



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

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

MINUTES

February 26, 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 26, 2026 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

Chair Diana Finegan requested a moment of silence for Former Senator Charlie Dean and Alida Langley.

A.1. Invocation

Pastor Dale Girardin, from Christ's Family Christian Church, gave the Invocation.

A.2. Pledge of Allegiance

Kathy Nielsen, U.S. Navy 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 requested the addition of items E5 and E6.

Second Vice Chair Jeff Kinnard, D.C. requested to include the addition that was emailed from the County Attorney Denise A. Dymond Lyn to schedule a shade meeting.

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Motion to approve the Agenda, with the addition of items E5 and E6, but not the item under Commission Jeff Kinnard, D.C. because it's not an emergency issue.

Commissioner Jeff Kinnard, D.C. commented.

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

Motion to approve the Agenda with all the add-ons that Mr. Howard mentioned and the one that I asked for under my name as well.

Citizen Patrick Sanzo commented.

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

[Public Speaker Form for Item A4](#)

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 -- Newspaper in Education Week March 2-6, 2026

Approve and Authorize the Board to proclaim March 2-6, 2026 Newspaper in Education week. **(Jodi Pushkin, NIE Manager)**

B.2. Proclamation -- Irish American Heritage Month

Approve and authorize the Board to proclaim the month of March 2026, as Irish American Heritage Month in Citrus County, Florida. **(Greg Sean Canning, Ancient Order of Hibernians, National Deputy Secretary & Florida State Secretary)**

B.3. Proclamation -- Engineers Week February 22–28, 2026

Approve and Authorize the Board to proclaim February 22–28, 2026 as Engineers Week in Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**.

C. CONSENT

Motion to approve the Consent Agenda in full.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Janet Barek

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

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C.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:
February 6, 2026 Strategic Planning Retreat
February 10, 2026 Regular Meeting

Administration

C.2. CoreCivic Contract Monitoring Update for January 2026

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 January 2026 would be \$19,000.00 **(Joseph Whittick, Contract Monitor)**

C.3. Crime Stoppers of Citrus County, Inc.

Approve and authorize the Chairman to execute a letter delegating authority to Crime Stoppers of Citrus County, Inc. for the purpose of applying for, receiving,

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and expending grant funds through the Florida Attorney General Office. **(Kathy Nielsen - VP, Citrus County Crime Stoppers)**

Attorneys Office

No items.

Clerk

C.4. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

C.5. Floral Park Usage Agreement - 2026 Annual Strawberry Festival

Approve and authorize the Chairman to execute the Floral Park Usage Agreement between Citrus County, Florida and the Citrus County Chamber of Commerce, Inc. for the 2026 Annual Strawberry Festival. **(Eric Head, Community Services Director)**

Fire Services

No items.

Human Resources

No items.

Management and Budget

C.6. Management & Budget Printer Asset Deletion - Asset #16789

Approve the deletion of the following items from the inventory of Management & Budget and the removal of said items from the county's Capital Asset listing: Asset number: 16789. **(Tammy Wilson, Management & Budget Director)**

C.7. Quarterly Budget Status Report

Acknowledge receipt of the 1st Quarter Budget Status Report from October 1, 2025, through December 31, 2025. **(Tammy Wilson, Management & Budget Director)**

C.8. Budget Transfers

Approve the budget transfers for Utilities (2) and Inverness airport 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 Lakes Region Library Renovations, the Coastal Regional Library Renovations, the 2024 Assist to Firefighters, the Older American's Act – Title III B, the Older American's Act – Title III C-1, the Older American's Act – Title III C-2, and the Older American's Act – Title III E grant budgets for fiscal year 2025-2026. **(Tammy Wilson, Management & Budget Director)**

Resolution Number 2026-010

Growth Management

No items.

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

C.10. Connection Charge Installment Lien Agreement - Michael S & Candice V Leon

a. Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service

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Benefit Unit for Water and/or Wastewater Utility Services for Michael S & Candice V Leon.

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.11. Connection Charge Installment Lien Agreement - Lisa Naplagic

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 Lisa Naplagic.

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)

Set Public Hearings Workshops

C.12. Set a public hearing on March 10, 2026 at 1:15 pm Code of Ordinances Ch. 18, Buildings/Building Regulations

Set a public hearing on March 10, 2026 at 1:15 p.m. to consider revisions to Chapter 18, Buildings and Building Regulations, of the Code of Ordinances. **(Eric Landon, Growth Management Director)**

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

SCADAbob

Justin Leech, from Habitat for Humanity

Patrick Sanzo

Joe Hicks

Barbara Wheeler

Chuck Hutterli

Charles Carr, flight instructor at the Crystal River Airport and a Member of the Aviation Advisory Board

Clerk's Note: This item was paused at 1:33 PM and resumed at 1:56 PM and was paused at 2:00 PM and resumed at 2:02 PM.

[Additional Information for Item D - Submitted by SCADAbob](#)

[Public Speaker Forms for Item D](#)

[Additional Information for Item D - Submitted by Joe Hicks](#)

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through c.

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

E.1.a. ITB 25-110 Amendment No. 1; Holder Industrial Park Force Main Extension Construction Project **CONFIDENTIAL**

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and the Contractor listed on the Agreement, to ratify the actions of staff in issuing the amended Notice to Proceed, extending the time for final completion to June 16, 2026, and to modify the language in Section 23.5 Compliance with Laws and Section 23.18 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Ken Cheek, P.E., Water Resources Director)**

E.1.b. PB 26-083 City of Ocala, #CIP230112 Waste Water Tanker Services; American Pipe & Tank, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and American Pipe & Tank, Inc. for emergency sewage and sludge hauling of lift stations and dewatered sludge transport services. **(Ken Cheek, P.E. Water Resources Director)**

E.1.c. RFP 25-102 Program Administrator for Community Block Grant Housing Rehabilitation; Guardian Community Resource Management, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Guardian Community Resource Management, Inc. to

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provide program administration services for Citrus County, Florida and the Small Cities Community Development Block Grant (CDBG) program. **(Eric Head, Community Services Director)**

E.1.d. SGS 26-068 Citrus County Workforce Housing Action Plan Study; Florida Housing Coalition, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Florida Housing Coalition, Inc., for the service of creating a housing action plan to address Citrus County's need for affordable housing. **(Eric Head, Community Services Director)**

Chair Diana Finegan commented.

Motion to approve item E1d.

The following citizens addressed the Board: Justin Leech, from Habitat for Humanity, Barbara Wheeler, and Gaston Hall.

Board discussion ensued.

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

[Public Speaker Forms for Item E1d](#)

E.2. Adoption of 2026 Fire Training Center Fee Schedule and Class Fees

Adopt the Resolution and authorize the Chairman to execute the Resolution approving the 2026 Fire Training Center Fee Schedule and fees for classes instructed by Citrus County Fire Rescue personnel. **(Craig Stevens, Fire Chief)**

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 2026-011

E.3. Modification of Intergovernmental Agreement

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Approve and authorize the Chairman to execute the Modification of the Intergovernmental Agreement. **(Joseph Whittick, Contract Monitor)**

Motion to approve item E3.

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

E.4. Amendment 1 to Grant Agreement LPS0102

Approve and authorize the Chairperson to execute Amendment 1 to the Old Homosassa Rooks Septic to Sewer Project Agreement between the Florida Department of Environmental Protection and Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

Motion to approve item E4.

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

E.5. Discussion and Determination of Countywide Burn Ban Status

Discuss and provide direction regarding continuation or rescission of the burn ban pursuant to Chapter 46 of the Citrus County Code of Ordinances. **(Craig Stevens, Fire Chief)**

Fire Chief Craig Stevens provided the recommendation.

Motion to approve item E5 for the safety of our community and our firefighters.

Deputy Clerk Amy Novinger requested clarification of the motion.

Chair Diana Finegan stated the motion was for continuation.

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

[Additional Item E5](#)

E.6. Federal Community Projects Funding Requests

Approve and authorize staff to submit these Community Project Funding Requests to Congressman Gus Bilirakis' Office. Furthermore, authorize staff to complete any necessary documentation from Congressman Bilirakis' Office to support the submittal of these projects. **(Alexander Alt, Intergovernmental Liaison and Administrative Development Review Expeditor)**

Motion to approve item E6.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Janet Barek

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

Additional Item E6

F. OUTSTANDING COMMISSION ITEMS

F.1. Outstanding Commission Items

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

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

G. LEGISLATIVE UPDATES

G.1. Legislative Updates

Acknowledge Receipt of Legislative Update **(Alexandar Alt, Intergovernmental Liaison & Administrative Development Review Expeditor)**

Intergovernmental Affairs Liaison and Administrative Development Review Expeditor Alexander Alt provided updates and Mr. Alt and County Administrator Steve Howard addressed Board questions.

H. COUNTY ADMINISTRATOR - STEVE L. HOWARD

County Administrator Steve Howard recognized Intergovernmental Affairs Liaison and Administrative Development Review Expeditor Alexander Alt and staff regarding Pirate's Cove.

I. PRESENTATIONS/PUBLIC HEARINGS

I.1. 1:30 pm Presentation from WTC, Withlacoochee Technical College.

Presentation Withlacoochee Technical College - present a proposal to establish an FAA-certified Airframe and Powerplant (A&P) training program. **(Colleen Strickland, Citrus County Schools, Withlacoochee Technical College)**

Colleen Strickland, Director of Withlacoochee Technical College, and Dawna Boley, Assistant Director of Withlacoochee Technical College provided the presentation and Ms. Strickland addressed Board questions, followed by Commissioners' comments.

There was no action taken on this item.

[Additional Information for Item I1 - Submitted by Colleen Strickland](#)

I.2. 2:00 PM Public Hearing. N. Ft Island Trail Septic to Sewer Assessment Area Corrections.

a. Conduct a public hearing for the purpose of hearing public comments to correct inaccuracies existing in the Ft Island Trail Septic to Sewer Assessment Area Assessment Roll, confirmed and adopted July 29, 2025, by Resolution 2025-072.

b. Adopt and authorize the Chairman to execute a resolution to correct the inaccuracies existing in the assessment roll related to the Ft Island Trail Septic to Sewer Assessment Area adopting and certifying a non-ad valorem assessment roll pursuant to Section 197.3632, Florida Statutes as it pertains to the addition and removal assessment units for properties shown in Exhibits "A" & "B" of the attached resolution and provide an effective date.

c. Authorize the Clerk of the Board to adjust the special assessment billing program as directed by the attached Resolution and record the Resolution in the Public Records of Citrus County, Florida.

d. Approve and authorize the Chairman to execute a Release of Lien for AK #1067049-2275 N Watersedge Dr., Rod A & Barbara A Stevens for \$2091.79, AK #3523259-2255 N Watersedge Dr., Robert K & Susan L. Walker for \$2091.79, AK #1066484-2250 N Watersedge Dr., Robin J & Marta P Humphrey, Humphrey Family Revocable Living UAD 4 14 99 for \$2091.79, and AK #1948797-Jennifer K & Christopher Clinton Parker for \$2091.79. A sewer line extension was previously installed, and these property owners were not included in the project. Therefore, they should not have been included on the assessment roll.

e. Authorize the Clerk to record the resolution and release of lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

Water Resources Director Ken Cheek provided the recommendation.

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There were no citizen comments.

Motion to authorize and approve everything for item I2, sections b, c, d and e.

RESULT: Adopted

MOVER: Janet Barek

SECONDER: Jeff Kinnard D.C.

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

Resolution Number 2026-012

J. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

No items.

K. COMMISSIONER REBECCA BAYS - DISTRICT 4

K.1. Request to Reschedule the June 9, 2026, Board of County Commissioners meeting.

Approve to Reschedule the Board of County Commissioners meeting from June 9, 2026, to Thursday, June 11, 2026.

Commissioner Rebecca Bays provided the recommendation.

Motion to approve the request for item K1 to reschedule the meeting.

RESULT: Adopted

MOVER: Janet Barek

SECONDER: Holly L. Davis

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

L. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

Commissioner Holly Davis shared information from the Citrus County Community Charitable Foundation Board meeting.

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

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Motion to request a shade meeting on the date of the next Board of County Commissioner meeting, March 10, 2026, to discuss between us and the attorney the ongoing litigation between Citrus County, Florida and Right Rudder Aviation.

Board discussion ensued with County Attorney Denise A. Dymond Lyn.

The motion was amended to include the date of March 31, 2026.

Deputy Clerk Amy Novinger requested clarification of the motion.

Board discussion ensued.

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

Additional Item M

M.1. Keep Citrus County Beautiful (KCCB) Presentation request.

Board approval to have Keep Citrus County Beautiful (KCCB), Lace Blue-McLean give a presentation at the October 26 BOCC meeting for this year's coastal cleanup and highlighting related activities.

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

Motion to approve item M1.

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

N. 1ST VICE CHAIR JANET BAREK- DISTRICT 3

First Vice Chair Janet Barek shared information from the Rural Health Transformation Program, Early Learning Coalition and the Gus Bilirakis meetings, and discussed the results from the Inspire workshops.

O. CHAIR DIANA FINEGAN - DISTRICT 2

Chair Diana Finegan discussed proclamations for the local sports teams that won world championships.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

County Attorney Denise A. Dymond Lyn confirmed that March 10, 2026, is the Right Rudder Aviation deposition.

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

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

*Kenneth Ferguson
SCADAbob
Chuck Hutterli
Patrick Sanzo*

[Public Speaker Forms for Item Q](#)

R. ADVISORY BOARD ANNOUNCEMENTS

No items.

S. UPCOMING MEETINGS

1. Regular Meeting, March 10, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, March 31, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, April 14, 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

Clerk's Note: The meeting was in recess at 3:15 PM and resumed at 5:01 PM.

Chair Diana Finegan commented.

U.1. 5:01 p.m. PUD-2025-00010 Klein and Klein, LLC for Townsley Construction
If approved, direct the Chair and Clerk to execute the Ordinance for PUD-2025-00010, Klein and Klein, LLC for Townsley Construction. **(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.

Austin Dailey with Klein and Klein Law Firm, on behalf of the applicant, Townsley Construction, provided the applicant information and addressed Board questions.

Land Development Planner Melissa Morris provided the staff presentation and Ms. Morris and Growth Management Deputy Director Joanna Coutu addressed Board questions.

The following citizens addressed the Board: Gaston Hall; Lori Montgomery; Mike Cozzi; Steven Bagdon; Stephen Baggs; Melanie Baggs; Tom Ehlman; Katrina Leturno, on behalf of the Citrus County Building Alliance; Dewayne Hitchcock; Herb Sickler; Idona Davis; Ken Frink; Kenneth Ferguson; and Michael Deem.

Mr. Dailey provided rebuttal comments and Mr. Dailey and Jared Young, with Coastal Engineering Associates, addressed Board questions.

Board discussion ensued.

Motion to approve PUD-2025-00010, including all the conditions with the changes to the following conditions: condition 2 - connection to sewer, if there is an increase in capacity necessary, then the applicant will pay for the charges; condition 10 - take out "being only" and change it to "include"; condition 11 - driveway aprons would be connected with landscaping in between driveways to separate the units; and condition 7 - add "buffer would be on the outside of the fence on all sides of the property".

Board discussion ensued with Ms. Lyn.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Janet Barek

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

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NAY: None

Ordinance Number 2026-A06

Clerk's Note: This meeting was in recess at 6:45 PM and resumed at 6:48 PM.

[Additional Information for Item U1](#)

[Public Speaker Forms for Item U1](#)

[Additional Information for Item U1 - Submitted by Commissioner Holly Davis](#)

[Additional Information for Item U1 - Submitted by First Vice Chair Janet Barek](#)

[Additional Information for Item U1 - Submitted by Gaston Hall](#)

U.2. 5:05 p.m. OA-2025-00004 Land Development Code Update – Subdivisions, etc.

If approved, direct the Chair and Clerk to execute the Ordinance for OA-2025-00004, Land Development Code Update - Subdivisions, etc. **(Eric Landon, Growth Management 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.

There were no citizen comments.

Motion to approve OA-2025-00004.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Janet Barek

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

Ordinance Number 2026-A07

V. ADJOURN

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The meeting was adjourned at 6:52 PM.

[Proof of Publication](#)