



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

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

AGENDA

August 25, 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 -- Keep Citrus County Beautiful Pride Award

Approve and Authorize the BOCC to present the Pride Award to the residents of the Dixie Shores Community. **(Curtis Ebitz, KCCB)**

B.2. Proclamtion -- Save Our Waters Week

Approve and authorize the Board to proclaim September 19 through 26, 2026 as "Save Our Waters Week" in Citrus County, Florida. **(Lace Blue-McLean, Chair of Save our Waters Week Committee)**

B.3. Service Dog Alliance, Inc. to recognize the county for its support

Service Dog Alliance, Inc. would like to recognize the county with an award for its support. **(Laura Lee Putzback, Service Dog Alliance of Florida).**

C. CONSENT

Minutes

C.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:

July 22, 2026 Fire Protection Special District Preliminary Budget Hearing

July 22, 2026 Board of County Commissioners Preliminary Budget Hearing

July 28, 2026 Regular Meeting

July 28, 2026 Attorney Client Session

Administration

C.2. CoreCivic Contract Monitoring Update for July 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 July 2026 would be \$21,500.00 **(Joseph Whittick, Contract Monitor)**

Attorneys Office

Clerk

C.3. County Warrants

Accept the attached check registers outlining the County warrants.

C.4. Citrus County Hospital Board Annual Financial Report for the Fiscal Year Ended September 30, 2025

Acknowledge receipt of the Annual Financial Report submitted by the Citrus County Hospital Board for the fiscal year ended September 30, 2025.

Community Services

C.5. Federal Transit Admin (FTA) Employee Substance Abuse Policy Update 2026

Approve and Authorize the Chairman, or 1st Vice Chairman, respectively, to approve and adopt the Citrus County Transit 2026 Drug and Alcohol Policy. **(Eric Head, Community Services Director, Joanne Granger, Transit Director)**

C.6. Auction of Asset 51710-Transit Services

Approve the deletion of asset by auction from the inventory of Transit Services and the county's capital asset listing.

Asset# 51710-2016 Ford Passenger Bus VIN 1FDXE4FS1EDB00751 **(Joanne Granger, Transit Director/ Eric Head, Community Services Director)**

Fire Services

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

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

Human Resources

Management and Budget

C.8. Budget Transfers

Approve the budget transfers for State Housing Initiative Program (SHIP), Communication Services, Beverly Hills MSBU, Health Insurance Trust, Local Provider Participation, Medical Examiner, Business Tax Fund, Detention Services, Community Services Administration and Solid Waste Management 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 FEMA- Hurricane Milton, the Citrus Springs Waterline Assessment #3, the Alzheimer's Disease Initiative (ADI) grant, the State Housing Initiatives Partnership (SHIP) grant, the Emergency Home Energy Assistance for the Elderly Program

(EHEAP) grant, the North Kings Cove Pt Special Assessment, the Tsala Apopka Grd Special Assessment, the 2007 Private Road Assessment, the Community Care for the Elderly (CCE) grant, the Alzheimer's Disease Initiative (ADI) grant, the Local Service Program (LSP) grant, the Home Care for the Elderly (HCE) grant, and the Florida Department of Transportation Small County Outreach Program (SCOP) resurfacing CR470 (Gospel Island Rd) from N Apopka Ave to SR44 grant budgets for fiscal year 2025-2026. **(Barbara Luckham, Interim Management & Budget Director)**

Growth Management

Public Works

C.10. Deletion of Surplus Property – 20 Yard Roll-Off Container

Approve the deletion of Asset #51492, a 20-Yard Roll-Off Container, from the Solid Waste Management asset inventory and update all associated records to reflect its removal from the County's capital asset listing. **(Carlton Hall, Public Works Director)**

C.11. Deletion of Surplus Property – Tana TH380 Tandem Compactor (Leased)

Approve deletion of Asset #56120, a Tana TH380 Tandem Compactor, from the Solid Waste Management asset inventory and update all associated records to reflect the return of the leased unit and its replacement with Asset #56591. **(Carlton Hall, Public Works Director)**

C.12. Security Bond Increase for Monthly Charge Account Agreement – GFL Solid Waste Southeast, LLC

a. Approve and authorize the Chairman to execute a monthly Waste Disposal Account Agreement between Citrus County and GFL Solid Waste Southeast, LLC for disposal fees up to \$120,000.00 at the Citrus County Central Landfill and accept Harco National Insurance Company, Bond No. 0857290.

b. Approve the termination of the existing Waste Disposal Account Agreement with GFL Solid Waste Southeast, LLC, dated August 12, 2025. **(Carlton Hall, Public Works Director)**

Systems Management

Visitors and Convention Bureau

Water Resources

C.13. Connection Charge Installment Lien Agreement - Kemmera Rosema

- 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 Kemmera Rosema.
- 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.14. Connection Charge Installment Lien Agreement - Charles R Koos Jr.

- 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 Charles R Koos Jr..
- 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.15. Connection Charge Installment Lien Agreement - Robert P Gebing & Donna Y Gebing

- a. Approve and authorize the Chairman to execute a Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for Robert P Gebing & Donna Y Gebing.
- b. Authorize the Clerk to record a Connection Charge Installment Lien Agreement in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

Set Public Hearings Workshops

D. OPEN TO THE PUBLIC

E. REGULAR BUSINESS

E.1. Bids

E.1.a. SGS 26-178 Standardize County HVAC Controls at New Courthouse; Automated Building Control Systems, Inc.

Approve and authorize the Chairman to execute the agreement between Citrus County, Florida and Automated Building Control Systems, Inc. to provide and install a Building Automation Control System to upgrade and standardize the AC system located at the Courthouse at a cost of \$472,200.00 **(Carlton Hall, Public Works Director)**

E.1.b. PB 26-132 Sourcewell Contract# 010825-P11 Bulk Solid Waste and Recycling Equipment; Petersen Industries, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Petersen Industries, LLC for the purchase of bulk solid waste and recycling equipment on an as-needed basis. **(Carlton Hall, Public Works Director)**

E.1.c. RFP 23-079 Amendment No. 3; Full-Service Advertising and Public Relations Services; Miles Partnership, LLLP

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and Miles Partnership, LLLP, extending the duration of the Agreement to September 25, 2027, and to modify Section 18.4 Compliance with Laws and Section 18.17 Equal Employment Opportunity in accordance with Executive Order 14173. **(Auviss Cole, Tourism Director)**

E.1.d. PB 22-110 Amendment No.1; Sourcewell 120721 Underground Infrastructure Inspection and Rehabilitation Equipment with Related Services; RapidView, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and RapidView LLC to modify the language in Section 13.0 Dealer/Distributor/Reseller to reflect the change of the authorized dealer to Jet-Vac Equipment Company, LLC **(Ken Cheek, P.E. Water Resources Director)**

E.1.e. ITB 26-122 Old Homosassa Rooks – Cedar Lakes Mobile Home and RV Park Septic to Sewer Project; Bulldog Sitework, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Bulldog Sitework, LLC, for the construction of approximately 3,400ft of 5-inch diameter force main along Mason Creek Road from South Garcia Road to the NE corner of the Cedar Lakes Mobile Home RV Park, at a total cost of \$1,259,728.96, includes \$100,000 in contingency funds. **(Ken Cheek, P.E., Water Resources Director)**

E.2. Acceptance of Land Donation for Solid Waste Management

a. Approve and authorize the Chairman to execute a Purchase and Sale Agreement from Margaret Thatcher and Winard Parsons, as Co-Trustees of the Michael Robles Parsons Revocable Trust, for property under AK 1013984, located at 13220 The Little Homosassa, Homosassa, FL 34448.

b. Authorize staff to order a title search and execute all other documents related to the closing of the property, except for recordable documents; approve and authorize payment of related closing costs associated with this property acquisition.

c. Approve and authorize the Chairman or designee to execute all related closing documents and authorize the Clerk to place the acceptance stamp on a subsequent deed upon receipt and record all documents in the Public Records of Citrus County, Florida. **(Carlton Hall, Public Works Director)**

E.3. Cancellation of Florida Department of Transportation Joint Participation Agreement (JPA) ASI28

Approve and authorize the Chair to cancel the FDOT Joint Participation Agreement (JPA) ASI28 and return the cash match and interest income to the appropriate stormwater account. **(Carlton Hall, Public Works Director)**

E.4. Crystal River Airport (CGC) FAA Grant Agreement – Airfield Pavement Preservation Design

Approve and authorize the Chairman to execute FAA Grant Agreement No. 3-12-0156-018-2026 to secure federal funding for the design phase of airfield pavement preservation improvements at Crystal River Airport. The total projected project cost is \$70,251, with funding provided as follows: FAA – \$66,738 (95%), FDOT – \$2,810 (4%), and Citrus County – \$703 (1%). The FDOT agreement is currently being finalized and will be presented to the Board upon receipt. **(Carlton Hall, Public Works Director)**

E.5. Inverness Government Center Remodel

Approve a budget of \$350,000 for the remodel of the Inverness Government Center to accommodate the relocation of the BOCC and Legal Department offices in accordance with the ongoing Citrus County Courthouse project. **(Carlton Hall, Public Works Director)**

E.6. SR44/Kensington Avenue Access Management

Approve and authorize the removal of the restrictive median adjacent to the driveway for the existing shopping center on the north-west corner of SR44 and Kensington Avenue. **(Carlton Hall, Public Works Director).**

E.7. Operation Oyster Support (OOS): Restoring Citrus County Waterways through Increased Bivalve Populations

a. Approve Aquatic Services to apply for the FY2027 Southeast Aquatic Resources Partnership (SARP) grant for the amount of \$37,500.

b. Approve a Citrus County SARP grant match, in the amount of \$37,500, to be directed from the 'General Fund - Grant Match' account if awarded the grant.

(Carlton Hall, Public Works Director, Andrew Owens, Aquatic Services Director)

E.8. Operation Oyster Support - FDEP

a. Approve Aquatic Services to apply for the FY2027 FDEP (Resilient Florida "Coastal Partnership Initiative; CPI program) grant for the amount of \$37,500.

b. Approve a Citrus County FDEP grant match, in the amount of \$37,500, to be directed from the 'General Fund - Grant Match' account if awarded the grant.

(Carlton Hall, Public Works Director/ Andrew Owens, Aquatic Services Director)

E.9. Nature Coast Resiliency Project (NCRP) Version 2.0: Storm Surge Defense System & Artificial Reef Habitat Structure

- a. Approve Aquatic Services to apply for the FY2027 FDEP-Office of Resilience and Coastal Protection (Resilient Florida Program; RFP) grant for the amount of **\$2M**.
- b. Approve a Citrus County FDEP-RFP grant match, in the amount of **\$400K**, to be directed from the 'General Fund - Grant Match' account if awarded the grant. **(Carlton Hall, Public Works Director/ Andrew Owens, Aquatic Services Director)**

E.10. CR491 from Audubon Park Path to Horace Allen Street - Final Invoice and Roadway/ Water Resources CAAs

- a. Request the Board to accept the Final Invoice (Pay Application 27) and to acknowledge the Roadway and Water Resources Contingency Allowance Adjustments to Commercial Industrial Corp., in the amount of \$1,299,259.63 and \$206,292.66, respectively, which was necessary to complete the work associated with ITB#22-124 Roadway Improvements of CR491 from Audubon Park Path to Horace Allen Street.
- b. Request Board direction to pursue reimbursement to the County from the Engineer of Record for design errors associated with various Roadway Contingency Allowance Authorizations (CAA's) including but not limited to 10, 14, 15, 18, 20, 21, 27, and 32, totaling \$146,736.01, and various Water Resources CAA's including but not limited to 2 and 4, totaling \$59,884.47, for a combined amount of \$206,620.48.
- c. Approve the Release of Retainage in the amount of \$1,643,341.41 to the Contractor, Commercial Industrial Corp and return any remaining funds to the appropriate accounts. **(Carlton Hall, Public Works Director/ Ken Cheek, P.E., Water Resources Director/ Walt Eastmond, Technical Services Director)**

E.11. Service Contract with Ozello Water Association – Imperial Gardens

Approve and authorize the Chairman to execute Agreement by and between the Citrus County, Florida and Ozello Water Association, Inc. for commercial water service to include the water connection, the meter, and backflow device, as well as monthly services for new lift station connection at Imperial Gardens for Department of Water Resources. **(Ken Cheek, P.E., Water Resources Director)**

E.12. Brentwood Wastewater Treatment Facility Upgrades Project ITB24-011

Accept the completed Brentwood Wastewater Treatment Facility Upgrades Project CIP U2018-15 and approve the release of retainage funds in the amount of \$368,052.32 (Three hundred sixty-eight thousand fifty-two dollars and thirty-two cents) to L7 Construction, Inc. **(Ken Cheek, P.E., Water Resources Director)**

E.13. Hazard Mitigation Grant Program (HMGP) Agreement – Emergency Generators for Fire Stations 8, 9, and 18 (HMGP 4734-073-R)

- a. Approve and authorize the Chair to execute the Federally-Funded Subaward and Grant Agreement (HMGP Contract No. H1442, Project No. 4734-073-R) with the Florida Division of Emergency Management, acknowledge the County's required local match of \$54,630.00, representing the required local share and all project costs exceeding the maximum federal award.

b. Approve and authorize the Chair to execute the required Project Point of Contact Designation Form for the Hazard Mitigation Grant Program generator project serving Fire Stations 8, 9, and 18. **(Craig Stevens, Fire Chief)**

E.14. Citrus County Chassahowitzka River Campground Repairs and Improvements

Adopt and authorize the Chairman to execute a Resolution for the funding of the Citrus County Chassahowitzka River Campground Repairs and Improvements project. **(Eric Head, Community Services Director)**

E.15. Appraisals for AK 1146577 – 5456 S. Cherokee Way, Homosassa

a. Board discussion and direction to establish the preferred course of action, funding sources(s) and guide staff's activities moving forward.

1. Move forward with steps B through E
2. Which funding source(s) to be used
3. Take no further action

b. Approve and authorize staff to proceed with negotiations between the County and the property owner for the purchase of 5456 S. Cherokee Way, Homosassa (AK 1146577).

c. Approve and authorize the Chairman to accept subsequent Purchase & Sale Agreement from the property owner of 5456 S. Cherokee Way, Homosassa (AK 1146577).

d. Authorize staff to order title search and execute all other documents related to the closing of the property, except for recordable documents, approve and authorize payments of related closing costs associated with the property acquisition.

e. Approve and authorize the Chairman or designee to execute all related closing documents, accept subsequent Warranty Deed from the property owner of 5456 S. Cherokee Way, Homosassa (AK 1146577) and authorize the Clerk to place the acceptance stamp on the deed upon receipt and record all documents in the Public Records of Citrus County, Florida. **(Eric Head, Community Services Director)**

E.16. Library Policies

Approve and adopt Library Policy 01, 03, 04, 05, 10, 13, and 14. **(Eric Head, Community Resources Director, Adam Chang, Library Services Director)**

E.17. Settlement Agreement - Right Rudder Aviation, LLC v. Citrus County, Florida

Motion and vote to approve the settlement agreement and to authorize the Chairman to execute the Settlement Agreement regarding the case Right Rudder Aviation, LLC v. Citrus County, Florida (Case No. 2025 CA 000535). **(Denise Lyn, County Attorney)**

F. OUTSTANDING COMMISSION ITEMS

Outstanding Commission Items, Veronica Kampschroer, Special Projects Manager

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30PM Conduct a public hearing to consider the proposed reimposition of a Stormwater MSBU for Fiscal Year 2026-2027.

a. Conduct a public hearing to consider the reimposition of a Stormwater MSBU for the provision of stormwater management services, facilities, and programs within the unincorporated area of the County and consider the imposition of stormwater service assessments against certain real property in the unincorporated area of Citrus County established as the stormwater management area for the Fiscal Year 2026-2027.

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 stormwater management services; confirming the Preliminary Rate Resolution; providing for hardship assistance; imposing stormwater service assessments against certain real property in the unincorporated area of Citrus County established as the stormwater management area; approving the assessment roll for stormwater service assessments; providing for collection of the stormwater service assessments; providing for severability; providing for conflicts; and providing an effective date. **(Carlton Hall, Public Works Director)**

H.2. 1:31PM Conduct a public hearing to consider the proposed imposition of Utility Availability Assessments for Fiscal Year 2026-2027.

a. Conduct a public hearing to consider the imposition of utility availability special assessments for the provision of water and wastewater utility availability services for the Fiscal Year beginning October 1, 2026, and future fiscal years within the unincorporated areas of Citrus County.

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 utility availability services in the unincorporated area of the county; providing authority and definitions; confirming the initial assessment resolution; approving the utility availability assessment roll; providing for the imposition of the assessments; providing for collection of the assessments pursuant to the uniform assessment collection act; providing for the effect of this resolution; providing severability and an effective date. **(Ken Cheek, P.E. Water Resources Director)**

H.3. 1:32PM Conduct a Public Hearing regarding the proposed County Surplus Property Inventory List Appropriate for Use as Affordable Housing

a. Adopt and Authorize the Chairman to execute a resolution of Citrus County, Florida, a political subdivision of the State of Florida, declaring certain County owned, residential surplus properties appropriate for use as affordable housing pursuant to Florida Statute 125.379; and

b. Approve and authorize the disposition of such property, pursuant to Florida Statute Section 125.379.

c. Authorize Clerk to record the Resolution in the Public Records of Citrus County, Florida. **(Eric Head, Community Services Director)**

H.4. 1:35PM Plat Vacation PV-2026-00002 Goode

- a. Conduct a public hearing at 1:35 pm. for PV-2026-00002, Goode.
- b. If approved, authorize the Chairman and Clerk to execute the resolution for PV-2026-00002, and the clerk to record the resolution in the public records. **(Eric Landon, Growth Management Director)**

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

J. COMMISSIONER REBECCA BAYS - DISTRICT 4

K. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

K.1. Discussion of Doggy Day Out Ambassador Program

Seeking approval to have staff give a presentation on the program at a future meeting.

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

L.1. Board discussion on scheduling workshops to address budget impacts if Amendment 3 passes

Board discussion and direction on scheduling workshops to address potential budget impacts to Fiscal Years 2027/2028 and 2028/2029 if Amendment 3 passes.

M. 1ST VICE CHAIR JANET BAREK- DISTRICT 3

M.1. FY 26/27 Budget Adjustment

Review and discuss potential budget adjustments to the proposed FY 26/27 budget.

N. CHAIR DIANA FINEGAN - DISTRICT 2

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

P. OPEN TO THE PUBLIC

Q. ADVISORY BOARD ANNOUNCEMENTS

Q.1. Citrus Springs MSBU Advisory Council - Announce Membership Vacancy

R. UPCOMING MEETINGS

1. Regular Meeting, **September 8, 2026** at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, ***Monday, September 21, 2026*** at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, October 13, 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

- T.1. 5:01 p.m. PUD-2026-00002 – Pulte Group for River Oaks Properties Inc. and Stephen Tamposi**
If approved, direct the Chair and Clerk to execute the ordinance for PUD-2026-00002, Pulte Group for River Oaks Properties Inc. and Stephen Tamposi. **(Eric Landon, Growth Management Director)**

U. ADJOURN