Centers and schools.

L. 2nd VICE CHAIR JANET BAREK- DISTRICT 3

M. 1ST VICE CHAIR DIANA FINEGAN - DISTRICT 2

N. CHAIR REBECCA BAYS - DISTRICT 4

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

P. OPEN TO THE PUBLIC

Q. ADVISORY BOARD ANNOUNCEMENTS

R. UPCOMING MEETINGS

1. Regular Meeting, August 26, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, September 9, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, September 23, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. *Citrus County Strategic Progress Report and Legislative Priorities Retreat:* August 14, 2025, at 9:00AM, Lecanto Government Building, Room 166, 3600 W. Sovereign Path, Lecanto, FL 34461
2. *Charting our Course: Responsible Growth Workshop:* August 26, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. *Tentative Budget Hearing:* September 11, 2025, at 5:01 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
4. *Workshop: DATE*, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

T.1. 5:01 pm CPA/AA/PUD-2025-00001 - Atty Darryl Johnston for 3KS Family (previous applicant Southworth)

- a. Conduct a public hearing on August 12, 2025, at 5:01 p.m. to review and consider State transmittal of CPA/AA/PUD-2025-00001 - Attorney Darryl W. Johnston for 3KS Family Limited Liability Partnership/George L. Southworth, Trustee, of the George L. Southworth Revocable Trust dated February 17, 2006.
- b. If approved for transmittal, direct staff to transmit the application to the State and various State agencies for comment.. (**Eric Landon, Growth Management Director**).

U. ADJOURN