BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

October 21, 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

A. CALL TO ORDER

October 21, 2025 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

Ron Shafer from Friends of the Library gave the Invocation.

A.2. Pledge of Allegiance

Steve Minguy led the Pledge of Allegiance.

Public Speaker Form for Item A2

A.3. Roll Call

Present: Holly L. Davis, Rebecca Bays, Jeff Kinnard D.C., Diana Finegan, Janet Barek, Administrator Steve Howard, County Attorney Denise Lyn, Deputy Clerk Amy Novinger, Deputy Clerk Georgette Tozer, Deputy Clerk Ashlyn Russ

Absent: Clerk of the Circuit Court and Comptroller Traci Perry

A.4. Approval of Agenda

County Administrator Steve Howard requested the following changes: pulled item E8; addition of item E9; and additional information for items E3, H1 and J1.

Motion to approve the agenda as read into the record and to pull c from item J1.

RESULT: Adopted

MOVER: Holly L. Davis
SECONDER: Jeff Kinnard D.C.
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve the Proclamations.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Diana Finegan
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

B.1. Proclamation -- Alternative Dispute Resolution Week

Approve and Authorize the Board to proclaim October 12-18, 2025, as Alternative Dispute Week **(Kathy Rector, Clerk of Court)**

B.2. Proclamation -- Friends of the Library Month

Approve and authorize the Board to execute a proclamation extending appreciation to the Friends of the Library and declaring October 2025 as "Friends of the Library Month" in Citrus County, Florida. **(Eric Head, Community Resources Director, Adam Chang, Library Services Director)**

C. CONSENT

Motion to approve the Consent Agenda, in full.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Diana Finegan
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

Minutes

C.1. Minutes of the Board of County Commissioners
Approve the following minutes of the Board of County Commissioners:
October 7, 2025 Regular Meeting

<u>Administration</u>

C.2. Partial Release of Lien
a. Authorize the Chairman of the Board of County Commissioners to execute the Partial Release of Lien affecting title to 10588 E. Gobbler Dr. Floral City, FL (Legal Description: Altkey:1880157;100 FT ON E SD 1/4 OF NE 1/4 OF SEC 36-19-20. – LESS THAT PORTION LYING N OF LK TSALA APOPKA (CANAL WATERWAY) – AND ALL THAT PART OF THE W 1/2 OF THE NW 1/4 OF SEC 31-19-21 – LESS THAT PORTION LYING N AND E OF LAKE TSALA APOPKA (CANAL WATERWAY) – ALSO THE E 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SD SEC 31 LYING W OF AND INCLUDING THE LK TSALA APOPKA (CANAL WATERWAY) TITLE IN OR BK 47 PG 256 & OR BK 52 PG 555
b. Authorize the clerk to record the partial Release of Lien in the Public Records of Citrus County, FL **(Steve Howard, County Administrator)**

<u>Attorneys Office</u>

No items.

<u>Clerk</u>

C.3. County Warrants
Accept the attached check registers outlining the County warrants.

<u>Community Services</u>

C.4. Lecanto Community Park -Friends & Families Reaching for the Abilities Halloween Event
Approve and authorize the Chairman to execute the Lecanto Community Park Use Agreement between Citrus County, Florida and the Friends and Families Reaching for the Abilities to allow for the 2025 Skelebration to be held at Lecanto Community Park on Saturday, October 25, 2025. They will additionally be

allowed to use Lecanto Community Park no earlier than 8:00am on Friday, October 24, 2025 to setup for the event. (**Eric Head, Community Services Director**)

C.5. Hernando Beach Use Agreement -2025 Dragon Boat Festival

Approve and authorize the Chairman to execute the Hernando Beach Use Agreement between Citrus County, Florida, and the Citrus County Education Foundation, Inc. to allow for the Dragon Boat Festival 2025 to be held at Hernando Beach on Saturday, November 1, 2025. The boat ramp will be closed on the evening of Friday, October 31, 2025, to allow setup for the festival. The ramp will be opened back up in the evening on Saturday, November 1, 2025. (**Eric Head, Community Services Director**)

Fire Services

No items.

Human Resources

No items.

Management and Budget

C.6. Budget Transfers

a. Approve the budget transfers for Crystal River Airport, Inverness Airport, Library Services (2), Stormwater (2) and Supervisor of Elections for fiscal year 2024-2025
b. Approve the budget transfers for Visitors & Convention Bureau, Grounds Maintenance and Library Services for fiscal year 2025-2026
(Tammy Wilson, Management & Budget Director)

C.7. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the Withlacooche Regional Water Supply Authority (WRWSA), the Southwest Florida Water Management District (SWFWMD), the Home Care for the Elderly (HCE), Community Care for the Elderly (CCE), and the Alzheimer's Disease Initiative (ADI) grant budgets for fiscal year 2025-2026. **(Tammy Wilson, Management & Budget Director)**

Resolution 2025-109

Growth Management

No items.

Public Works

C.8. Asset Deletion – OCE Colorwave 500 Scanner/Copier
Approve the deletion of the OCE Colorwave 500 Scanner/Copier from the inventory of the Department of Public Works, Technical Services Division and the removal of said item from the County's Capital Asset listing: Asset #52622, 52622-001 & 52622-002. **(Carlton Hall, Public Works Director)**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

C.9. Conveyance of Escheated Property to the City of Inverness, FL
Set a public hearing on November 4, 2025, at 1:15 pm to consider the conveyance of one (1) escheated property to the City of Inverness, Florida. **(Carlton Hall, Public Works Director)**

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Bruce Halasz
Curtiss Bryant

[Public Speaker Form for Item D]

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through p.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Janet Barek
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

E.1.a. PB 26-014 (CONFIDENTIAL) SOC 2 Report Confidentiality Acknowledgment

Approve and Authorize the Chairman to execute the SOC 2 Report Confidentiality Acknowledgment between Citrus County, Florida and the Vendor listed on the Confidentiality Acknowledgment, for the release of Vendor's SOC 2 Type 2 report for County review to ensure State and Federal regulation compliance, before staff can move forward with a possible Agreement. **(Louis Foltzer, Chief Information Officer)**

E.1.b. SGS 25-166 Purchase of Products, Licenses and Services related to Geographic Information Systems (CONFIDENTIAL)

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and the Vendor named in the Agreement, for the purchase of products, licenses and services related to Geographic Information Systems mapping software and web development platforms at a three (3) year total cost of $295,540.

b. Approve and Authorize the Chairman to execute the Quotation # Q-544121 included as Attachment "D"' of the Agreement.

c. Approve and Authorize the Chairman to execute the Small Enterprise Agreement County and Municipality Government (E214-5) between Citrus County, Florida and the Vendor named on the Agreement which is included as Attachment "D" of the Agreement. **(Louis Foltzer, Chief Information Officer)**

E.1.c. QTE 21-152 Amendment No. 3; Nature Coast EMS Landscape Maintenance; JDMF, LLC

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and JDMF, LLC, to exercise the final option to renew the Agreement, extending the duration of the Agreement to November 8, 2026; and to modify the language in Section 19.15 Equal Employment Opportunity in accordance with Executive Order 14173. **(Eric Head, Community Services Director)**

E.1.d. QTE 25-095 Notice of Termination; Re-Bid Mowing Services for Citrus County Libraries: Schaeffers Commercial Landscaping & Hauling, LLC

Approve and Authorize the Chairman to execute the Notice of Termination between Citrus County, Florida and Schaeffers Commercial Landscaping & Hauling, LLC to terminate the Agreement for non-compliance effective on midnight of November 20, 2025. **(Eric Head, Community Services Director)**

E.1.e. SGS 21-131 Amendment No. 2; Parking Meter Management System to Collect and Enforce Launching Fees at the County Boat Ramps; Premium Parking Service, L.L.C.

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Premium Parking Service, L.L.C., to renew the Agreement for an additional one (1) year period, extending the duration of the Agreement to October 25, 2026; replacing the current Scope of Work with Exhibit "A", attached hereto and made a part thereof; and to modify the language in Section 19.15 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Eric Head, Community Services Director)**

E.1.f. QTE 26-004 Drug Court Alcohol & Drug Testing, Labs & Supplies; Redwood Toxicology Laboratory, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Redwood Toxicology Laboratory, Inc., to provide Drug Court with alcohol and drug testing, labs, and supplies on an as-needed basis, for fiscal year 25/26 at a cost of $25,995.54. **(Eric Head, Community Services Director)**

E.1.g. RFP 25-128 Amendment No. 1; Third Party Claims Administrator for Property, Liability, and Workers' Compensation; Commercial Risk Management, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Commercial Risk Management, Inc. to amend the fee schedule for inmate hospital billing review and repricing to those rates set forth in Exhibit "B". **(Tammy Wilson, Management & Budget Director)**

E.1.h. SGS 23-016 Amendment No. 1; Legal Advertising and Publishing Services; Citrus Publishing, LLC, a subsidiary of Paxton Media Group, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Citrus Publishing, LLC, a subsidiary of Paxton Media Group, LLC, to renew the Agreement for an additional two (2) year term, extending the duration of the Agreement to December 12, 2027; and to modify the language in Section 19.18 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Tammy Wilson, Management & Budget Director)**

E.1.i. ITB 22-111 Amendment No. 3; Landfill Alternate Daily Cover; LSC Environmental Products, LLC

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and LSC Environmental Products, LLC, to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to November 29, 2026; and to amend the fee schedule to those rates set forth in Exhibit "A", attached hereto and made a part thereof; and to modify the language in Section 18.11 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Carlton Hall, Public Works Director)**

E.1.j. RFP 25-185 Citrus County Courthouse Lobby Elevator Modernization (CONFIDENTIAL)

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and the Contractor listed on the Agreement for the modernization of two (2) single three-stop, hydraulic passenger elevators, publicly accessed front elevators at the Citrus County Courthouse
b. Approve related Budget Transfer **(Carlton Hall, Public Works Director)**

E.1.k. ITB 23-088 Amendment No. 6; (RE-BID) Cardinal Street Force Main Project; Pave-Rite, Inc.

Approve and Authorize the Chairman to execute Amendment No. 6 to the Agreement between Citrus County, Florida and Pave-Rite, Inc., to ratify the terms of the Amended Notice to Proceed, extending the time for final completion to October 30, 2025; and modify the language in Section 23.18 Equal Employment Opportunity in accordance with Executive Order 14173. **(Ken Cheek, P.E. Water Resources Director)**

E.1.l. PB 26-006 Marion County # 25P-140 Sodium Hypochlorite; Odyssey Manufacturing Co.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Odyssey Manufacturing Co., to furnish and deliver liquid sodium hypochlorite (12.5 Trade Percent Available Chlorine), on an as-needed basis, at a cost of $1.84 per Gallon. **(Ken Cheek, P.E., Water Resources Director)**

E.1.m. RFQ 24-161 Utility Billing Services; OPUS 21 Management Solutions, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and OPUS 21 Management Solutions, LLC to effectively support and maintain all integrated billing systems and provide utility bill design, mailing, and related services on an as-needed basis. **(Ken Cheek, P.E., Water Resources Director)**

E.1.n. PB 25-224 City of Tampa ITB 25-P-00118 Pool and Fountain Chemicals; Hawkins Water Treatment Group, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Hawkins Water Treatment Group, Inc., to furnish and deliver 12.5% liquid Sodium Hypochlorite, on an as-needed basis, at a cost of $2.40 per Gallon. **(Ken Cheek, P.E., Water Resources Director)**

E.1.o. PB 25-231 Seminole County IFB-064913-24/LAS Hydrant & Valve Maintenance, Repair, and Flushing; Hydromax USA LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Hydromax USA LLC, to provide maintenance, repairs and replacement parts, and flushing for hydrants and valves, on an as-needed basis. **(Ken Cheek, P.E., Water Resources Director)**

E.1.p. PB 25-232 Seminole County IFB-604927-25/LAS Hydrant and Valve Construction and Repair Services; Hydromax USA LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Hydromax USA LLC, to provide fire hydrant and valve construction and repair services on an as-needed basis. **(Ken Cheek, P.E., Water Resources Director)**

E.2. Cayla's Coats, Inc., Lease Agreement

a. Discussion and consideration of a request from Cayla's Coats, Inc., a Florida Not for Profit Corporation, to lease of a portion of the county-owned, Fort Island Gulf Beach, Crystal River, Florida, Fort Island Trail Park, Crystal River, Florida, Hernando Beach, Hernando, Florida, Eden Boat Ramp, Inverness, Florida and

Duval Island Board Ramp, Floral City, Florida, for the purpose of placing and maintaining a life jacket loaner station on each property to make free Coast Guard Certified life jackets available to the public for increased safety.
b. Adopt and authorize the Chairman to execute a Resolution of the Board acknowledging the request from Cayla's Coats, Inc. to lease property owned by the County.
c. Approve and authorize the Chairman to execute the Lease Agreement for a period of five (5) years, beginning November 1, 2025, through October 31, 2030, at a rate of a $1.00 per location per year. **(Eric Head, Community Services Director)**

Motion to approve item E2a, b and c.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

Resolution 2025-110

E.3. Developer Funding and Connection Fee Credit Purchase Agreement
a. Approve and authorize the Chairman to execute the Developer Funding and Connection Fee Credit Purchase Agreement for Hampton Hills, LLC and Citrus Hills Investment Properties, LLC .
b. Authorize the Clerk to place an acceptance stamp on the agreement and record in the Public Records of Citrus County, Florida. **(Ken Cheek, Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**

Motion to approve item E3a and b.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Diana Finegan
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

Additional information was received after the agenda was published.

Additional Information Item E3

E.4. Water & Wastewater Infrastructure Conveyance – Davis Reserve
Approve and authorize the Clerk to place an acceptance stamp on release of lien, bill of sale, warranty of materials or workmanship and Engineer's Certification of Construction Completion of the water and wastewater mains and component parts in the Davis Reserve subdivision and record in the Public

Records of Citrus County, Florida. **(Ken Cheek, Water Resources Director, Bernadine Flood-Nichols, Utility Business Services)**

Motion to approve item E4.

RESULT:	**Adopted**
MOVER:	Janet Barek
SECONDER:	Diana Finegan
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

E.5. Water and Wastewater Developer's Agreement - Davis Reserve

a. Approve and authorize the Chairman to execute the Water and Wastewater Agreement for Brentwood Farms, LLC and Davis Reserve Community Development.
b. Authorize the Clerk to place an acceptance stamp on the agreement and record in the Public Records of Citrus County, Florida. **(Ken Cheek, Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**

Motion to approve item E5a and b.

RESULT:	**Adopted**
MOVER:	Janet Barek
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

E.6. CoreCivic Contract Monitoring Update for September 2025

Concur with the recommended action of the non-performance assessment based on a tiered level of staffing pursuant to Amendment #2 of the contract with Corecivic for the month of September 2025 would be $38, 000.00 **(Joseph Whittick, Contract Monitor)**

Motion to approve item E6.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Diana Finegan
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

E.7. Letter of Support for the Homosassa River Restoration Project – Phase 4

a. The Board of County Commissioners is requested to reaffirm its formal support for the Homosassa River Restoration Project and endorse the continuation of collaborative restoration efforts. This action underscores the County's commitment to environmental stewardship, sustainable management of

natural resources, and the enhancement of quality of life for current and future residents.
b. Approve and authorize the Chair to sign a letter of support for the Homosassa River Restoration Project Phase 4.nt and future residents. **(James Toy, Administrative Development Review Expediter and Intergovernmental Liaison)**

Motion to approve item E7a and b.

Citizen Steve Minguy, President of the Homosassa River Preservation Project commented.

RESULT:	**Adopted**
MOVER:	Janet Barek
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

Public Speaker Form for item E7

Clerk's Note: Comments from Steve Minguy for this item were made under item H1.

E.8. Administrative Regulation Regarding Communications Between the County Commission and the County Administrator
Approve Administrative Regulation 3.01-6 regarding Communications Between the County Commission, the County Administrator, and Staff. **(Denise Lyn, County Attorney)**

This item was pulled during the meeting.

Pulled Item E8

E.9. Agreement for Recovering Off-site Utility Improvement Costs – Home Depot
a. Approve and authorized the Chair to sign the agreement between Citrus County and Home Depot USA, Inc. for recovery of off-site utility improvement costs.
b. Authorize the Clerk to place an acceptance stamp on the agreement and record in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**

Motion to approve item E9.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to include a and b.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

This item was received after the agenda was published.

[Additional Information Item E9]

F. OUTSTANDING COMMISSION ITEMS

F.1. Outstanding Commission Items

Special Projects Manager Veronica Kampschroer provided the updates.

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

No items.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:10PM Presentation - Adoption of the 2026 Citrus County Legislative Priorities

Motion to approve and adopt the 2026 Citrus County Legislative Priorities as presented; and authorize County Administration to:
a. Transmit the adopted priorities to the Citrus County legislative delegation;
b. Advocate for the inclusion of these priorities in state legislative and budgetary considerations; and
c. Engage in related efforts, including coordination with external agencies and associations, to advance the County's legislative agenda. **(James Toy, Administrative Development Review Expeditor and Intergovernmental Liaison)**

County Administrator Steve Howard provided the updates and Mr. Howard and Engineering Director Walt Eastmond addressed the Board.

Citizens Steve Minguy, President of the Homosassa River Preservation Project and Sheriff David Vincent commented.

Motion to approve item H1a, b and c.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to include the changes read into the record for the following projects: Judicial Government Space Expansion, County Road 491 Roadway Widening Project, and Chassahowitzka River Campground.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Holly L. Davis
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

Additional information was received after the agenda was published.

Item H1 PowerPoint

Additional Information for Item H1

Public Speaker Form for Item H1

H.2. 1:15 PM Citrus County Industrial Development Authority (CCIDA) - Creation
a. Approve the establishment and formation of the Citrus County Industrial Development Authority (CCIDA) and structural approval of the associated Resolution.
b. Provide for a 45-day open application and review period of interested parties for potential appointment as initial members of the Authority. **(Steven Baham, Economic Development Director)**

Economic Development Director Steven Baham provided the recommendation and Mr. Baham, County Administrator Steve Howard and County Attorney Denise A. Dymond Lyn addressed Board questions.

Citizen Curtiss Bryant commented.

Motion to approve item H2a and b, with a 90-day open application on b.

County Attorney Denise A. Dymond Lyn addressed the Board.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis, Bays, Kinnard D.C., Finegan
NAY:	Barek

[Public Speaker Form for Item H2]

H.3. 3:30 PM Citrus County Hospital Board Sunset/Dissolution
Citrus County Hospital Board Sunset/Dissolution

The following individuals provided updates on behalf of the Citrus County Hospital Board: Bill Grant, Attorney; and Dr. Mark Fallows, Chairman.

Jennifer Fryns, Vice President of the Workforce Development and Innovation at the College of Central Florida, addressed the Board.

Dr. Fallows continued to provide updates and addressed Board questions.

Attorney Grant addressed the Board and recognized the Trustees of the Citrus County Hospital Board.

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

I.1. Code Review and Appeals Board (CRAB) membership
Provide staff direction regarding membership of the Code Review and Appeals Board (CRAB).

Growth Management Director Eric Landon addressed Board questions.

Consensus of the Board was given to provide staff direction to keep the 6 regular members, advertise for 1 regular member and 1 alternate member for the Code Review and Appeals Board.

J. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

J.1. Forever Nature Coast Study
1. Motion and vote to direct County Staff to work with NFLT to piggyback its Agreement with Highlands County including the Scope of Work as presented by NFLT.
2. Motion and vote to direct County staff to establish a fund within which to accept stakeholder donations.
3. Discussion and vote to designate up to $22,000 from the Duke funds to Task 2 of the Scope of Services and approve related budget transfer.

Commissioner Holly Davis provided the recommendation.

Motion to direct staff to work with NFLT to piggyback its Agreement with

Highlands County, including the Scope of Work as presented by NFLT, and to establish a fund within which to accept stakeholder donations; item J1-1 and 2.

Citizens Tracey Duncan and Dixie Hollins commented.

Commissioners responded to comments from the public, followed by Board discussion.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis, Bays, Kinnard D.C., Finegan
NAY:	Barek

Additional Information Item J1

Public Speaker Form for Item J1

Additional information was received after the agenda was published.

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

K.1. Potential Property Acquisition of Pirates Cove

a. Approve and authorize Chairman to sign a Vacant Land Contract and Addendum to Vacant Land Contract between Stacy N. Armstrong, Kim M. Duemier and Citrus County, Florida, regarding the potential property acquisition of Pirates Cove.
b. Authorize staff to deposit within 5 days of contract execution, $50,000 to be held in escrow by Citrus Title Company LLC (Escrow Agent).
c. Approve and authorize staff to obtain all necessary documents to effectuate the acquisition of this property, and 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 the property acquisition.
d. Approve and authorize the Chairman or designee to execute all related closing documents and accept a subsequent Warranty Deed from Stacy N. Armstrong and Kim M. Duemier.
e. Approve and authorize the Clerk to place the acceptance stamp on the deed upon receipt and record all documents as required in the Public Records of Citrus County, Florida.

Commissioner Jeff Kinnard, D.C. provided the recommendation.

Motion to approve item K1a through c: county commitment of $900,000 will come from the Park Impact Fees, Tourist Development Council (TDC), and

formerly known as the Duke Special Projects Fund, equally $300,000 from each; and the private funding of $352,005.41 will come from private entities.

Board discussion ensued.

The motion was amended to include: item K1d and e.

Citizen Gerry Mulligan commented.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Holly L. Davis
AYES:	Davis, Bays, Kinnard D.C., Finegan
NAY:	Barek

Public Speaker Form for Item K1

L. 2nd VICE CHAIR JANET BAREK- DISTRICT 3

No items.

M. 1ST VICE CHAIR DIANA FINEGAN - DISTRICT 2

No items.

N. CHAIR REBECCA BAYS - DISTRICT 4

Chair Rebecca Bays opened discussion regarding the one cent sales tax, followed by Board discussion.

Don Taylor, Chair of the Local Option Sales Tax Steering Committee, addressed the Board.

County Administrator Steve Howard and Public Works Director Carlton Hall addressed Board questions, followed by Board discussion.

County Attorney Denise A. Dymond Lyn provided clarification to the Board, followed by Board discussion.

Consensus of the Board was given, by the majority, to provide staff direction to do a Pavement Management Program for four years and turn it back over to Don Taylor and the Local Option Sales Tax Steering Committee.

Ms. Lyn announced that this item would come back at the November 18th meeting.

Public Speaker Form for Item N

N.1. Proposed Naloxone Cabinet Locations
Discuss and approve the proposed locations for the installation of naloxone cabinets using Opioid Settlement – NQC funds.

Chair Rebecca Bays provided an overview and Fire Chief Craig Steven and Division Chief of EMS and Fire Rescue Jason Morgan provided the recommendation.

There were no citizen comments.

Motion to approve item N1.

RESULT:	**Adopted**
MOVER:	Rebecca Bays
SECONDER:	Holly L. Davis
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

P. OPEN TO THE PUBLIC

There were no citizen comments.

Q. ADVISORY BOARD ANNOUNCEMENTS

No items.

R. UPCOMING MEETINGS

1. Regular Meeting, November 4, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, November 18, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

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

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Strategic Planning Retreat: January 30, 2026, at 9:00AM, Lecanto Government Building, Room 166, 3600 W. Sovereign Path, Lecanto, FL 34461

T. PUBLIC HEARINGS

Clerk's Note: The meeting was in recess at 3:49 pm and resumed at 5:01 pm.

T.1. 5:01 p.m. PUD-2025-00004 Shahzad Mahmood/Kimley Horn for Wal Mart Stores East LP

a. Conduct a public hearing on October 21, 2025, at 5:01 pm to review and consider application PUD-2025-00004 Shahzad Mahmood/Kimley-Horn for Wal-Mart Stores East LP.
b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-2025-00004 Shahzad Mahmood/Kimley-Horn for Wal-Mart Stores East LP. **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex-parte communications and read the proposed ordinance title into the record.

Shahzad Mahmood, with Kimly-Horn provided the applicant's presentation and addressed Board questions.

Growth Management Deputy Director Joanna Coutu provided the staff presentation and addressed Board questions.

Citizens P. J. Auffhammer and Pamela Becker commented.

Motion to approve PUD-2025-00004 Shahzad Mahmood/Kimley Horn for Wal-Mart Stores East LP, item T1a and b.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Janet Barek
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

Public Speaker Form for Item T1

Ordinance Number 2025-A24

T.2. 5:05 p.m. CPA/AA/PUD-2024-00018 Michael Wilburn for LKQ Southeast

a. Conduct a public hearing on October 21, 2025, at 5:05 p.m. to consider application CPA/AA/PUD-2024-00018 Michael Wilburn for LKQ Southeast.
b. If approved, direct the Chair and Clerk to execute the ordinance for CPA/AA/PUD-2024-00018 Michael Wilburn for LKQ Southeast. **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex-parte communications and read the proposed ordinance titles into the record.

The following individuals provided the applicant presentation and addressed Board questions: Michael Wilburn, with Local Engineering Inc.; Mike Brehm, with LKQ; Paul Gibbs, Landscape Architect with Community Land Design; Avis Marie Craig, Certified Planner; and Attorney Clark Stillwell.

Land Development Principal Planner Joe Hochadel provided the staff presentation and addressed Board questions.

The following individuals addressed the Board: Rachel Langley; Tony Ayo; Carrie Gallagan; Theresa Waldron; P.J. Auffhammer; Sue Albertson; Josh Wooten, CEO of the Citrus County Chamber of Commerce; and Dixie Hollins.

Commissioners responded to comments from the public.

The following individuals provided rebuttal comments on behalf of the applicant: Dr. Wilburn; Casey Ingram, District Manager for LKQ; Sid Ansbacher, Environmental Counsel; and Mr. Gibbs.

Motion to approve CPA/AA/PUD-2024-00018 Michael Wilburn for LKQ Southeast, item T2a and b, with 10 conditions, modification of conditions 1 and 2 to be updated as depicted on the master plan submittal dated October 1, 2025, the security fencing should be the black chain link fence, and irrigation on the burm and buffer.

Board discussion ensued with Ms. Lyn and Mr. Hochadel.

The motion was amended to add: Buffers must be provided as depicted on the master plan submittal dated October 1, 2025; irrigation will be required within the buffer area; security fencing will be located on the inside of the buffer; plants must be field grown instead of container grown to have some maturity; and move trees with the buffer to the property line.

Dr. Wilburn addressed the Board, followed by Board discussion with Ms. Lyn and

Mr. Hochadel.

The motion was amended to modify Condition 2: allow a further separation between the property line and where the burm starts; and fencing to be at the base of the burn, as depicted on the master plan submittal dated October 1, 2025.

RESULT:	**Adopted**
MOVER:	Janet Barek
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek
NAY:	None

Additional Information for Item T2 - Submitted by Josh Wooten

Public Speaker Form for Item T2

Ordinance Numbers 2025-A25 and 2025-A26

U. ADJOURN

The meeting was adjourned at 07:23 PM.

Proof of Publication