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

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

# MINUTES

**January 27, 2026 - 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

January 27, 2026 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

### A.1. Invocation

*First Vice Chair Janet Barek gave the Invocation.*

### A.2. Pledge of Allegiance

*Commissioner Rebecca Bays 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 items E3, G1, and J2.*

**Motion to accept the Agenda as presented by the County Administrator.**

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

**NAY:** None

## B. PROCLAMATIONS & AWARDS

**Motion to approve items B1 and B2.**

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

**B.1. Keep America Beautiful and Keep Florida Beautiful Pride Award - Debra Canfield**

Approve and authorize the Board to commend and thank Debra Canfield for her personal commitment and noteworthy environmental stewardship in combating litter in Citrus County.

**B.2. Recognition of the Citrus County Board of County Commissioners Employees of the Year — 2024 & 2025**

The Board of County Commissioners formally recognizes and commends the following individuals for their exceptional service to Citrus County:
2024 Employee of the Year Bobbie Baird
2024 Employee of the Year Cortney Marsh
2025 Employee of the Year Leyda Rivera

## C. CONSENT

**Motion to approve the Consent Agenda.**

*Citizens Curtiss Bryant and Renee Bedford commented.*

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

[Public Speaker Forms for Item C]

### Minutes

**C.1. Minutes of the Board of County Commissioners**
Approve the following minutes of the Board of County Commissioners:
January 6, 2026, Regular Meeting
January 13, 2026, Attorney Client Session

## Administration

**C.2. CoreCivic Contract Monitoring Update for December 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 December 2025 would be $4,500.00 **(Joseph Whittick, Contract Monitor)**

## Attorneys Office

*No items.*

## Clerk

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

**C.4. Release of Liens**
**a.** Approve and authorize the Chairman to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners 8C Chassahowitzka Water, 8D Chassahowitzka Wastewater, 24A Citrus Springs Waterline, 14D Las Brisas, 25A FT Island Trail Septic to Sewer, 24B NW Quadrant Water, 25B Citrus Springs Waterlines special assessment district.
**b.** Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida.

## Community Services

*No items.*

**Fire Services**

*No items.*

**Human Resources**

*No items.*

**Management and Budget**

**C.5. Budget Transfers**

Approve the budget transfers for Building Technology, Citrus Springs MSBU, Facilities Management, the Supervisor of Elections, Detention Services, County Attorney and Solid Waste Management for fiscal year 2025-2026 **(Tammy Wilson, Management & Budget Director)**

**C.6. Budget Resolutions**

Adopt and authorize the Chairman to execute a resolution amending/adopting the Emergency Medical Service budget and the Retired Senior Volunteer Program (RSVP) grant budget for fiscal year 2025-2026. **(Tammy Wilson, Management & Budget Director)**

**Resolution Number 2026-006**

**Growth Management**

*No items.*

**Public Works**

*No items.*

**Systems Management**

*No items.*

**Visitors and Convention Bureau**

*No items.*

**Water Resources**

*No items.*

**Set Public Hearings Workshops**

**C.7. Set public workshops - Transportation Impact Fees**

The BOCC to approve setting public workshops on February 10, 2026, at 1:30 pm and on March 10, 2026 at 1:45 pm to consider Transportation Impact Fees that include right-of-way acquisition costs. **(Eric Landon, Growth Management Director)**

**C.8. N. Ft Island Trail Septic to Sewer Assessment Area**

Set a public hearing on Tuesday, February 26, 2026 at 2:00 P.M. to correct the inaccuracies on the N. Ft Island Trail Septic to Sewer Assessment Area assessment roll confirmed and adopted July 29, 2025, by Resolution 2025-072, receive public comment on adoption of a resolution confirming, adopting and certifying a non-ad valorem assessment roll for the N. Ft Island Trail Septic to Sewer Assessment Area, pursuant to Section 197.3632, Florida Statutes, as it pertains to the properties shown on the attached Exhibit, and providing an effective date. **(Ken Cheek, P.E., Water Resources Director)**

## D. OPEN TO THE PUBLIC

*The following individuals addressed the Board on various issues:*

*James Pirotta*
*Karen Esty*
*SCADAbob*
*Salvatore Gintoli, on behalf of SMA Healthcare*
*Curtiss Bryant*
*Mike Engiles*
*Dixie Hollins, of Hollinswood Ranch*
*Joe Hicks*
*Eric Scher*
*Joshua Parker Hicks*
*Susan Nelson*
*Renee Bedford*
*Robin Orlandi*

*Commissioners responded to comments from the public, County Attorney Denise A. Dymond Lyn addressed Board questions and Second Vice Chair Jeff Kinnard, D.C. acknowledged Mr. Hicks' email.*

**Additional Information for Item D - Submitted by SCADAbob**

**Additional Information for Item D - Submitted by Joe Hicks**

**Additional Information for Item D - Submitted by Salvatore Gintoli**

**Public Speaker Forms for Item D**

**Clerk's Note: This item was paused at 1:19 PM and resumed at 1:42 PM.**

## E. REGULAR BUSINESS

### E.1. Bids

**Motion to approve items E1a and b.**

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

**E.1.a. AGR 25-151 Amendment No. 1; Vending Machine Services for County Owned Buildings; Atrayo Vending LLC**

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Atrayo Vending LLC, to modify the list of locations to be serviced by the Vendor by adding Animal Services for the remainder of the term through an Amendment to the Agreement, and to exercise the first renewal option to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to April 7, 2027. **(Tammy Wilson, Management & Budget Director)**

**E.1.b. ITB 24-016 Amendment No. 2; Mowing and Trimming of Median/Curbed Roadways Groups 1 & 3; Gamco Properties III, Inc.**

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Gamco Properties III, Inc. to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to March 12, 2027, as well as modifying the language in Section 19.17 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Carlton Hall, Public Works Director)**

**E.2. Citrus County Forfeiture Fund Request**

Provide staff direction regarding funding in the amount of $6,965.76 for the Anti-Drug Coalition of Citrus County and approve the related budget transfer. **(Tammy Wilson, Management & Budget Director)**

**Motion to approve item E2.**

*First Vice Chair Janet Barek commented, followed by Board discussion with Management and Budget Director Tammy Wilson.*

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

**E.3. Florida Commerce Environmental Review Form for State CDBG-DR Grant**

Approve and authorize the Chair to sign the Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 Pursuant to 24 CFR Part 58.34(a) and 58.35(b) and authorize staff to submit the form to the granting agency. **(Ken Cheek, P.E., Water Resources Director)**

**Motion to approve item E3.**

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

**Additional Information for Item E3**

**E.4. Fire Station 9 Public Supply Well Replacement – SWFWMD Application**

Approve and authorize the Chairman to execute the SWFWMD Public Supply Well Information and Classification Form for the Fire Station 9 well replacement project and authorize personnel to submit the application to the Southwest Florida Water Management District. **(Craig Stevens, Fire Chief)**

**Motion to approve item E4.**

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

**E.5. CR491 Widening from Pine Ridge to north of Hampshire - Next Phase**

**a.** Direct staff to advertise a Request for Qualifications (RFQ) for professional services to design roadway drainage and utility improvements, including but not limited to surveying, geotechnical, environmental, archaeological and historical services; obtain required permits; provide bid documents; review and recommend bids; and provide post design services for the widening of CR491 from Pine Ridge Blvd to north of Hampshire Blvd.
**b.** Direct the County Attorney to engage Gray Robinson, and have Gray Robinson assemble the necessary team to provide legal and expert services associated with the widening of CR491 from Pine Ridge Blvd to north of Hampshire Blvd. **(Carlton Hall, Public Works Director/ Walt Eastmond, Technical Services Director)**

**Motion to approve item E5a and b.**

*Chair Diana Finegan commented, followed by Board dscussion.*

*Public Works Director Carlton Hall and Engineering Director Walt Eastmond provided clarification to the Board.*

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

## F. OUTSTANDING COMMISSION ITEMS

**F.1. Outstanding Commission Items**

Outstanding Commission Items **(Veronica Kampschroer, MPA, PMP, Special Projects Manager)**

*Special Projects Manager Veronica Kampshroer provided the updates and Ms. Kampschroer, Engineering Director Walt Eastmond, Public Works Director Carlton Hall and Growth Management Director Eric Landon addressed Board questions.*

*There was no action taken on this item.*

## G. LEGISLATIVE UPDATES

**G.1. Legislative Updates**

Acknowledge Receipt of Legislative Updates. **(Alexander Alt, Intergovernmental Liaison & Administrative Development Review Expeditor)**

*Intergovernmental Liaison and Administrative Development Review Expeditor Alexander Alt provided the update, Mr. Alt and County Administrator Steve Howard addressed Board questions and Mr. Alt discussed a page added to the legislative priority section on the Citrus County website.*

*There was no action taken on this item.*

**Item G1 PowerPoint**

**Additional Information for Item G1**

## H. COUNTY ADMINISTRATOR - STEVE L. HOWARD

### H.1. Development Agreement for Homosassa Trails - BOCC accept to consider

Accept request for consideration of a Development Agreement with Garden Street Communities Southeast, LLC/Homosassa Trails and allow staff to proceed with review and public hearings. **(Eric Landon, Growth Management Director)**

*Growth Management Director Eric Landon provided the recommendation, Mr. Landon addressed Board questions and County Attorney Denise A. Dymond Lyn addressed the Board.*

**Motion to approve item H1.**

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

## I. PRESENTATIONS/PUBLIC HEARINGS

### I.1. 1:15PM Presentation Nature Coast Forever Conservation Planning Study – Task #1 of 3

1:15PM Presentation from the North Florida Land Trust regarding Task #1: Interim Report for the Nature Coast Forever Conservation Planning Study (Deliverable 1 of 3).

NFLT/TPL will continue with Tasks 2 and 3 of the study and return to the Board with future presentations upon completion. **(Ramesh Buch, Conservation Acquisitions Director, NFLT)**

*Ramesh Bush, Director of Conservation Acquisitions for the North Florida Land Trust provided the presentation, Mr. Bush addressed Board questions and Commissioner Holly Davis announced the future workshop dates.*

*There was no action taken on this item.*

**Item I1 PowerPoint**

## J. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

**J.1. Affordable Housing Advisory Committee (AHAC) Nominate and Appoint**
Nominate and appoint four (4) positions for membership on the Affordable Housing Advisory Committee (AHAC). The terms will be for two years, starting on January 31, 2026, and ending on January 31, 2028. **(Eric Head, Community Services Director/ Michelle Alford, Housing Services Director)**

**Motion to nominate and appoint Kathi Anderson-Moore, AnnMarie Briercheck, Melissa Walker, and Barbara Wheeler to the Affordable Housing Advisory Committee.**

*First Vice Chair Janet Barek commented.*

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

**J.2. Historical Resource Advisory Board Nominate and Appoint Members**
Nominate and appoint one (1) regular member and one (1) alternate member to the Historical Resource Advisory Board (HRAB) for a four -year term commencing on February 3, 2026. **(Eric Landon, Growth Management Director)**

**Motion to nominate and appoint Rosemary Ranstom as a regular member to the Historical Resource Advisory Board.**

*Board discussion ensued.*

**The motion was amended to add: Robert Highbaugh as the alternate member.**

*Commissioner Rebecca Bays commented.*

*Deputy Clerk Amy Novinger requested clarification of the motion.*

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

**Additional Information for Item J2**

**J.3. Tourist Development Council - Nominate and Appoint**

**a.** Nominate and appoint one (1) individual who has demonstrated an interest in tourist development.
**b.** Nominate and appoint three (3) owners or operators of a tourist accommodation in the county subject to the TDT. **(Auvis Cole, Tourism Director)**

**Motion to nominate and appoint Michael Mancke, Ray Smitherman, Nancy Desai and Traci Wood to the Tourist Development Council.**

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

**J.4. Citrus Springs Advisory Council Nominate and Appoint**

Nominate and appoint three individuals to the Citrus Springs Advisory Council as regular members to fill two-year positions that will expire on January 31, 2028. **(Carlton Hall, Public Works Director)**

**Motion to nominate and appoint Joan Dias, Karen Parker and Patrick Crippen as regular members to the Citrus Springs Advisory Council.**

*At the request of Commissioner Holly Davis, County Attorney Denise A. Dymond Lyn provided clarification.*

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

**J.5. Beverly Hills Advisory Council Nominate and Appoint**

Nominate and appoint two members to the Beverly Hills Advisory Council as regular members to fill the term that will expire on January 31, 2028. **(Carlton Hall, Public Works Director)**

**Motion to nominate and appoint Janice Smith and Constance Martin-Carter as regular members to the Beverly Hills Advisory Council.**

*First Vice Chair Janet Barek commented.*

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

## K. COMMISSIONER REBECCA BAYS - DISTRICT 4

*Commissioner Rebecca Bays discussed Withlacoochee Technical College (WTC) and legislative priorities.*

## L. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

*Commissioner Holly Davis mentioned missing the Florida Association of Counties annual Legislative Day last week, shared information from a meeting with Canterbury Lakes regarding the cement plant, scheduling a meeting with the Florida Department of Environmental Protection (FDEP), and announced the launch party for Discovery Magazine tomorrow night.*

## M. 2nd VICE CHAIR JEFF KINNARD D.C. - DISTRICT 1

*Second Vice Chair Jeff Kinnard, D.C. summarized the Florida Association of Counties annual Legislative Day in Tallahassee.*

## N. 1st VICE CHAIR JANET BAREK- DISTRICT 3

*First Vice Chair Janet Barek mentioned last week's Florida Association of Counties annual Legislative Day in Tallahassee and showed appreciation for the get-well wishes.*

## O. CHAIR DIANA FINEGAN - DISTRICT 2

*Chair Diana Finegan recognized Citrus County School District Superintendent Dr. Scott Hebert and Sheriff David Vincent, and reported on various sessions she attended during the Florida Association of Counties annual Legislative Day last week.*

## P. COUNTY ATTORNEY DENISE A. DYMOND LYN

*No items.*

## Q. OPEN TO THE PUBLIC

*The following individuals addressed the Board on various issues:*

*SCADAbob*
*Joe Hicks*
*Curtiss Bryant*

*Commissioner Rebecca Bays responded to comments from the public.*

**Public Speaker Forms for Item Q**

## R. ADVISORY BOARD ANNOUNCEMENTS

**R.1. Announce Vacancies - Citrus County Veterans Services Advisory Board**
Announce the terms of two (2) positions, and the taking of applications. The terms will be for two years, which begin on April 1, 2026, and will end on March 31, 2028. **(Eric Head, Community Services Director, Philip Watson, Veterans Service Officer Manager)**

*Executive Assistant to the Board Reese Bilby provided the announcement.*

## S. UPCOMING MEETINGS

1. Regular Meeting, February 10, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, **Thursday,** February 26, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, March 10, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

## T. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. ***Strategic Planning Retreat***: **Friday**, February 6, 2026, at 9:00AM, Lecanto Government Building 3600 W. Sovereign Path, Room 166, Lecanto, FL 34461,

## U. PUBLIC HEARINGS

**Clerk's Note: The meeting was in recess at 3:34 PM and resumed at 5:01 PM.**

**U.1. 5:01 P.M. OA-2025-00002 Cardinal Interchange Management Area**
If approved, direct the Chair and Clerk to execute the ordinance for OA-2025-00002, Cardinal Interchange Management Area**. (Eric Landon, Growth Management Director)**

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

*Growth Management Director Eric Landon provided an overview.*

*Chair Diana Finegan commented, followed by Board discussion.*

*Amanda Warner, consultant with Wade Trim, provided the presentation.*

*Citizen John Moskes, of Nick's Nursery commented.*

*Commissioners responded to comments from Mr. Moskes.*

**Motion to approve OA-2025-00002, Cardinal Interchange Management Area and direct the chair and clerk to execute the ordinance.**

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

**Ordinance Number 2026-A05**

**Public Speaker Forms for Item U1**

## V. ADJOURN

The meeting was adjourned at 05:26 PM.

**Proof of Publication**