BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

February 10, 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

February 10, 2026 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

Pastor Richard Denson from Gulf to Lake Church in Crystal River gave the Invocation.

A.2. Pledge of Allegiance

Chair Diana Finegan led the Pledge of Allegiance.

A.3. Roll Call

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

Absent: County Administrator Steve Howard, Clerk of the Circuit Court and Comptroller Traci Perry

A.4. Approval of Agenda

Assistant County Administrator Mariselle Rodriguez provided additional information for Items E4, E5 and I4.

Motion to approve the Agenda with the additional information, as noted.

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

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

B. PROCLAMATIONS & AWARDS

Motion to approve Items B1, 2 and 3.

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

B.1. Proclamation - National Children's Dental Health Month
Approve and Authorize the Board to proclaim February, 2026, as National Dental Health Month. **(Amy Douglas, Florida Department of Health)**

B.2. Proclamation - Recognizing February 11, 2026, as "211 Day"
Approve the Board to proclaim February 11, 2026, as "211 Day" in Citrus County, Florida.
(George Schmalstig, President and Chief Executive Officer, United Way of Citrus County).

B.3. Auvis Cole, Tourism Director *Commemorative Magazine cover* artwork.
Auvis Cole, Tourism Director, shares the framed *Commemorative Magazine cover* artwork with the BOCC.

C. CONSENT

Motion to approve the Consent Agenda.

RESULT: **Adopted**
MOVER: Jeff Kinnard D.C.
SECONDER: Holly L. Davis
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:
January 27, 2026 Regular Meeting

Administration

C.2. Corecivic Non-Performance Assessment
Authorize the Chair to deduct $2,500.00 from the January 2026 billing from Corecivic under Article 6.28 of the contract between Corecivic and Citrus County. **(Joe Whittick, Contract Monitor)**

Attorneys Office

No items.

Clerk

C.3. State of Florida Auditor General Report No. 2026-076
Acknowledge receipt of Attestation Examination Report Number 2026-076 for fiscal year ended June 30, 2024, from the State of Florida Auditor General regarding Citrus County District School Board.

C.4. Citrus County Mosquito Control District Board Meeting Dates
Acknowledge receipt of board meeting dates received from Citrus County Mosquito Control District.

Community Services

C.5. Library Services Emergency Purchase

Ratify Library Services emergency purchase totaling $58,991.08. **(Adam Chang, Library Services Director)**

Fire Services

No items.

Human Resources

No items.

Management and Budget

C.6. Budget Transfers

Approve the budget transfers for Crystal River Airport, Emergency Medical Services, Utilities, Housing Services (4) and Road Maintenance 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 Older American's Act – Title III B, the Older American's Act – Title III C-1, the Old Homosassa West Septic to Sewer, the Old Homosassa North Septic to Sewer and the Old Homosassa Phase V Septic to Sewer grant budgets for fiscal year 2025-2026. **(Tammy Wilson, Management & Budget Director)**

Resolution Number 2026-007

C.8. Commercial Solid Waste Assessment Write-Offs

Approve write-offs on uncollectible commercial solid waste assessments including penalties in the amount of $13,658.72. **(Tammy Wilson, Management & Budget Director)**

Growth Management

C.9. Notice of Demolition to Heirs

Request the Board of County Commissioners determine whether Code Compliance should move forward with the demolition process regarding the property located at 7110 W. Riverbend Rd., Dunnellon, FL. **(Eric Landon, Growth Management Director/ JC Charlton, Code Compliance Director)**

C.10. Release of Lien

a. Approve and Authorize the Chairman to execute the Release of Lien for Property Abatement Assessment by and between Citrus County, Florida, and certain property owners.
b. Authorize the Clerk to record the Release of Lien in the Public Records of Citrus County, Florida. (**Eric Landon, Growth Management Director)**

Public Works

C.11. Acknowledgment Addendum-30 day extension to T-Hangar Lease

Staff requests that the Board of County Commissioners acknowledge the attached and executed Addendum to T-Hangar Lease for Suncoast Aviation/Doug Doty. **(Carlton Hall, Public Works Director)**

C.12. MWC Dumpster Rentals Waste Disposal Account Agreement

Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and MWC Dumpster Rentals establishing a monthly charge agreement at the Citrus County Central Landfill for disposal fees up to $500.00 **(Carlton Hall, Public Works Director)**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

C.13. Release and Satisfaction of Lien Water and Wastewater Utility Services — Jeffrey D Barker

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 Jeffrey D Barker.
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)

Set Public Hearings Workshops

No items.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

SCADAbob
Chuck Hutterli
Joe Hicks
Curtiss Bryant
Kenneth Ferguson
Pasquale Posa

Commissioners responded to comments from the public.

Public Speaker Forms for Item D

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through g.

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

E.1.a. RFQ 25-148 Amendment No. 1; Re-Bid Medical Director Services for Citrus County Fire Rescue; SOS Care Solutions, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and SOS Care Solutions, LLC, to modify the Automobile Liability language in Section 9 Insurance; and to add Section 23 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Craig Stevens, Fire Chief)**

E.1.b. ITB 22-033 Amendment No. 4; Fire Protection Systems Testing and Repair Services; Piper Fire Protection, LLC

Approve and Authorize the Chairman to execute Amendment No. 4 to the Agreement between Citrus County, Florida and Piper Fire Protection, LLC, to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to March 21, 2027; and to modify the language in Section 19.4 Compliance with Laws and Section 19.17 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Carlton Hall, Public Works Director)**

E.1.c. ITB 25-062 Amendment No. 1; Citrus County Jail HVAC Boiler Replacement; Starr Mechanical, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Starr Mechanical, Inc., to ratify the action of the Department of Public Works in issuing the Amended Notice to Proceed, extending the date for final completion to April 3, 2026; and to modify the language in Section 21.5 Compliance with Laws and Section 21.18 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Carlton Hall, Public Works Director)**

E.1.d. AGR 26-062 Lease for Collection Bins at Landfill; Florida Bin Management LLC

Approve and Authorize the Chairman to execute a Lease Agreement between Citrus County, Florida and Florida Bin Management LLC to provide a textile recycling bin collection program at the Citrus County Landfill designed to reduce textile waste entering the landfill while promoting sustainability through the principles of Reduce, Reuse, and Recycle for a revenue of five cents ($0.05) per pound of collected textiles, paid quarterly, for a term of one-year with an option to renew for two additional one-year periods. **(Carlton Hall, Public Works Director)**

E.1.e. ITB 22-142 Amendment No. 2; Code Compliance Building Demolition and Unsafe Structure Securing Services; Southern Exposure Construction, Inc. and Cross Construction Services, Inc.

a. Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Southern Exposure

Construction, Inc. to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to February 26, 2027, and to modify the language in Section 19.18 Equal Employment Opportunity, in accordance with Executive Order 14173.

b. Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Cross Construction Services, Inc. to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to April 10, 2027, and to modify the language in Section 19.5 Compliance with Laws and Section 19.18 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Eric Landon, Growth Management Director)**

E.1.f. LOI 25-155 Amendment No. 2; Building Division Licensing Compliance Special Master Services — Department of Growth Management; VAN ALSTYNE LAW, PLLC

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and VAN ALSTYNE LAW, PLLC, to renew the agreement for an additional one (1) year term, extending the duration of the Agreement to June 22, 2027. **(Eric Landon, Growth Management Director)**

E.1.g. ITB 23-014 Amendment No. 2; Contract Mowing, Edging, Trimming, Weeding, and Clean-Up Along the Suncoast Parkway Trail from US98 to SR44; Integrity Site Development, Inc.

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Integrity Site Development, Inc., to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to February 27, 2027, to amend the Scope of Services to add the additional three (3) miles of the Suncoast Parkway Trail to be maintained by the Contractor and change the County contact person and information as shown in Exhibit "A", to amend the Fee Schedule to include the fees for the Contractor's maintenance of the additional three (3) miles of the Suncoast Parkway Trail as shown in Exhibit "B", to modify the language in section 19.5 Compliance with Laws and section 19.18 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Eric Head, Community Services Director)**

E.2. Review Directive 2026-01

Approve the Budget for Redistricting and the related budget resolution. **(Supervisor of Elections, Maureen Baird)**

Motion to approve item E2.

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

Resolution Number 2026-008

E.3. TDC Request for Special Event Marketing Grant & Capital Projects Funding Grant

a. Approve the Special Event Marketing Grant application for the Citrus County Fair 2026 in the amount of $5,000.
b. Approve the Capital Projects Funding Grant application for the Three Sisters Springs NWF Capital Improvement Project in the amount of $80,000.
c. Approve related budget transfer. **(Auvis Cole, Tourism Director)**

Motion to approve item E3a, b and c.

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

E.4. Space Needs - City of Inverness Lease

a. Discussion and consideration for Citrus County, Florida, to lease space in the Inverness Government Center building located at 212 W. Main Street, Inverness, Florida, for the Board of County Commissioners and County Attorney's offices.
b. Adopt and authorize the Chairman to execute a lease between the City of Inverness, a Florida municipal corporation and Citrus County, Florida, a political subdivision of the State of Florida, for a period of seven (7) years,with the option of two additional three (3) year extensions. **(Carlton Hall, Public Works Director)**

Motion to approve item E4.

The motion was amended to add: a and b.

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

Additional Information for Item E4

E.5. Tana Compactor Purchase

a. Approve, authorize and sign for the purchase of a TANA compactor for the Solid Waste Division through the Florida Sheriff's Contract.
b. Authorize the Chairman to sign the final delivery and possession documents related to the TANA compactor purchase.**(Carlton Hall, Public Works Director)**

Motion to approve item E5a and b.

Citizen Curtiss Bryant commented.

Public Works Director Carlton Hall and Fleet Management Director Bryan Cope provided clarification to the Board.

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

Following this item, Commissioner Holly Davis provided her vote for item I1.

Additional Information for Item E5 — Submitted by Curtiss Bryant

Additional Information for Item E5

Public Speaker Form for Item E5

F. OUTSTANDING COMMISSION ITEMS

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

Special Projects Manager Veronica Kampshroer provided updates and addressed Board questions.

Economic Development Director Steven Baham provided the Economic Development website demonstration.

There was no action taken on this item.

G. LEGISLATIVE UPDATES

G.1. Legislative Updates

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

Intergovernmental Liaison and Administrative Development Review Expeditor Alexander Alt provided updates and addressed Board questions.

H. COUNTY ADMINISTRATOR - STEVE L. HOWARD

No items.

I. PRESENTATIONS/PUBLIC HEARINGS

I.1. 1:30 pm Impact Fee Workshop

The BOCC conduct a workshop on February 10, 2026, at 1:30 p.m. to consider changes to the adopted impact fee schedule. **(Eric Landon, Growth Management Director)**

Growth Management Director Eric Landon provided the recommendation.

At the request of Commissioner Holly Davis, Mr. Landon provided clarification regarding concurrency and addressed Board questions.

County Attorney Denise D. Dymond Lyn addressed the Board regarding non-concurrency.

Consensus of the Board was given to direct staff to add non-concurrency concurrency into the comprehensive plan.

The following citizens addressed the Board: Curtiss Bryant; Katrina Leturno, speaking on behalf of Citrus County Building Alliance; Melissa Sutherland, member of Citrus County Building Alliance; Josh Wooten, President and CEO of the Citrus County Chamber of Commerce; and Joe Hicks.

Commissioners responded to public comments.

Mr. Landon addressed the Board.

Consensus of the Board was given to direct staff to eliminate the two columns for age restriction.

Clerk's Note: Following item E5, Commissioner Holly Davis provided her vote to the second consensus.

Public Speaker Forms for Item I1

I.2. 1:45 pm Citrus County Artificial Reefs — Fish Haven 1-East Project Overview

Consider future artificial reef program opportunities and directions. **(Carlton Hall, Public Works Director)**

Public Works Director Carlton Hall introduced the new Aquatics Director Andrew Owens, who provided the presentation and addressed Board questions.

There was no action taken on this item.

I.3. 2:00 pm Public Hearing - Proposed CCU Wholesale Wastewater Rate

a. Conduct a public hearing to discuss the adoption of a revision of CCU Rates to include Bulk Wastewater rate.
b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida for the proposed revision to the rates charged to bulk wastewater customers within the Citrus County Utility Service Areas; and providing an immediate effective date.
c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

Water Resources Director Ken Cheek provided the recommendation.

There were no citizen comments.

Motion to approve item I3b and c, and authorize the Chairman to execute a resolution.

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

Resolution Number 2026-009

I.4. 2:15 pm Presentation - Florida Chamber of Commerce Prosperity Initiative.

Presentation from the Florida Chamber of Commerce Prosperity Initiative **(Heather Cogar, Statewide Director, Community Engagement, Florida Prosperity Initiative).**

Heather Cogar, Statewide Director leading the Florida Prosperity Initiative on behalf of the Florida Chamber Foundation, provided the presentation and addressed Board questions.

There was no action taken on this item.

Additional Information for Item I4

Item I4 PowerPoint

J. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

J.1. Industrial Development Authority — Nominate, Appoint, and Execute Resolution

a. Nominate and appoint five (5) individuals to the newly formed Citrus County Industrial Development Authority.
b. Authorize the Chair to execute the associated resolution.
(Steven Baham, CEcD, EDFP, Economic Development Director)

Chair Diana Finegan commented.

At the request of Commissioner Holly Davis, Economic Development Director Steven Baham provided clarification on the applicants' qualifications and addressed Board questions.

County Attorney Denise A. Dymond Lyn addressed the Board regarding the existing applications.

Motion to open the Industrial Development Authority resumes for these positions for an additional 60 days and keep all the resumes that were received so we can consider all the applicants.

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 announced the Tampa Bay Regional Planning Council 6th Regional Resiliency Summit that will be held on May 14th and 15th at the Palmetto Marriott Resort in Bradenton and the Project Phoenix workshop that will be held on April 29th at the Emergency Operations Center (EOC) in Citrus County.

L. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

Commissioner Holly Davis recognized Tourism Director Auvis Cole and the Visitors & Convention Bureau (VCB) team regarding the Discover Magazine launch party, shared information from the 3 Greenprinting public workshops, and announced the online survey url: surveymonkey.com/r/citrusconservation.

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

M.1. Board discussion and direction to staff to begin drafting a chapter for our land development code regarding Data Centers.

Second Vice Chair Jeff Kinnard D.C. provided the recommendation.

Motion to direct staff to expedite the process and to begin drafting a chapter in the land development code regarding Data Centers.

Board discussion ensued and Intergovernmental Liaison and Administrative Development Review Expeditor Alexander Alt provided clarification of the proposed house and senate bills.

Deputy Clerk Amy Novinger requested clarification of the motion.

The following citizens addressed the Board: SCADAbob; Joe Hicks; Josh Wooten, President and CEO of the Citrus County Chamber of Commerce; Kenneth Ferguson; and Curtiss Bryant.

County Attorney Denise A. Dymond Lyn provided clarification regarding the land development code (LDC) and commissioners responded to public comments.

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

Additional Information for Item M1 — Submitted by SCADAbob

Public Speaker Forms for Item M1

N. 1ST VICE CHAIR JANET BAREK- DISTRICT 3

First Vice Chair Janet Barek discussed the voting citizens survey percentage results and requested an update on the referendum timeline. Chair Diana Finegan, Commissioner Holly Davis and Special Projects Manager Veronica Kampschroer provided clarification.

O. CHAIR DIANA FINEGAN - DISTRICT 2

O.1. Presentation discussion

Chair Diana Finegan provided the recommendation.

Consensus of the Board was given to agree.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individual addressed the Board on various issues:

Pasquale Posa

Public Speaker Form for Item Q

R. ADVISORY BOARD ANNOUNCEMENTS

No items.

S. UPCOMING MEETINGS

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

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

3. Regular Meeting, March 31, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

No items.

U. PUBLIC HEARINGS

No items.

V. ADJOURN

The meeting was adjourned at 4:32 PM.

Proof of Publication