



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

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

AGENDA

July 28, 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**

MISSION

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed. The Board gives citizens multiple opportunities for PUBLIC INPUT. All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person to make their request or presentation or five (5) minutes if they represent an organization with the appropriate documentation on file with the Clerk of Courts. If the request or presentation deals with a matter that requires investigation by County Staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request. Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service at least two days before the meeting.

A. CALL TO ORDER

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

A.4. Approval of Agenda

B. PROCLAMATIONS & AWARDS

B.1. Proclamation -- Purple Heart Day

Approve & Authorize the BOCC to recognize the 244th anniversary of the Purple Heart and its legacy and proclaim August 7, 2026 as Purple Heart Day. **(Curtis Ebitz, Keep Citrus County Beautiful, KCCB)**

C. CONSENT

Minutes

C.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:

June 30, 2026 Special Meeting

June 30, 2026 Attorney Client Session

July 6, 2026 Budget Workshop

July 14, 2026 Regular Meeting

Administration

C.2. Cancellation of Contract P035BOCT25 with the Government of the U.S. Virgin Islands

Authorize the Chair to execute a 60-day notice of cancellation of contract P035BOCT25 with the Government of the U.S. Virgin Islands. **(Joseph Whittick, Contract Monitor)**

C.3. CoreCivic Contract Monitoring Update for June 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 June 2026 would be \$24,500.00 **(Joseph Whittick, Contract Monitor)**

Attorneys Office

Clerk

C.4. Withlacoochee Regional Water Supply Authority Special District Public Facilities Updated Report

Acknowledge receipt of the Special District Public Facilities Updated Report from the Withlacoochee Regional Water Supply Authority dated September 18, 2024.

C.5. Clerk Records Disposition #2318

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #2318 for disposal of records that have met their assigned retention periods.

C.6. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

Fire Services

C.7. Lifestream Behavioral Center, Inc. - Monitoring and Compliance Update — November 2025 – April 2026

Acknowledge receipt of Lifestream Behavioral Center's monthly reports for November 2025 - February 2026. **(Craig Stevens, Fire Chief)**

Human Resources

Management and Budget

C.8. Budget Transfers

Approve the budget transfers for Building (2), Housing (SHIP), Solid Waste (2), Utilities and Utilities ARPA for fiscal year 2025-2026 **(Barbara Luckham, Interim Management & Budget Director)**

C.9. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the Library Services, the Florida Humanities America250 Book Collection grant, Transportation Operations Section 5311 grant, and the Department of Financial Services, Division of State Fire Marshal grant, the Transportation Disadvantaged Trip & Equipment grant, and the Low Income Home Energy Assistance Program (LIHEAP) grant budgets for fiscal year 2025-2026. **(Barbara Luckham, Interim Management & Budget Director)**

Growth Management

Public Works

C.10. Acknowledgment T-Hangar Renewals Rawls-Wynn-Putt-Wilson

Staff requests that the Board of County Commissioners acknowledge four (4) attached T- Hangar Lease Renewals for Rawls-Wynn-Putt-Wilson. **(Carlton Hall, Public Works Director)**

Systems Management

Visitors and Convention Bureau

Water Resources

C.11. Connection Charge Installment Lien Agreement - Rose Ann Diluzio

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 Rose Ann Diluzio.

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)**

C.12. Connection Charge Installment Lien Agreement - Brian R & Debra M Chambe

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 Brian R & Debra M Chambe.

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)**

C.13. Connection Charge Installment Lien Agreement - Terrica L Willis

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 Terrica L Willis.

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)**

Set Public Hearings Workshops

C.14. Set a Public Hearing for the proposed Stormwater MSBU for Fiscal Year 2026-2027.

a. Adopt and authorize the Chairman to execute a Resolution of Citrus County, Florida, relating to the provision of stormwater management services; estimating the cost of stormwater management services provided by the county's stormwater utility; establishing the estimated assessment rate for stormwater service assessments against developed property within the stormwater management area for the fiscal

year beginning October 1, 2026; directing the preparation of an updated stormwater service assessment roll based upon the methodology set forth herein; establishing a public hearing for the proposed stormwater service assessments and directing the provision of notice in connection therewith; providing for hardship assistance; providing for severability; and providing an effective date.

b. Set a public hearing on August 25, 2026, at 1:30 P.M. regarding the Stormwater MSBU for Fiscal Year 2026-2027. (Carlton Hall, Public Works Director)

C.15. Set a Public Hearing for the proposed Utility Availability Assessment Roll for FY 2026-2027

a. Adopt and authorize the Chairman to execute a Resolution for the proposed Utility Availability Assessment Roll for FY 2026-2027 relating to the provision of utility availability services in the unincorporated area of the county; estimating the cost of utility availability services to be assessed for the fiscal year commencing October 1, 2026; determining that certain real property will be specially benefitted thereby; establishing the method of assessing the utility availability service cost against the real property that will be specially benefitted thereby; directing the county manager to prepare or direct the preparation of a preliminary assessment roll based upon the methodology set forth herein; establishing a public hearing to consider imposition of the proposed service assessments and the method of their collection and directing the provision of notice in connection therewith; providing for severability; and providing an effective date.

b. Set a public hearing on August 25, 2026, at 1:31 P.M. regarding the Proposed Utility Availability Assessment Roll for FY 2026-2027. **(Ken Cheek, P.E., Water Resources Director)**

C.16. Set a Public Hearing on an Ordinance Creating Chapter 79 - Short Term Vacation Rentals

Set a public hearing on August 11, 2026 at 1:15 p.m. on an ordinance of Citrus County, Florida creating Chapter 79 entitled Short Term Vacation Rentals; providing for severability; providing for inclusion into the code; providing for modifications that may arise from consideration at public hearing; and providing for an effective date. **(Denise Lyn, County Attorney)**

D. OPEN TO THE PUBLIC

E. REGULAR BUSINESS

E.1. Bids

E.1.a. SGS 26-171 Purchase of Myers Traffic Control Parts; Transportation Control Systems Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Transportation Control Systems Inc., for the purchase of key components used for the maintenance of the County traffic signals, on an as-needed basis. **(Carlton Hall, Public Works Director)**

**E.1.b. QTE 26-125 Emergency Telephone Services for Courthouse Elevators
(CONFIDENTIAL)**

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and the vendor listed in the Agreement to provide equipment, installation, and monitoring services for two-way emergency audio/visual equipment in the County Courthouse elevators in compliance with Florida Statute, Chapter 399, Florida Building Codes and DBPR adoption of ASME A17.1/CSA B44, at a cost of \$247.00 monthly service fee. **(Carlton Hall, Public Works Director)**

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

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and CivicPlus, LLC for the purchase of 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 2027, with the updated ADA WCAG 2.1 AA guidelines; and to ratify the Board approval from April 14, 2026. **(Louis Foltzer, Chief Information Officer, Systems Management)**

**E.1.d. RFQ 24-061 Residential Construction/Rehabilitation General Contractors
Qualified Contractor List for Continuing Services; Savannah & Matthew, Inc
dba Suncoast Restoration**

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Savannah & Matthew, Inc., dba Suncoast Restoration, to provide construction and remodeling services for residential homes through SHIP, CDBG, NSP, and HUD on an as-needed basis. **(Eric Head, Community Services Director)**

**E.1.e. QTE 15-080 Amendment No. 5; NeoGov Online Services;
GovernmentJobs.com, Inc. dba NeoGov**

Approve and Authorize the Chairman to execute Amendment No. 5 to the Agreement between Citrus County, Florida and GovernmentJobs.com, Inc. dba NeoGov, amending the Agreement to terminate the subscription for the Policy Management and e-Forms modules effective October 1, 2026, and to terminate the service to post job announcements on [GovernmentJobs.com](https://www.governmentjobs.com) website effective October 14, 2026. There is no additional costs associated with this Amendment. **(Jessica Flynn, Human Resources Director)**

**E.1.f. AGR 25-151 Amendment No. 3; Vending Machine Services for County Owned
Buildings; Atrato Vending LLC**

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and Atrato Vending LLC, to modify the list of locations to be serviced by the Vendor and add the new Water Resources Administration Building. **(Ken Cheek, P.E., Water Resources Director)**

E.1.g. ITB 23-072 Amendment No. 2; Mowing at Citrus County Water/Wastewater and Lift Station Facilities; Greco International Corporation

Approve and authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Greco International Corporation, to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to August 7, 2027; and modifying the language in Section 17.4 Compliance with Laws and Section 19.17 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Ken Cheek, P.E., Water Resources Director)**

E.1.h. RFP 24-085 Amendment No. 1; Federal Lobbyist Services; Alcalde & Fay, LTD. Inc

Approve and authorize the Chairman to execute the Amendment to the Agreement between Citrus County, Florida and Alcalde & Fay, LTD. Inc, to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to August 5, 2027, and to replace the language in Section 18.4 Compliance with Laws and 18.17 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Steve Howard, County Administrator)**

E.2. FY25 Community Based Violence Intervention and Prevention Initiative (CBVIPI)

Approve and authorize the Chairman to sign the Certification by the Chief Executive Officer of the Applicant Government to move the application review forward. **(Citrus County Sheriff David E. Vincent)**

E.3. IMP 20-01 Citrus Springs Unit 2 Phase 1 Developers Maintenance

Approve and authorize the Chairman to sign the Interim Maintenance Agreement Addendum with Habitat for Humanity of Citrus County, Inc for the Citrus Springs Unit 2, Phase 1 project, extending the Letter of Credit in the amount of \$191,800.00, with a new expiration date of November 7, 2026. **(Carlton Hall, Public Works Director)**

E.4. TDC Request for Friends of the Crystal River National Wildlife Refuge, Inc. - Memorandum of Understanding

Authorize the Chair to sign the Memorandum of Understanding (MOU) with Friends of the Crystal River National Wildlife Refuge, Inc. for Three Sisters Springs NWF capital improvement project in the amount of \$80,000 from the Tourist Development funds which has no impact on Ad Valorem Taxes. **(Auvis Cole, Tourism Director)**

F. OUTSTANDING COMMISSION ITEMS

Outstanding Commission Items

Veronica Kampschroer, MPA, PMP, Special Projects Manager

www.citrusbocc.com/departments/commissioners/commissioner_projects.php

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:15PM Presentation - MyHealth Onsite Brian Branham

- a. Conduct a Presentation on County employee Clinic with MyHealth Onsite
- b. Approve and authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Medical Risk Solutions, LLC dba My Health Onsite, to renew the Agreement for an additional five (5) year term, extending the duration of the Agreement to November 8, 2031, and modify the language in Section 17.4 Compliance with Laws and Section 17.12 Equal Employment Opportunity, in accordance with Executive Order 14173.
(Jessica Flynn, Human Resources Director)

H.2. 1:30PM Conduct a public hearing to reimpose the Fire Protection Assessment and adopt the Annual Rate Resolution for FY 2026-27

- a. Conduct a public hearing to reimpose the Fire Protection Assessment, adopt fees and assessment rates for Fire Protection Services for FY 2026-27 and adopt the Fire Protection Services assessment roll prepared by the Property Appraiser's Office.
- b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the provision of Fire Protection Services; adopting fees and assessment rates for the upcoming fiscal year; adopting the Fire Protection Services assessment roll prepared by the Property Appraiser's Office; and providing an effective date. **(Craig Stevens, Fire Chief)**

H.3. 1:31PM Conduct a public hearing to certify the Non-Ad Valorem Assessment Rolls for Fiscal Year 2026-2027.

- a. Conduct a public hearing for the purpose of hearing public comment on the adoption of a resolution adopting and certifying the countywide non-ad valorem assessment rolls which includes assessments for street lighting, neighborhood beautification, roadway maintenance and improvements, and water and wastewater assessments within the various assessment areas in compliance with Florida Statutes Chapter 197.3632.
- b. Adopt and authorize the Chairman to execute a Final Rate Resolution of Citrus County, Florida to certify the countywide non-ad valorem assessment rolls for FY 2026-2027 which includes assessments for street lighting, neighborhood beautification, roadway maintenance and improvements, and water and wastewater assessments within the various assessment areas in compliance with Florida Statutes Chapter 197.3632. **(Carlton Hall, Public Works Director)**

H.4. 1:32PM Conduct a public hearing to consider imposition of the proposed 2026 Property Abatement Assessments.

- a. Conduct a public hearing to consider the imposition of special assessments relating to the provision of property abatement services.
- b. Adopt and authorize the Chairman to execute a Resolution for the 2026 Property Abatement Assessments relating to the provision of property abatement services; describing the method of assessing property abatement service costs against assessed property located within Citrus County, Florida; determining the property abatement service costs and the initial property abatement special assessments; directing the preparation of an assessment roll, authorizing a public

hearing and directing the provision of notice thereof and providing for an effective date.

c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida. **(Eric Landon, Growth Management Director)**

H.5. 1:33PM Conduct a public hearing - Proposed Cedar Lake Estates 2026 Assessment Area (Waterline Extensions)

a. Conduct a public hearing to consider the imposition of special assessments for the provision of water distribution facilities within the Cedar Lake Estates 2026 Assessment Area, for the upcoming fiscal year.

b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the provision of water distribution facilities within the Cedar Lake Estates 2026 Assessment Area; imposing special assessments against assessed property located within the Cedar Lake Estates 2026 Assessment Area for the upcoming fiscal year; amending the initial assessment resolution; approving the assessment roll; confirming the initial assessment resolution; and providing an 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)**

H.6. 1:34PM Conduct a public hearing - Proposed Citrus Springs 2026 Assessment Area (Waterline Extensions)

a. Conduct a public hearing to consider the imposition of special assessments for the provision of water distribution facilities within the Citrus Springs 2026 Assessment Area, for the upcoming fiscal year.

b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the provision of water distribution facilities within the Citrus Springs 2026 Assessment Area; imposing special assessments against assessed property located within the Citrus Springs 2026 Assessment Area for the upcoming fiscal year; amending the initial assessment resolution; approving the assessment roll; confirming the initial assessment resolution; and providing an 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)**

H.7. 1:35PM Conduct a public hearing to reimpose Annual Disposal Assessments and adopt the Solid Waste Residential Assessment Roll for FY 2026-2027

a. Conduct a Public Hearing to reimpose Annual Disposal Assessments and adopt the Solid Waste Residential Assessment Roll for FY 2026-2027.

b. Approve and authorize the Chairman to execute a resolution ratifying and confirming the Solid Waste Residential Solid Waste Assessment Roll for FY 2026-2027. **(Carlton Hall, Public Works Director)**

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

I.1. Beverly Hills Advisory Council - Announce Membership Vacancy

Announce the term of the membership available and accepting applications for one (1) regular member position of the Beverly Hills Advisory Council. The term for the regular member position will be through January 31, 2028. **(Carlton Hall, Public Works Director)**

J. COMMISSIONER REBECCA BAYS - DISTRICT 4

J.1. Transportation Concurrency

Initiate a Comprehensive Plan amendment to re-establish transportation concurrency.

K. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

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

M. 1ST VICE CHAIR JANET BAREK- DISTRICT 3

N. CHAIR DIANA FINEGAN - DISTRICT 2

N.1. Comprehensive Plan Amendment, Open Space/Recreation

Discussion and vote to direct staff to begin the amendment process.

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

P. OPEN TO THE PUBLIC

Q. ADVISORY BOARD ANNOUNCEMENTS

R. UPCOMING MEETINGS

1. Regular Meeting, August 11, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, August 25, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, September 8, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. ***Tentative Budget Hearing:*** September 10, 2026, at 5:00PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. ***Final Budget Hearing:*** September 21, 2026, at 5:00PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

U. ADJOURN