



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

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

MINUTES

April 14, 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

April 14, 2026 Citrus County Courthouse
The meeting was called to order at 1:01 PM.

A.1. Invocation

Pastor Darrell Reneau from Cornerstone Baptist Church led the Invocation.

A.2. Pledge of Allegiance

Ken Walters, U.S. Army 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 following changes: additional information for item E1f, and the addition of items B5 and B6.

Motion to approve the Agenda with the additions.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Holly L. Davis

Minutes

Board of County Commissioners Meeting - April 14, 2026

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

B. PROCLAMATIONS & AWARDS

Motion to approve items B1, 2, 3, 4, 5, and 6.

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

B.1. Proclamation -- Gopher Tortoise Day

Approve and authorize the Board to proclaim April 10th as "Gopher Tortoise Day" in Citrus County, Florida.

(Athena Phillips Citrus Native Plants Society)

B.2. Proclamation -- Citrus County Trash to Treasure Art Exhibition

Approve and authorize the Citrus County Board of County Commissioners to execute a Proclamation to recognize and encourage participation in the Citrus County "Trash to Treasure" art exhibition.

(Marguerite Beckford-Extension Director)

B.3. Proclamation - National Library Week 2026

Approve and authorize the Board to execute a proclamation declaring April 19 through April 25, 2026, as "National Library Week" in Citrus County.

(Eric Head, Community Services Director, Adam Chang, Library Services Director)

B.4. Proclamation -- April is Water Conservation Month

Approve the proclamation designating April 2026 as Water Conservation Month in Citrus County and authorize the Chair to execute the proclamation. **(Ken Cheek, P.E., Water Resources Director, Debra Burden, Water Conservation Manager)**

B.5. Proclamation -- National Animal Care and Control Appreciation Week

Approve and Authorize BOCC to proclaim April 12-18, 2026 as National Animal Care and Control Appreciation Week.

Minutes

Board of County Commissioners Meeting - April 14, 2026

This item was received after the agenda was published.

Additional Item B5

B.6. Proclamation -- National Public Safety Telecommunicators Week

Approve and Authorize the BOCC to proclaim April 12-18, 2026 as National Public Safety Telecommunicators Week.

This item was received after the agenda was published.

Additional Item B6

C. CONSENT

Motion to approve the Consent Agenda in full.

RESULT: **Adopted**

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Minutes

No items.

Administration

C.1. Ratify Signature of Assistant County Administrator

Ratify the signature of Mariselle Rodriguez, Assistant County Administrator, on Thursday, April 2, 2026, for the Securus Amendment No. 2 to the Agreement.
(Tammy Wilson, Management & Budget Director)

Attorneys Office

No items.

Clerk

C.2. Contract Addendum with Forvis Mazars

Minutes

Board of County Commissioners Meeting - April 14, 2026

Approve the addendum to the contract with Forvis Mazars and authorize the Chair to execute the document.

C.3. State Attorney Asset Deletion Request — Asset# 53383

Approve deletion of the following items from the inventory of the State Attorney's Office and the removal of said items from the county's capital asset listing: Asset# 53383.

C.4. Deletion of Surplus Property

Approve donation of the following items from the inventory of the State Attorney's Office to Withlacoochee Technical College and the removal of said items from the County's capital asset listing: Asset# 53382 (Dell Poweredge Server)

C.5. Clerk Records Disposition #2307

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #2307 for disposal of records that have met their assigned retention periods.

Community Services

C.6. T2216 FDEP Ft Island Gulf Beach Trailhead Agreement Withdrawal Letter

Approve and authorize the Chairman to sign the Letter of Withdrawal for RTP Project #T22016 – Fort Island Gulf Beach Trail head. Due to cost constraints and NEPA study restrictions. **(Eric Head, Community Services Director)**

Fire Services

No items.

Human Resources

No items.

Management and Budget

C.7. Budget Transfers

Approve the budget transfers for Fire Rescue, Capital Improvement Program, Building, Stormwater, Utilities CIP, Home Care for the Elderly, Community Care for the Elderly, Alzheimer's Disease Initiative, Crystal River Airport, Crystal River Airport Grants (2), Inverness Airport, Inverness Airport Grants (2) and Visitors & Convention Bureau for fiscal year 2025-2026 **(Tammy Wilson, Management & Budget Director)**

C.8. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the State Housing Initiative Partnership (SHIP) grant, the Tenant Based Rental Assistance (TBRA) Housing Stability for Schoolchildren Initiative grant, the State Aid to Libraries grant, the Animal Shelter capital and the Citrus Opioid MOU budgets for fiscal year 2025-2026. **(Tammy Wilson, Management & Budget Director)**

Resolution Number 2026-023

Growth Management

No items.

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

C.9. Connection Charge Installment Lien Agreement - Penna

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 Debra K & Jimmie L II Penna.

Minutes

Board of County Commissioners Meeting - April 14, 2026

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

No items.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Chuck Hutterli

Anthony Ayo

Joe Hicks

Curtiss Bryant

Trina Romeo

Tracy Landry

Ray Brown

Diane South

Jeremy Clayson

Rob Batsel, on behalf of Bravo Land Group and DIX Developments

Susan Barrett

Lynsey Lawrence

Commissioners responded to comments from the public and County Administrator Steve Howard addressed Board questions.

Clerk's Note: This item was recessed at 1:36 PM and resumed at 1:41 PM.

[Additional Information for Item D - Submitted by Attorney Robert Batsel](#)

[Public Speaker Forms for Item D](#)

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through E1f.

RESULT: Adopted

MOVER: Janet Barek

SECONDER: Jeff Kinnard D.C.

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

NAY: None

E.1.a. ITB 24-147 Amendment No. 2; Imperial Gardens Mobile Home Park (MHP) Plant Interconnection Project; MidSouth, Inc.

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and MidSouth, Inc., to ratify the actions of the staff in issuing the Amended Notice to Proceed, extending the date for substantial completion to May 24, 2026, and final completion to June 23, 2026, and to replace the language in Section 23.5 Compliance with Laws, in accordance with Executive Order 14173. **(Ken Cheek, P.E. Water Resources Director)**

E.1.b. LOI 26-098 Code Compliance Special Master and Alternate Special Master Services; Waugh PLLC, and Nabors, Giblin & Nickerson, P.A.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Waugh PLLC for Code Compliance Special Master Services once the agreement is received and reviewed by the County Attorney's Office.

b. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Nabors, Giblin & Nickerson, P.A. for Code Compliance Alternate Special Master Services once the agreement is received and reviewed by the County Attorney's Office. **(Eric Landon, Growth Management Director)**

E.1.c. RFQ 21-003 Elder Affairs and Older Americans In-Home Health Services; Citrus Home Healthcare Solutions LLC d/b/a Assisting Hands Citrus County

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Citrus Home Healthcare Solutions LLC d/b/a Assisting Hands Citrus County to provide Chore, Homemaker, Personal Care, Respite Care, Companionship, and Shopping Assistance for all programs (CCE, HCE, ADI, OAA IIIB, OAA IIIE, and HOPE).

b. Approve and Authorize the Chairman to execute the Business Associate Agreement between Citrus County, Florida and Citrus Home Healthcare Solutions LLC d/b/a Assisting Hand Citrus County. **(Eric Head, Community Services Director)**

E.1.d. PB 24-068 Amendment No. 1; Martin County Board of County Commissioners Contract RFP 2021-3343 Utility Rate & Financial Consulting; Raftelis Financial Consultants, Inc.

Approve and Authorize the Chairman to execute the Amendment to the Piggyback Agreement between the County and Raftelis Financial Consultants, Inc. to provide a Scope of Services for the Consultant to perform a Water and Wastewater Revenue Sufficiency and Connection Fee Study for County, at a cost of \$86,200. **(Ken Cheek, P.E., Water Resources Director)**

E.1.e. QTE 26-115 Web Accessibility ADA Compliance PDF Review Software; CivicPlus, LLC

Approve and Authorize the Chairman to execute the quote between Citrus County, Florida and CivicPlus, LLC to purchase and provide DocAccess software, a document accessibility platform that scans, converts, and monitors PDF documents on websites to support ADA and Section 508 compliance efforts for users with disabilities, to put the County in compliance by April 24, 2026, with the updated ADA WCAG 2.1 AA guidelines once the terms and conditions have been reviewed by County Attorney's Office and approve related budget transfer. **(Louis Foltzer, Chief Information Officer, Systems Management)**

E.1.f. ITB 25-111 Small County Outreach Program (SCOP) Road Resurfacing Project for S. Apopka Ave. from E. Anna Jo Drive to US 41; C.W. Roberts Contracting, Inc.

- a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and C.W. Roberts Contracting, Inc. to provide construction of the Small County Outreach Program (SCOP) Road Resurfacing Project for S. Apopka Ave. from E. Anna Jo Drive to US 41 as a total cost of \$2,548,750.34 once staff has received the signed agreement, insurance certificate and reviewed by County Attorney's Office and Risk Management.
- b. Approve related Budget Resolution **(Carlton Hall, Public Works Director)**

Additional information was received after the agenda was published.

Resolution Number 2026-024

[Additional Information for Item E1f](#)

E.2. C39 SCOP Local Funding Agreement & Three-Party Escrow Agreement

- a. Approve and authorize the Chairman to execute the Locally Funded Agreement between Citrus County, Florida, a political subdivision of the State of Florida and the Department of Transportation for funding the County's portion of the C39 (E. Withlacoochee Trl) from N. of Big Bass Trl to W. of E. Tasha Ct. Small County Outreach Program project in the amount of \$512,820.00.
- b. Approve and authorize the Chairman to execute the Three-Party Escrow Agreement between Citrus County, Florida, a political subdivision of the State of Florida and the Department of Transportation for funding the County's portion of the C39 (E. Withlacoochee Trl) from N. of Big Bass Trl to W. of E. Tasha Ct.

Minutes

Board of County Commissioners Meeting - April 14, 2026

Small County Outreach Program project. **(Carlton Hall, Public Works Director/
Walt Eastmond, Technical Services Director)**

Motion to approve item E2a and b.

Public Works Director Carlton Hall responded to the Board questions.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Holly L. Davis

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

NAY: None

**E.3. Proposed Cedar Lake Estates Watermain Extension Assessment Area-
Permanent Reassignment of Development Rights DVR 2026-001 Washak &
Adams and DVR 2026-002 Patterson**

a. Approve and authorize the Chairman to execute the Permanent Reassignment of Development Rights Agreement for residential properties within the Proposed Cedar Lake Estates Watermain Extension Assessment Area for Richard R. Washak & Marlene F. Adams, DVR 2026-001 & Janis Patterson, DVR 2026-002.

b. Authorize the Clerk to attest and record in Public Records of Citrus County, Florida. **(Ken Cheek, PE., Water Resources Director)**

Motion to approve item E3a and b.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Janet Barek

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

NAY: None

E.4. 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

Fire Chief Craig Stevens provided the recommendation.

Motion to approve item E4.

Mr. Stevens addressed County Attorney Denise A. Dymond Lyn and Board questions.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to: extend the Burn Ban.

Minutes

Board of County Commissioners Meeting - April 14, 2026

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

This item was received after the agenda was published.

[Addition of Item E4](#)

[Additional Information for Item E4](#)

F. OUTSTANDING COMMISSION ITEMS

F.1. Outstanding Commission Items

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

Special Projects Manager Veronica Kampschroer provided the updates.

G. LEGISLATIVE UPDATES

No items.

H. COUNTY ADMINISTRATOR - STEVE L. HOWARD

H.1. Professional Services Relative to County Funds

Information Only

County Administrator Steve Howard provided the presentation and addressed questions from Chair Diana Finegan.

There was no action taken on this item.

I. PRESENTATIONS/PUBLIC HEARINGS

I.1. 1:30 pm Impact Fee Workshop

Minutes

Board of County Commissioners Meeting - April 14, 2026

The BOCC conduct the second of two public workshops on April 14, 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 updates.

There was no public comment.

Mr. Landon addressed Board questions.

There was no action taken on this item.

J. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

No items.

K. COMMISSIONER REBECCA BAYS - DISTRICT 4

Commissioner Rebecca Bays provided an update on the light on Gobbler Drive on Highway 41.

L. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

Commissioner Holly Davis discussed Homosassa Trail, followed by Board discussion.

Commissioner Davis announced the following: Partners in Tourism upcoming meeting; the Pregnancy and Family Life Center fundraiser; the Pace Center for Girls fundraiser; and the Citrus Abuse Shelter Association (CASA) fundraiser.

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

Second Vice Chair Jeff Kinnard, D.C. discussed Homosassa Trail, provided an update on Pirate's Cove, and discussed new dog park options, followed by Board discussion.

N. 1ST VICE CHAIR JANET BAREK- DISTRICT 3

N.1. Betz Farm Contract

Motion and vote to cancel the Betz Farm contract, to direct staff to transmit that cancellation to the Buyer and to authorize the Chairman to sign the cancellation documents.

Motion to send a transmittal letter to cancel the sale of Betz Farm due to the fact that they have missed deadlines, which is a breach of the contract.

Minutes

Board of County Commissioners Meeting - April 14, 2026

The following citizens commented: Ken Walters; Anthony Oyo; Chuck Hutterli; Tracey Duncan; Curtiss Bryant; Jeremy Clayson; and Rob Batsel, for Bravo Land Group and DIX Developments.

Commissioners responded to comments from the public and County Attorney Denise A. Dymond Lyn provided clarification to Board questions, followed by Board discussion.

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

[Public Speaker Forms for Item N1](#)

O. **CHAIR DIANA FINEGAN - DISTRICT 2**

No items.

P. **COUNTY ATTORNEY DENISE A. DYMOND LYN**

No items.

Q. **OPEN TO THE PUBLIC**

The following individuals addressed the Board on various issues:

*Curtiss Bryant
Joe Hicks*

[Public Speaker Forms for Item Q](#)

R. **ADVISORY BOARD ANNOUNCEMENTS**

No items.

S. **UPCOMING MEETINGS**

1. Regular Meeting, April 28, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Minutes

Board of County Commissioners Meeting - April 14, 2026

2. Regular Meeting, May 12, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, May 26, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Preliminary Budget Hearing **Wednesday, July 22, 2026**, Governing Body of the Special Library District **8:30am**, Fire Services Special District **8:45am**, Board of County Commissioners, **9:00am**, Citrus County Courthouse, 110 N. Apopka Avenue, Room 100, Inverness, Florida
2. Tentative Budget Hearing, **Thursday, September 10, 2026, at 5:00pm**, Citrus County Courthouse, 110 N. Apopka Avenue, Room 100, Inverness, Florida
3. Final Budget, **Monday, September 21, 2026, at 5:01pm**, Citrus County Courthouse, 110 N. Apopka Avenue, Room 100, Inverness, Florida.

U. PUBLIC HEARINGS

Clerk's Note: The meeting was in recess at 3:21 PM and resumed at 5:01 PM.

Chair Diana Finegan announced that an Emergency Item E4 was added to the agenda.

U.1. 5:01 P.M. PUD-2025-00014 – Paul Furman for Stillwater Estates, Inc.

If approved, direct the Chair and Clerk to execute the Ordinance for PUD-2025-00014 – Paul Furman for Stillwater Estates, Inc. **(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.

Paul Furman, with Furman Civil Designs representing Stillwater Estates,

Minutes

Board of County Commissioners Meeting - April 14, 2026

provided the applicant presentation and Steve Ponticos, developer, addressed Board questions.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

Mr. Hochadel, Public Works Director Carlton Hall, Water Resources Director Ken Cheek and Ms. Lyn addressed Board questions.

Citizens Billy Simas and Pamela Turner commented.

Mr. Furman provided rebuttal and Mr. Furman, Mr. Ponticos and Ms. Lyn addressed Board questions.

Motion, based on competent and substantial evidence, to approve the ordinance for PUD-2025-00014, including all 16 conditions for 110 sites.

Growth Management Deputy Director Joanna Coutu recommended the following condition be added to the motion: Phase 3 modifications to accommodate only 110 sites, as long as they fit within the thresholds of a minor modification.

The motion was amended to add the condition read into the record.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Holly L. Davis

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

NAY: None

Ordinance Number 2026-A11

[Public Speaker Forms for Item U1](#)

V. ADJOURN

The meeting was adjourned at 06:02 PM.

[Proof of Publication](#)

Minutes

Board of County Commissioners Meeting - April 14, 2026