



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

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

**MINUTES**

**May 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**

May 26, 2026 Citrus County Courthouse  
The meeting was called to order at 1:03 PM.

**A.1. Invocation**

*Chair Diana Finegan called for a moment of silence and respect for Memorial Day.*

*U.S. Marine Veteran and former State Trooper Tod Cloud gave the Invocation.*

**A.2. Pledge of Allegiance**

*Female Veterans Network of Citrus County 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, Clerk of the Circuit Court and Comptroller Traci Perry, Deputy Clerk Amy Novinger, Deputy Clerk Georgette Tozer

Absent: None

**A.4. Approval of Agenda**

*County Administrator Steve Howard requested the following changes: pull item C16; additional information for item E13 and item I4; requested to move item E13 up to before the time-certain items; and addition of item E14.*

**Motion to approve the Agenda with the additions and subtractions that the**

**County Administrator Steve Howard read into the record.**

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

**B.   PROCLAMATIONS & AWARDS**

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

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

**B.1.   Proclamation -- Women's Veterans Day**

Approve and authorize the Board to proclaim June 12, 2026, as Womens Veterans Day in Citrus County, Florida. **(Jo Monty, Veteran)**

**B.2.   Proclamation -- Men's Health Week**

Approve and authorize the Board to proclaim the month of June, 2026, as Men's Health month in Citrus County, Florida. **(Men's Health Network)**

**B.3.   Recognition of Withlacoochee River Electric Cooperative**

Recognition Withlacoochee River Electric Cooperative **(David Lambert/ Jamen Monbarren)**

**B.4.   Tampa Bay Regional Planning Council 32nd Annual Future of the Region Awards**

The Tampa Bay Regional Planning Council 32nd Annual Future of the Regions Awards Innovation and Technology was presented to Citrus County for Interactive Growth Model. **(Steve L. Howard, County Administrator, Eric Landon, Growth Management Director)**

**B.5.   Innovation in Marketing Award from the Florida Economic Development Council FEDC**

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Citrus County, Economic Development received the 2026 Innovation in Marketing Award from the Florida Economic Development Council for its "A Natural Advantage" newly launched website. **(Steven Baham, Economic Development Director)**

#### **C. CONSENT**

**Motion to approve the Consent Agenda.**

*Commissioner Holly Davis and Chair Diana Finegan commented.*

**RESULT:       Adopted**

**MOVER:        Rebecca Bays**

**SECONDER:   Jeff Kinnard D.C.**

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

**NAY:          None**

*Following this item, Suzanne Novita, retired President of Cambridge Greens Homeowners Association, spoke on behalf of Cambridge Green residents regarding item C17.*

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*No items.*

#### **Administration**

##### **C.1. CoreCivic Contract Monitoring Update for April 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 April 2026 would be \$11,500.00 **(Joseph Whittick, Contract Monitor)**

##### **C.2. Modification of Intergovernmental Agreement #29**

Approve and authorize the Chairman to execute the Modification of the Intergovernmental Agreement #29. **(Joseph Whittick, Contract Monitor)**

#### **Attorneys Office**

*No items.*

**Clerk**

**C.3. County Warrants**

Accept the attached check registers outlining the County warrants.

**C.4. 2025 4th Quarter Investment Report & 2026 1st Quarter Investment Report**

Acknowledge receipt of the 4th Quarter Investment Report from October 1, 2025 through December 31, 2025 and the 1<sup>st</sup> Quarter Investment Report from January 1, 2026 through March 31, 2026.

**Community Services**

**C.5. State of Florida Department of Transportation SFY2025 Off-Cycle 5311 Funding**

Adopt and authorize the Chairman, or 1st Vice Chairman, respectively, to execute a new Resolution authorizing the application, contract and any amendments and other necessary documents, after review by the County Attorney, for the application and acceptance of the State of Florida Department of Transportation SFY2025 Section 5311 funding of \$452,988 and the required county match of \$452,988 which will be covered with the FDOT State Block Grant funding and corresponding match. **(Eric Head, Community Services Director)**

**Resolution Number 2026-031**

**Fire Services**

**C.6. Amendment to Purchase Order Agreement (PO121) 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 101 to the CORE Purchase Order Agreement (PO121) with Lutheran Services Florida, Inc. **(Craig Stevens, Fire Chief)**

**C.7. Amendment to Purchase Order Agreement 2 (PO121) 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 (Non-Qualified County (NQC) Funds**

Approve and authorize the Chairman to execute Amendment 101 to the NQC Purchase Order Agreement 2 (PO121) with Lutheran Services Florida, Inc.,. **(Craig Stevens, Fire Chief)**

**Human Resources**

**C.8. Agreement with College of Central Florida - Co-Op and Internship Agreement**

Approve and authorize the Chairman to execute the Co-Op and Internship Agreement with the College of Central Florida **(Jessica Flynn, Human Resources Director)**

**Management and Budget**

**C.9. Budget Transfers**

Approve the budget transfers for Various Departments, Management and Budget, Visitors & Convention Bureau, Inverness Airport, Crystal River Airport, Communication Services, Animal Services, Fire Rescue, Emergency Medical Services and Solid Waste Management (2) for fiscal year 2025-2026 **(Tammy Wilson, Management & Budget Director)**

**C.10. Budget Resolutions**

Adopt and authorize the Chairman to execute a resolution amending/adopting the Alzheimer's Disease Initiative (ADI) and the State Housing Initiatives Partnership (SHIP) grant budgets for fiscal year 2025-2026. **(Tammy Wilson, Management & Budget Director)**

**Resolution Number 2026-032**

**Growth Management**

*No items.*

**Public Works**

**C.11. Asset Deletion - Claim F232AL0042-01**

Approve the deletion of Asset #56666 from the Solid Waste Division due to the total loss on October 28, 2025. **(Carlton Hall, Public Works Director, Joshua Younce, Solid Waste Director)**

**C.12. Acknowledgment 1 Addendum to T-Hangar Lease (O'Hanrahan & Dupont) & 1 Renewal (Serra)**

Staff requests that the Board of County Commissioners acknowledge the attached and executed Addendum to Box Hangar Lease (O'Hanrahan & Dupont) & one (1) Renewal (Serra). **(Carlton Hall, Public Works Director)**

**C.13. Security Deposit Increase for Monthly Charge Account Agreement – Bentley Waste Service LLC, DBA Hook Company**

a. Approve and authorize the Chairman to execute a monthly Waste Disposal Account Agreement between Citrus County and Bentley Waste Service LLC, DBA Hook Company for disposal fees up to \$42,000.00 at the Citrus County Central Landfill and accept Nationwide Mutual Insurance Company Bond No. 7901239479.

b. Approve the termination of the existing Waste Disposal Account Agreement with Bentley Waste Service LLC, DBA Hook Company, dated March 11, 2025. **(Carlton Hall, Public Works Director)**

**C.14. Security Deposit Increase for Monthly Charge Account Agreement – Flash Trash LLC**

a. Approve and authorize the Chairman to execute a monthly Waste Disposal Account Agreement between Citrus County and Flash Trash LLC for disposal fees up to \$70,000.00 at the Citrus County Central Landfill and accept Platte River Insurance Company Bond No. PR2751895.

b. Approve the termination of the existing Waste Disposal Account Agreement with Flash Trash LLC, dated June 10, 2025. **(Carlton Hall, Public Works Director)**

**C.15. Termination of Monthly Charge Account Agreement – Waterside Environmental Care**

a. Approve termination of the Waste Disposal Account Agreement with Waterside Environmental Care dated August 6, 2024.

b. Authorize staff to process all necessary documentation and refund security

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deposit of \$3,000.00 plus \$302.40 accrued in interest. **(Carlton Hall, Public Works Director)**

**Systems Management**

**C.16. Administrative Regulation AR:16.06-2 Password Policy**

Approve and authorize the changes to the Administrative Regulation 16.06-1 Password Policy **(Louis Foltzer, Chief Information Officer, Amy Hannell, Telecommunications Administrator)**

*This administrative regulation is exempt from public records pursuant to Florida Statute § 119.0725 — Agency cybersecurity information; public records exemption; public meetings' exemption.*

*This item was pulled during the meeting.*

**[Pull Item C16](#)**

**Visitors and Convention Bureau**

*No items.*

**Water Resources**

**C.17. Amendment #5 to Agreement LP09019 Cambridge Greens Septic to Sewer Project**

Approve and authorize the Chairman to execute Amendment No. 5 to Agreement LP09019 - Cambridge Greens Septic to Sewer Project, between the Florida Department of Environmental Protection and Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

**C.18. Connection Charge Installment Lien Agreement - Deborah & Gary Grill**

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 Deborah & Gary Grill.

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.19. Release and Satisfaction of Lien Water and Wastewater Utility Services  
- Vardi**

- a. Approve and authorize the Chairman to execute Release and 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 Eiman Vardi.
- b. Authorize the Clerk to record Release and 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.20. Release and Satisfaction of Lien Water and Wastewater Utility Services  
- John B Arnold**

- a. Approve and authorize the Chairman to execute Release and 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 John B Arnold.
- b. Authorize the Clerk to record Release and 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.21. Release and Satisfaction of Lien Water and Wastewater Utility Services  
- Christen Brock**

- a. Approve and authorize the Chairman to execute Release and 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 Christen Brock.
- b. Authorize the Clerk to record Release and 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.22. Release and Satisfaction of Lien Water and Wastewater Utility Services  
- David Freda**

- a. Approve and authorize the Chairman to execute Release and 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 David Freda.
- b. Authorize the Clerk to record Release and 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.23. Release and Satisfaction of Lien Water and Wastewater Utility Services  
- Zachary White**

- a. Approve and authorize the Chairman to execute Release and 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 Zachary White.
- b. Authorize the Clerk to record Release and 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.24. Release and Satisfaction of Lien Water and Wastewater Utility Services  
- BT2R Investments LLC**

- a. Approve and authorize the Chairman to execute Release and 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 BT2R Investments LLC.
- b. Authorize the Clerk to record Release and 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.25. Release of Retainage PB 23-043 Cedar Lakes Estates Water Assessment Project**

Approve and Authorize the Chairman to approve the Release of Retainage for the Cedar Lakes Estates Water Assessment Project PB# 23-043 to Miller Pipeline, Inc. **(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:*

Steven Schwartz  
Ken Marotte, from the Citrus County Historical Society  
Vanessa Davis, for non-profit Everyone Deserves To Eat  
Tracey Duncan  
Del Wray  
Susan Nelson  
Dixie Hollins

*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 m.**

**RESULT:** Adopted

**MOVER:** Holly L. Davis

**SECONDER:** Janet Barek

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

**NAY:** None

**E.1.a. QTE 26-012 Mowing Services for Clerk's Annex and County Owned Cemeteries; Simply Amazing Property Maintenance LLC**

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Simply Amazing Property Maintenance LLC to provide services of mowing, edging, trimming, weeding, and clean-up of debris for County-Owned cemeteries and the Clerk of Court Annex property at the cost of \$20,250.00 per 25 visits of all locations and the as-needed alternates of Minor Pruning at \$100 and Hedging at \$50 per each visit of each of the locations. **(Eric Head, Community Services Director)**

**E.1.b. RFP 24-078 Amendment No. 3; Congregate & Home Delivered Meals for Older Americans Act (OAA) Title III, Private Pay, and Community Care for the Elderly (CCE) Programs; G. A. Food Services of Pinellas County, LLC**

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and G.A. Food Services of Pinellas County, LLC to add Section 25.0 Inspector General to the Agreement as requested by the Granting Agency. No additional cost is associated with this Amendment. **(Eric Head, Community Services Director)**

**E.1.c. QTE 26-081 Mowing Services for Citrus County Libraries; Simply Amazing Property Maintenance LLC**

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Simply Amazing Property Maintenance LLC to provide

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services of mowing, edging, trimming, weeding, and clean-up of debris for the four (4) Citrus County Libraries at the total annual cost of \$12,000.00 which includes 25 cuts for each location and the as-needed alternate pricing for Minor Pruning at \$50 and Hedging at \$50 per visit for each of the four (4) libraries. **(Eric Head, Community Services Director)**

**E.1.d. ITB 26-069 Purchase of MX908, Mass Spectrometer, Chemical Identifier; 908 Devices Inc.**

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and 908 Devices Inc., for the purchase of one (1) MX908, Mass Spectrometer, Chemical Identifier, at the cost of \$83,709.47. **(Craig Stevens, Fire Chief)**

**E.1.e. PB 26-128 Purchase of Fire and EMS Apparatus on Florida Sheriff's Association contract FSA25-VEF19.0; Ten-8 Fire & Safety, LLC**

a. Approve and Authorize the Chairman to execute the Equipment Proposal between Citrus County, Florida and Ten-8 Fire & Safety, LLC for the purchase of a new fire engine to replace the aging frontline apparatus at a cost of \$825,500.

b. Approve and Authorize the Chairman to execute the Equipment Proposal between Citrus County, Florida and Ten-8 Fire & Safety, LLC for the purchase of two (2) new ambulances to replace the aging frontline apparatus' at a cost of \$724,802.

c. Approve related budget resolution **(Craig Stevens, Fire Chief)**

**Resolution Number 2026-033**

**E.1.f. ITB 22-030 Amendment No. 5; Contract Mowing and Trimming of Median/Curbed Roadways with Litter Pickup; Gamco Properties III, Inc.**

Approve and Authorize the Chairman to execute Amendment No. 5 to the Agreement between Citrus County, Florida, and Gamco Properties III, Inc. to add four (4) additional trimmings to all locations to be serviced by the Contractor, and to amend the fee schedule to those rates set forth in Revised Exhibit B with an increase dollar amount of \$4,620.00 annually. **(Carlton Hall, Public Works Director)**

**E.1.g. ITB 23-050 Amendment No. 3; Asphalt Concrete Mix Type SP-9.5 and Type -12.5 also Liquid Emulsified Asphalt Grades SS-1 and AE-90 or Comparable; Central Materials Company, Inc.**

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and Central Materials Company, Inc. to exercise the third option to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to June 19, 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. There is no cost increase associated with this Amendment. **(Carlton Hall, Public Works Director)**

**E.1.h. SGS 26-121 Save Crystal River - Kings Bay Restoration Project FY27; Save Crystal River, Inc.**

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Save Crystal River, Inc., to continue to provide Mechanical Maintenance Services with an additional service to provide Planted Submerged Aquatic Vegetation. If approved, the \$315,000 funding for this project will be included in the FY 26/27 budget. **(Carlton Hall, Public Works Director)**

**E.1.i. RFP 24-096 Amendment No. 2; Professional Real Estate Broker Services; The Urban Group, Inc. and Redevelopment Management Associates, LLC**

**a.** Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Redevelopment Management Associates, LLC, extending the duration of the Agreement to July 8, 2027;

**b.** Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and The Urban Group, Inc., extending the duration of the Agreement to July 8, 2027. **(Carlton Hall, Public Works Director)**

**E.1.j. ITB 23-058 Amendment No. 3; Asphaltic Concrete for Surface Leveling Courses Including Sand Seal Coat; Superior Asphalt, Inc.**

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and Superior Asphalt, Inc. to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to July 10, 2027, and to modify the language in Section 20.4 Compliance with Laws and Section 20.17 Equal Employment Opportunity, in accordance with Executive Order 14173, no additional cost associated with this Amendment. **(Carlton Hall, Public Works Director)**

**E.1.k. ITB 22-064 Amendment No. 4; Roadway Striping Thermoplastic/Traffic Paint and Related Work; McShea Contracting, LLC**

Approve and Authorize the Chairman to execute Amendment No. 4 to the Agreement between Citrus County, Florida and Superior Asphalt, Inc., to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to June 27, 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.l. ITB 24-011 Amendment No. 3; (Re-Bid) Brentwood Wastewater Treatment Facility Upgrades Project; L7 Construction, Inc.**

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and L7 Construction, Inc., to ratify the action of the Department in issuing the Amended Notice to Proceed to extend the time for substantial completion to June 1, 2026, and final completion to July 1, 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. No additional cost associated with this Amendment. **(Ken Cheek, P.E., Water Resources Director)**

**E.1.m. PB 24-223 Amendment No. 1; Omnia GA 23-6692-01 Technology Products, Solutions and Related Services; Carahsoft Technology Corp**

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Carahsoft Technology Corp, to amend the Agreement to implement planning department and fire department plans review for Phase II, as set forth in the Statement of Work as shown in Exhibit 1, at an additional cost of \$66,241.28 as shown in Exhibit 2, once the documents are received by staff and reviewed by County Attorney's office, and approve related budget transfer. **(Eric Landon, Growth Management Director)**

**E.2. Extension of the Tax Roll**

Approve a request from Janice A Warren, Citrus County Tax Collector, to extend the tax roll pursuant to section 197.323, Florida Statutes. **(Janice A. Warren, Tax Collector)**

**Motion to approve item E2.**

**RESULT: Adopted**

**MOVER:** Holly L. Davis

**SECONDER:** Janet Barek

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

**NAY:** None

**E.3. Key Training Community Contribution Tax Credit Program Resolution**

Approve and authorize the Chairman to execute a resolution certifying that the projects are consistent with local plans and regulations. **(Melissa Walker, Key Training Center)**

**Motion to approve item E3.**

**RESULT: Adopted**

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

**Resolution Number 2026-034**

**E.4. Homosassa Phase V Septic to Sewer Federal Community Grant CG-05D56525-0**

Acknowledge receipt and acceptance of the Agreement. **(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. Amended Water and Wastewater Agreement for Lecanto Preserve, LLC – Phase 1**

- a. Approve and authorize the Chairman to execute an Amendment to the Water and/or Wastewater Developer's Agreement as shown in Exhibit "B".
- b. Authorize the Clerk to place an acceptance stamp on the agreement and record in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

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

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

**E.6. Proposed Cedar Lake Estates Watermain Extension Assessment Area - Permanent Reassignment of Development Rights DVR 2026-006 Watson**

- 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 Vicki Lynn Watson, DVR 2026-006.
- b. Authorize the Clerk to attest and record in Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

**Motion to approve item E6a and b.**

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

**E.7. Assignment of Developer's Utility Pre-paid Credits - Hampton Hills**

a. Approve and authorize the Chairman to acknowledge receipt of this transfer of water connection fee credits from SAT Sr. Limited Partnership to Hampton Hills, LLC credit pool.

b. Approve and authorize the Clerk to place an acceptance stamp on the agreement and record in the Public Records of Citrus County, Florida. **(Ken Cheek, Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director).**

**Motion to approve item E7a and b.**

*First Vice Chair Janet Barek commented.*

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

**E.8. Corrective Perpetual Utility and Access Easement – City of Inverness**

a. Approve and Authorize the Chairman to execute the Corrective Perpetual Utility and Access Easement between Citrus County, Florida, and City of Inverness. (The terms remain the same.)

b. Authorize the Clerk to record the Easement in the Public Records of Citrus County, Florida. **(Eric Head Community Services 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. The Citrus County Historical Society, Inc., Resolution and Lease Agreement**

a. Discussion and consideration of a request from The Citrus County Historical Society, Inc., a Florida Not for Profit Corporation, to lease the building known as the Historic Citrus County Courthouse, located at One Courthouse Square, Inverness, Florida, for the purpose of providing services to the community that are considered to be in the nature of public services

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- b. Adopt and authorize the Chairman to execute a Resolution of the Board acknowledging the request from The Citrus County Historical Society, Inc. to lease property owned by the County.
- c. Approve and authorize the Chairman to execute the Lease Agreement for a period of five (5) calendar years beginning June 1, 2026, and ending on May 31, 2031, and the monthly rent shall be one dollar (\$1.00) per year. **(Eric Head, Community Services Director)**

**Motion to approve item E9a, b and c.**

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

**Resolution Number 2026-035**

**E.10. Conflict Waiver Regarding SouthState Bank**

Approve and authorize the Chairman to execute the conflict waiver regarding SouthState Bank, N.A. **(Denise A. Dymond Lyn, County Attorney)**

**Motion to approve item E10.**

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

**E.11. Authorization to Solicit Professional Appraisal Services for AK 1146577 – 5456 S. Cherokee Way, Homosassa**

Approve and authorize the Chairman to direct staff to proceed with soliciting appraisal services, title search and closing services for the subject property. **(Carlton Hall, Public Works Director)**

**Motion to approve item E11.**

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

**E.12. Accept Offer to Purchase Surplus Property**

- a. Approve the declaration of AK 1798388 Lot 18, Block 309 less North 43 feet and South 16.92 feet Inverness Highlands West, Inverness surplus.

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- b.** Approve the Purchase and Sale agreement with Moon Lake Investments Inc. and authorize Chairman to execute the same.
- c.** Authorize staff to execute all other documents related to the closing of the property, with the exception of recordable documents; approve and authorize payment of related closing costs associated with these property acquisitions.
- d.** Approve and Authorize Chairman to sign subsequent County Deed for the property after the County Attorney has reviewed it.
- e.** Authorize the Clerk to record said County Deed in the Public Records of Citrus County, Florida upon staff's receipt of payment.
- f.** Authorize staff to deliver deed once deed has been recorded in the Public Record. **(Carlton Hall, Public Works Director)**

**Motion to approve item E12a through f.**

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

**E.13. Citrus County's Sales Tax Revenue Bonds, Series 2026**

Approve and authorize the Chairman to execute the Sales Tax Revenue Bonds, Series 2026, the supplemental Resolution authorizing the issuance of the Sales Tax Revenue Bonds, Series 2026 in accordance with the parameters set forth therein; and authorize the Commissioners to execute the Certificate as to Public Meeting and no conflict of interest. **(Tammy Wilson, Management & Budget Director)**

**Motion to approve item E13.**

*Jay Glover, from PFM Financial Advisors, addressed Board questions.*

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

**The motion was amended to: item E13a and b.**

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

**Resolution Number 2026-037**

**Clerk's Note: The amendment to the motion was made following item I2.**

**[Public Speaker Form for Item E13](#)**

**[Additional Information for Item E13](#)**

**E.14. Discussion and Determination of Countywide Burn Ban Status**

Approve a proclamation rescinding the drought emergency and burn ban for the unincorporated areas of Citrus County previously enacted on April 14, 2026, pursuant to Chapter 46, Article III, Citrus County Code of Ordinances.

**Motion to approve item E14.**

*Chair Diana Finegan commented.*

**RESULT: Adopted**

**MOVER:** Holly L. Davis

**SECONDER:** Jeff Kinnard D.C.

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

**NAY:** None

*This item was received after the agenda was published.*

**[Additional Item E14](#)**

**F. OUTSTANDING COMMISSION ITEMS**

**F.1. Outstanding Commission Items**

Veronica Kampschroer, MPA, PMP, Special Projects Manager. Outstanding Commission Items Update

*Special Projects Manager Veronica Kampschroer provided the updates.*

**G. LEGISLATIVE UPDATES**

**G.1. Legislative Updates**

Alexander Alt, Intergovernmental Affairs Liaison. Legislative Update

*Intergovernmental Liaison and Administrative Development Review Expeditor Alexander Alt provided the updates and Chair Diana Finegan commented.*

**H. COUNTY ADMINISTRATOR - STEVE L. HOWARD**

*No items.*

**I. PRESENTATIONS/PUBLIC HEARINGS**

**I.1. Presentation: Citrus County Sheriff's Office, School Zone Speed Cameras.**  
Presentation Citrus County Sheriff's Office, David E. Vincent, Speed Zone Cam  
**(Citrus County Sheriff's Office, David E. Vincent)**

*Citrus County Sheriff David Vincent provided the presentation and Sheriff Vincent and Special Projects Manager Veronica Kampshroer addressed Board questions.*

*There was no action on this item.*

**I.2. 1:15PM Annual Financial Report**

**a.** Acknowledge receipt of Citrus County's Annual Comprehensive Financial Report and condensed Popular Annual Financial Report for the fiscal year ended September 30, 2025.

**b.** Approved and authorize the Chair and Clerk as the Chief Financial Officer to authorize the Financial Analyst to submit their signatures electronically on the Annual Financial Report. **(Tracy Perry, Clerk of the Courts)**

*Clerk of the Circuit Court and Comptroller Traci Perry provided an overview, recognized both the clerk and county staff, and introduced Jeff Wolf, with Forvis Mazars, who provided the presentation and addressed Board questions.*

**Motion to approve item I2a and b.**

**RESULT: Adopted**

**MOVER:** Rebecca Bays

**SECONDER:** Holly L. Davis

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

**NAY:** None

*Following this item, Deputy Clerk Amy Novinger requested clarification for the motion made for item E13.*

**[Item I2 PowerPoint](#)**

**I.3. 1:20PM Ozello Civic Assoc Bldg - Historic recognition**

**a.** Conduct a public hearing on May 26, 2026 at 1:20 p.m. to consider local historic designation for Ozello Civic Association Building, lying at 14095 W. Ozello Trail, Crystal River, as recommended by the Historical Resources

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**b.** If approved, direct the Chair and Clerk to execute the Resolution confirming local historic structure designation. **(Eric Landon, Growth Management Director)**

*Growth Management Director Eric Landon provided the staff recommendation.*

*Jane Vandenberg, on behalf of the Ozello Civic Association addressed the Board.*

**Motion to approve item I3b.**

**RESULT:**       **Adopted**

**MOVER:**       Holly L. Davis

**SECONDER:**   Jeff Kinnard D.C.

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

**NAY:**          None

### **Resolution Number 2026-036**

#### **Public Speaker Form for Item I3**

#### **I.4.   1:25PM Public Hearing on an Ordinance Establishing a Temporary Moratorium Pertaining to Data Centers**

**a.** Conduct a Public Hearing on an Ordinance of Citrus County, Florida establishing a temporary moratorium for the construction, or expansion of, and the issuance of building permits, development orders or the rezoning of property for data center facilities within the unincorporated areas of Citrus County; providing for repeal of conflicting provisions; providing for severability; providing for modifications that may arise from consideration at public hearing; and providing for an effective date.

**b.** If approved, authorize the Chairman to execute the ordinance establishing a temporary moratorium. **(Denise A. Dymond Lyn, County Attorney)**

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

*The following individuals addressed the Board: Chuck Hutterli; Barbara Ocasio; Kathy Viator; Pamela Larsen; Molly Gurien, President of Citrus County Audubon Society; Kaleb McNelly; Gini Bouwense; Brandon Lumpkin; Marbette Baker; Renee Bedford; Jessica Ketner; Phil Pierzchanowski; Tracy Landry; Del Wray; John Parlman; Leila Tarantino; John Wray; Ash Royal; Vernoica Tumminia; John Elmore; Billy Jameson; Vivien Quarles; Jelynda Vanover; Alex Vanover-Harvey; Stan Cooke; Karissa Gandee; Kristin Nichols; Nikki Holl; Karen Butler; Steven Schwartz; Lisa McClanahan; Christina Pagnam; Sherrylin Winczuk; Maureen Farro; James Wiles; Maxine Connor; Collin Landis; Gregg Messel; Tracey Duncan; Sandra Slowey; Bryan Hudson; John Stroud; and Robin Orlandi, on behalf of the Sierra Club.*

*County Attorney Denise A. Dymond Lyn provided clarification to the Board.*

**Motion to approve the ordinance, as written, and authorize the Chair to establish a temporary moratorium.**

*Commissioners responded to public comments and Ms. Lyn addressed the Board.*

**RESULT:**       **Adopted**

**MOVER:**       Diana Finegan

**SECONDER:** Janet Barek

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

**NAY:**           None

**Ordinance Number 2026-02**

[Public Speaker Forms for Item I4](#)

[Additional Information for Item I4](#)

[Item I4 Proof of Publication](#)

[Additional Information for Item I4 - Submitted by Collin Landis](#)

[Additional Information for Item I4 - Submitted by Jessica Ketner](#)

[Additional Information for Item I4 - Submitted by Molly Gurien](#)

[Additional Information for Item I4 - Submitted by SCADAbob](#)

**J.    ADVISORY BOARD NOMINATIONS & APPOINTMENTS**

*No items.*

**K.    COMMISSIONER REBECCA BAYS - DISTRICT 4**

*Commissioner Rebecca Bays recognized Steve Baham and provided a recommendation regarding the open Economic Development Director position.*

**Consensus of the Board was given to the Board regarding placing a hiring freeze on all general fund ad-valorem positions and bring it back to the next agenda for a vote.**

*Commissioner Rebecca Bays requested a list of all the pending lawsuits involving Citrus County, Florida, and discussed the Right Rudder lawsuit.*

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*County Attorney Denise A. Dymond Lyn provided clarification, followed by Board discussion about ending the Right Rudder lawsuit and placing the item on the next agenda.*

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

*Commissioner Holly Davis gave an overview from the Partners in Tourism meeting and announced the Citrus County Community Charitable Foundation meeting scheduled for Thursday, May 28, 2026.*

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

*Second Vice Chair Jeff Kinnard, D.C. addressed the public regarding emails and announced the "Coffee with your Commissioner" is scheduled for Tuesday, June 2, 2026 at Paddletail Waterfront Lodge at 2PM.*

**N. 1ST VICE CHAIR JANET BAREK- DISTRICT 3**

*No items.*

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

*Chair Diana Finegan gave an overview of the Veterans Advisory Board meeting.*

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

*No items.*

**Q. OPEN TO THE PUBLIC**

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

*Steven Schwartz  
Tracey Duncan*

*Commissioners responded to comments from the public and County Attorney Denise A. Dymond Lyn addressed Board questions.*

[Public Speaker Forms for Item Q](#)

**R. ADVISORY BOARD ANNOUNCEMENTS**

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*No items.*

**S. UPCOMING MEETINGS**

1. Regular Meeting, **Thursday, June 11, 2026**, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, **Monday, June 22, 2026**, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, **July 14, 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**

*No items.*

**V. ADJOURN**

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The meeting was adjourned at 5:22 PM.

**Proof of Publication**