BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

December 9, 2025 - 1:00 PM

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

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

A. CALL TO ORDER

December 9, 2025 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

Chair Diana Finegan provided Christmas wishes.

A.1. Invocation

Pastor Marple Lewis of Cross Ridge Church in Lecanto gave the Invocation.

A.2. Pledge of Allegiance

County Attorney Denise A. Dymond Lyn, a U.S. Air Force Veteran, led the Pledge of Allegiance.

A.3. Roll Call

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

Absent: Clerk of the Circuit Court and Comptroller Traci Perry

A.4. Approval of Agenda

County Administrator Steve Howard submitted additional information for item B3 and item C10.

Motion to approve the Agenda with the changes.

RESULT: **Adopted**
MOVER: Janet Barek

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

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items B1, 2 and 3.

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

B.1. Present a check to the Board of County Commissioners from the Withlacoochee River Electric Cooperative, Inc.

Mr. Jamen Monbarren, District Manager of Withlacoochee River Electric Cooperative, Inc., Crystal River, will present the Board of County Commissioners with a capital credit check from the Withlacoochee River Electric Cooperative, Inc.
(Jamen Monbarren, District Manager of Withlacoochee River Electric Cooperative, Inc., Crystal River)

B.2. Proclamation -- Farm-City Week

Approve and Authorize the Chairman to proclaim November 19-26, 2025 as Farm - City Week. **(Hernando/ Citrus County Farm Bureau)**

B.3. Citrus County awarded a $16.4 million grant from Governor DeSantis

Citrus County was awarded **$16.4 million** to replace the sanitary sewer system that experienced substantial storm intrusions during the 2023 and 2024 hurricane seasons. This is a transformative investment that supports the long-term resilience, reliability, and economic sustainability of our community.
This recognition today is not only about the funding—it is about the team effort that made this possible.
I want to express sincere appreciation to the dedicated staff across multiple departments who worked together to prepare the technical data, narrative justification, fiscal analysis, and intergovernmental coordination required for this award.
This award represents what is possible when our internal teams are aligned, proactive, and committed to moving Citrus County forward. It also strengthens our position as we continue pursuing future state and federal funding to support community needs.
To all staff involved—thank you for your professionalism, dedication, and

teamwork. Your efforts directly contributed to this success, and your work will have a lasting impact on the residents and businesses of Citrus County. **(Steve L. Howard, County Administrator)**

Additional Information for Item B3

C. CONSENT

Motion to approve the Consent Agenda.

Commissioner Holly Davis commented regarding item C18, followed by Board discussion.

County Attorney Denise A. Dymond Lyn addressed First Vice Chair Janet Barek.

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

Minutes

C.1. Minutes of the Board of County Commissioners
Approve the following Board of County Commissioner minutes:
November 18, 2025 Regular Meeting

Administration

C.2. Trust for Public Lands – Letter of Support
Approve and authorize the Chair to execute the attached letter requesting technical assistance from the Trust for Public Land. **(Veronica Kampschroer, Special Projects Manager)**

Attorneys Office

No items.

Clerk

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

C.4. Clerk Records Disposition #2285
Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #2285 for disposal of records that have met their assigned retention periods.

Community Services

C.5. Library Services Furniture Asset Deletion — Asset #30434-002
Approve the deletion of the following items from the inventory of Library Services and the removal of said items from the county's Capital Asset listing: Asset numbers: 30434-002. **(Eric Head, Community Resources Director)**

Fire Services

C.6. Deletion of Surplus Property - Asset 30426 - 4" Well
Approve deletion of the following items from the inventory of Fire Rescue and the removal of same items from the county's capital asset listing. Asset # 30426 - 4" Well at Fire Station #9 **(Craig Stevens, Fire Chief)**

Human Resources

No items.

Management and Budget

C.7. Roll Forward Purchase Order Budget Resolution

Adopt and authorize the Chairman to execute a resolution amending the County Budget for outstanding purchase orders from fiscal year 2024/2025 that will be brought forward into fiscal year 2025/2026. **(Tammy Wilson, Management & Budget Director)**

Resolution Number 2025-122

C.8. Budget Transfers

Approve the budget transfers for Citrus Springs MSBU, Systems Management, Emergency Medical Services, Beverly Hills MSBU, and Article V Facility for fiscal year 2025-2026. **(Tammy Wilson, Management & Budget Director)**

C.9. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the United States Department of Housing and Urban Development (HUD) grant budget for fiscal year 2025-2026. **(Tammy Wilson, Management & Budget Director)**

Resolution Number 2025-123

Growth Management

C.10. Removal of Administrative Regulation A.R. 13.08-3, Administrator, Plans Examiners and Construction Inspectors

Remove Administrative Regulation A.R. 13.06-3, Administrator, Plans Examiners and Construction Inspectors. **(Eric Landon, Growth Management Director)**

Additional Information for Item C10

Public Works

C.11. Release of Retainage ITB 24-088 Work Order# PR-5 (Districts 1,2,4, & 5)

a. Accept the completed project and acknowledge Pay App #8 Release of Retainage as the close-out for Work Order #PR-5 (Districts 1,2,4, & 5).
b. Approve the release of retainage and authorize the Clerk to release retainage to the contractor, Pave-Rite, Inc. in the total amount of $226,975.45.
c. Return any encumbered funds back to the appropriate accounts. **(Carlton Hall, Public Works Director)**

C.12. Acknowledgment Box Hangar Lease Renewal (O'Hanrahan)

Staff requests that the Board of County Commissioners acknowledge the attached and executed Box Hangar Lease (O'Hanrahan). **(Carlton Hall, Public Works Director)**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

C.13. Acceptance of perpetual operation and maintenance Water Main - E Hobart Ln

Approve and authorize the Clerk to place acceptance stamp on release of lien, bill of sale, warranty of materials or workmanship and Engineer's Certification of Construction Completion of the water component parts at E Hobart Ln and record in the Public Records of Citrus County Florida. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services)**

C.14. Connection Charge Installment Lien Agreement - Per-Eric & Elisabeth Adolfsson

a. Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for Per-Eric & Elisabeth Adolfsson.
b. Authorize the Clerk to record Connection Charge Installment Lien Agreement in the Public Records of Citrus County, Florida. (**Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**

C.15. Connection Charge Installment Lien Agreement - John F. Roby Jr. & Karon S. Roby

a. Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for John F. Roby Jr. & Karon S. Roby.
b. Authorize the Clerk to record Connection Charge Installment Lien Agreement

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

C.16. Release and Satisfaction of Lien Water and Wastewater Utility Services - Kenneth S Johnston

a. Approve and authorize the Chairman to execute Release & Satisfaction of Lien filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by Kenneth S Johnston.
b. Authorize the Clerk to record Release & Satisfaction of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**

C.17. Write off Uncollectible Utility Accounts and File Lien on Owner Accounts

a. Approve the write off of $3,196.90 for uncollected utility accounts and approve and authorize the Chairman to execute a Claim of Lien to be filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by those listed in “Exhibit A under Columns B & C”.
b. Authorize the Clerk to record Claim of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services)**

<u>Set Public Hearings Workshops</u>

C.18. Set a Public Hearing on amending Chapter 38, Emergency Services of the Code of Ordinances

Set a Public Hearing on January 6, 2026, at 1:15 PM to adopt an amendment to an ordinance of Citrus County, Florida, a political subdivision of the State of Florida, amending Chapter 38, Emergency Services, Amending Article II. - Emergency Medical Transportation Services, Section 38-21, entitled "Certificate of public convenience and necessity for emergency medical transportation", Section 38-22, entitled "Application Fees", Section 38-23, entitled "County emergency medical transport services fees", Section 38-24, entitled "County interfacility transfer transport fees"; providing for severability; providing for codification; providing for modification; providing for repeal of inconsistent provisions; providing for an effective date. **(Craig Stevens, Fire Chief)**

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Mark Schroder
David Raciti
Terri O'Neal, Community and Government Affairs Consultant for SECO Energy
Thomas Bustetter
Karen Hanna, Vice President of Operations of Citrus County Foundation for Animal Protection
Wanda Moak
Mary Shields
Becky LaFountain
Randy Moak
Tim Reasbeck
Tyler, Clinical Manager with E-Care Ambulance
Rhys Campbell
Mike O'Connell
Trina Romeo
Greg Thomas
SCADAbob
Deb Spence
Marti Little
Curtiss Bryant
Chuck Hutterli
Ken Ferguson
Dot Lang
Jillian Fedele
Renee Bedford

Chair Diana Finegan and County Administrator Steve Howard addressed Mr. Schroder's comments.

Commissioners responded to comments from the public.

Additional Information for Item D - Submitted David Raciti

Additional Information for Item D - Submitted by SCADAbob

Additional Information for Item D - Submitted by Terri O'Neal

Additional Information for Item D - Submitted by Tom Bustetter

Public Speaker Forms for Item D

Clerk's Note: This item was paused at 1:25 PM and was resumed at 1:48 PM.

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through d.

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

E.1.a. ITB 21-087 Amendment No. 3; Medical Supplies for Fire Rescue Purchase and Delivery; Bound Tree Medical, LLC

Approve and Authorize the Chairman to execute Amendment No. 3 of the Agreement between Citrus County, Florida and Bound Tree Medical, LLC, to modify the rates to be paid to the Contractor, effective on the date the Amendment is executed by County, to those rates set forth in "Exhibit A" attached hereto, and to replace Section 18.11 Equal Employment Opportunity of the Agreement with modified language in accordance with Executive Order 14173. **(Craig Stevens, Fire Chief)**

E.1.b. PB 26-027 City of Naples RFP No. 25-017 Wastewater Treatment Plant - Hauling and Disposal of Biosolids; Charlotte County Bio-Recycling Center, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Charlotte County Bio-Recycling Center, LLC to provide for the removal, hauling, and disposal of wastewater bio-solids on an as-needed basis from the Citrus County wastewater treatment plants, at a cost of $0.103 per Gallon. **(Ken Cheek, P.E., Water Resources Director)**

E.1.c. QTE 24-023 Amendment No. 1 Cleaning Services for East & West Citrus Community Centers; Thomas Four, Inc. dba ServiceMaster Professional Service

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Thomas Four, Inc. dba ServiceMaster Professional Service, extending the duration of the Agreement to January 21, 2027; and to modify the language in Section 18.15 Equal Employment Opportunity in accordance with Executive Order 14173. **(Eric Head, Community Services Director)**

E.1.d. ITB 25-209 Construction of the Business-Industrial Park-Phase 2 at the Inverness Aiport (INF); Commercial Industrial Corp.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Commercial Industrial Corp., to provide for the construction of the Business-Industrial Park-Phase 2 at Inverness Airport for the amount of $8,828,264.10 plus a contingency of $171,735.90 to a total of $9,000,000 which is funded totally by the grant received, once signed Agreement is received by staff and reviewed by County Attorney's Office.
b. Approve and Authorize the Chairman to execute a Work Authorization between Citrus County, Florida and Infrastructure Consulting & Engineering, LLC (ICE), to provide Construction Engineering Inspection (CEI) Services for the construction project at a cost of $388,250.
c. Approve related budget resolution. **(Carlton Hall, Public Works Director)**

Resolution Number 2025-124

E.2. Agreement to Purchase Developer's Utility Pre-paid Credits – Sprouts

a. Approve and authorize the Chairman to acknowledge receipt of this agreement to purchase utility tie-in credits, as shown in Attachment “A”.
b. Approve and authorize the Clerk to place an acceptance stamp on the assignment 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 E2a and b.

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

E.3. Amendment to Agreement between Lutheran Services Florida, Inc. d/b/a LSF Health Systems (a Florida non-profit corporation) and Citrus County, Florida for and on behalf of Citrus County Fire Rescue (CORE)

Approve and authorize the Chairman to execute Amendment 100 to the Purchase Order Agreement with Lutheran Services Florida, Inc., to reflect an update to the link in Section 4.1., "Employment Screening". **(Craig Stevens, Fire Chief)**

Motion to approve item E3.

Board discussion ensued.

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

E.4. Amendment to Purchase Order Agreement 2 between Lutheran Services Florida, Inc. d/b/a LSF Health Systems (a Florida non-profit corporation) and Citrus County, Florida for and on behalf of Citrus County Fire Rescue (NQC)

Approve and authorize the Chairman to execute Amendment 100 to the Purchase Order Agreement 2 with Lutheran Services Florida, Inc. to reflect an update to the link in Section 4.1., "Employment Screening". **(Craig Stevens, Fire Chief)**

Motion to approve item E4.

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

E.5. LifeStream Behavioral Center Agreement with Citrus County - Fiscal Year 2025-2026

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and Lifestream Behavioral Center, Inc. to provide substance abuse and mental health services in Citrus County. This agreement will become effective upon the date it is executed by the last party. The term of the agreement will be for a one (1) year period starting October 1, 2025, to September 30, 2026. **(Craig Stevens, Fire Chief)**

Motion to approve item E5.

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

E.6. Request for Tri-Party Agreement for payment of wastewater connection fees for Technology Conservation Group

a. Discussion and possible board action on a Tri-Party Agreement for payment of connection fees payable for the connection and benefit of Technology Conservation Group to the Citrus County Utilities Department. **(Steven Baham, Economic Development Director)**

b. Approved related budget transfer based on the Board's recommended funding source. **(Tammy Wilson, Management & Budget Director)**

Motion to approve item E6a and b.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.

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

E.7. TDC Request for New Travel Initiatives

a. Approval for 1 individual to attend the Ragan Social Media Conference in Orlando, FL. from Mar. 9–11, 2026.
b. Approval for 1 additional individual to attend the U.S. Travel Assoc. ESTO Tourism Conference in Philadelphia, PA. from Aug. 24–26, 2026.
c. Approval for 1 individual to attend the STS Board Meeting in Atlanta, GA. from Dec. 10–12, 2025.
d. Approval of related budget transfers. **(Auvis Cole, Tourism Director)**

Motion to approve item E7a, b, c and d.

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

E.8. TDC Request for Hayworth PR Project Proposal

a. Approve the Hayworth Public Relations Project Proposal in the amount of $40,500.
b. Approve related budget transfer. **(Auvis Cole, Tourism Director)**

Motion to approve item E8a and b.

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

E.9. TDC Request for Expansion of Welcome Center Operations & Addition of Two Tourism Support Positions

a. Approve the expansion of Welcome Center Operations from five (5) days to six (6) days per week.
b. Approve the creation of a full-time Tourism Research & Development Specialist at pay grade 202 and a full-time Social Media & Content Specialist at pay grade 202.
c. Approve related budget transfer in the amount of $117,762 for the remainder of FY 26. **(Auvis Cole, Tourism Director)**

Motion to approve item E9a, b and c.

RESULT:	**Adopted**

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

E.10. ASPCA Grant Agreement for New Animal Services Facility

Approve and authorize the Chairman to execute the Agreement between the American Society for the Prevention of Cruelty to Animals (the "ASPCA") and Citrus County, Florida in the amount of $800,000. No matching funds required. **(Eric Head, Community Services Director)**

Motion to approve item E10.

Citizen Deb Spence commented.

Board discussion ensued.

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

Public Speaker Form for Item E10

F. OUTSTANDING COMMISSION ITEMS

F.1. Outstanding Commissioner Items

Update on Outstanding Commissioner Items **(Veronica Kampschroer, PMP, Special Projects Manager)**

Special Projects Manager Veronica Kampschroer provided the updates and addressed Board questions.

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

County Administrator Steve Howard recognized staff and provided Christmas wishes.

Public Works Carlton Hall and Growth Management Director Eric Landon addressed questions from Commissioner Rebecca Bays.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:25 pm Street Vacate SV-2025-00003 Capt. Jim's Golf Carts
a. Conduct a public hearing for SV-2025-00003, Capt. Jim's Golf Carts.
b. If approved, authorize the Chairman and Clerk to execute the resolution for SV-2025-00003, and record the resolution in the public records. **(Eric Landon, Growth Management Director)**

Kyle Benda with Benda Law provided the applicant information and addressed Board questions.

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

Citizen Richard Pank commented and Ms.Coutu addressed Mr. Pank.

Motion to approve item H1a and b.

Board discussion ensued.

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

Public Speaker Form for H1

Proof of Publication for Item H1

Resolution Number 2025-125

H.2. 1:30 pm Plat Vacate PV-2025-00007 Knowles
a. Conduct a public hearing for PV-2025-00007, Patricia Knowles.
b. Approve and authorize the Chairman to execute the resolution for PV-2025-00007, Patricia Knowles and authorize the Clerk to record the resolution in the public records. **(Eric Landon, Growth Management Director)**

Patricia Knowles provided the applicant information.

Growth Management Deputy Director Joanna Coutu provided the staff presentation.

There were no citizen comments.

Motion to approve item H2b, PV-2025-00007 for Knowles.

RESULT:	**Adopted**
MOVER:	Holly L. Davis

SECONDER: Janet Barek
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

Proof of Publication for Item H2

Resolution Number 2025-126

H.3. 1:35 PM Presentation Only: 36 Month Performance Report "Moving Citrus Forward"
Presentation Only **(Steve L. Howard, County Administrator)**

County Administrator Steve Howard provided the presentation.

Chair Diana Finegan recognized Mr. Howard.

There was no action taken on this item.

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

No items.

J. COMMISSIONER REBECCA BAYS - DISTRICT 4

Commissioner Rebecca Bays provided Christmas wishes.

K. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

Commissioner Holly Davis shared information from the Agriculture Alliance of Citrus County, Inc. meeting and provided Christmas wishes.

L. 2ND VICE CHAIR JEFF KINNARD D.C. - DISTRICT 1

L.1. Library Display Policy Update
Discuss the proposed policy, then motion and vote to direct staff to bring back a finalized policy during the next available meeting for final action.

Second Vice Chair Jeff Kinnard, D.C. provided the recommendation, followed by Board discussion.

Motion to direct staff: take the basic tenets of the policy presented, remove any application process from outside groups for displays; combine the policy presented with the current policy in place; bring back a policy for

further discussion that emphasizes the mission of the library, that provides those boundaries; and include Mr. Chang's email.

The following citizens commented: Greg Thomas, Deb Spence and Ken Fergusen.

First Vice Chair Janet Barek responded to the citizen comments.

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

Public Speaker Forms for Item L1

M. 1ST VICE CHAIR JANET BAREK- DISTRICT 3

First Vice Chair Janet Barek discussed the review of the County Administrator.

Consensus of the Board was given to direct staff to evaluate the County Administrator in January.

First Vice Chair Janet Barek provided holiday wishes.

N. CHAIR DIANA FINEGAN - DISTRICT 2

Chair Diana Finegan recognized a Veteran Services Officer.

N.1. Board & Committee Liaison Appointments

Discussion and Approval of the Board & Committee Liaison Appointments.

Chair Diana Finegan provided the recommendation.

Motion to approve the Board and Committee Liaison appointments.

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

Additional Information for Item N1

N.2. Appointment of Value Adjustment Board VAB Members

a. Appoint two members of the Board of County Commissioners to serve on the Value Adjustment Board (VAB) along with one alternate member.
b. Elect one of the appointed Commissioners to serve as Chair of the Value Adjustment Board. **(Clerk of Courts, Traci Perry)**

Chair Diana Finegan provided the recommendation, followed by Board discussion.

Motion to appoint Commissioner Jeff Kinnard, D.C. as Chair to the Value Adjustment Board.

Chair Diana Finegan provided clarification of the motion to Deputy Clerk Georgette Tozer.

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

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

County Attorney Denise A. Dymond Lyn provided Christmas wishes.

P. OPEN TO THE PUBLIC

The following individual addressed the Board on various issues:

Curtiss Bryant

Chair Diana Finegan responded to comments from Mr. Bryant.

Public Speaker Form for Item P

Q. ADVISORY BOARD ANNOUNCEMENTS

Q.1. Tourist Development Council — Accept Resignation, Announce Vacancy & Announce Expiration of Terms

a. Accept the resignation of Micheal Shoemaker from the Tourist Development Council effective October 15, 2025.
b. Announce a vacancy for an unexpired term and the accepting of applications for one (1) regular member position on the Tourist Development Council who is a Owner/Operator of a Tourist Accommodation. This term will expire on January 31, 2029.

c. Announce terms of expiration and the accepting of applications for three (3) regular member positions on the Tourist Development Council; two (2) Owners/Operators of a Tourist Accommodation and one (1) who Demonstrates an Interest in Tourism Development. The new four-year terms will begin on February 1, 2026, and will expire on January 31, 2030. **(Auvis Cole, Tourism Director)**

Executive Assistant to the Board Reese Bilby provided the announcements.

Commissioner Holly Davis and First Vice Chair Janet Barek commented, and County Administrator addressed the Board.

R. UPCOMING MEETINGS

1. Regular Meeting, January 6, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, January 27, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, February 10, 2026, 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, 3600 W. Sovereign Path, Lecanto, FL 34461, Room 166

T. PUBLIC HEARINGS

Clerk's Note: The meeting was in recess at 3:56 PM and resumed at 5:01 PM.

T.1. 5:01 pm PUD2025-00005 Logan S. Opsahl, Esq. for Formation Portfolio I, LLC

a. Conduct a public hearing on December 9, 2025, at 5:01 p.m. to review and consider application PUD2025-00005 Logan S. Opsahl, Esq. for Formation Portfolio I, LLC.
b. If approved, direct the Chair and Clerk to execute the ordinance for PUD2025-00005 Logan S. Opsahl, Esq. for Formation Portfolio I, LLC. **(Eric Landon, Growth Management Director)**

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

The following individuals provided the applicant presentation and addressed Board questions: Logan Opsahl, Esquire; Jimmy McDougall, Principal with Altar Real Estate Partners; Stephen Wood, with Wood Engineering LLC; and Paul Gibbs, Landscape Architect with Community Land Design.

Growth Management Deputy Director Joanna Coutu provided the staff presentation.

The following citizens addressed the Board: Bill Koves; Kenneth Lewis; Mike Tardey; Gregg Rudolph; John Barnes; Mike Rogers; Pam Koves; and Veronica Wayrich.

Mr. Opsahl and Chris Walsh, Traffic Engineer with Walsh Traffic, provided rebuttal comments.

Commissioners responded to comments from the public.

Motion to deny PUD2025-00005.

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

Public Speaker Forms for Item T1

T.2. 5:05 pm OA2025-00003 Medical Marijuana Treatment Centers prohibition
a. Review and consider Ordinance Amendment 2025-00003 regarding medical marijuana treatment centers on December 9, 2025, at 5:05 p.m.
b. If approved, direct the Chair and Clerk to execute and record the ordinance for application OA-2025-00003. **(Eric Landon, Growth Managment Director)**

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

Growth Management Deputy Director Joanna Coutu provided the staff presentation.

Board discussion ensued.

Motion to pass ordinance amendment OA2025-00003 and direct the Chair and Clerk to execute and record the ordinance for application OA2025-00003.

The following individuals addressed the Board: Renea Teaster, Executive Director for the Anti-Drug Coalition; and Patty Grimsley.

Ms. Coutu addressed Board questions.

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

Public Speaker Forms for Item T2

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