



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

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

MINUTES

August 22, 2023 - 1:00 PM

**Ruthie Davis Schlabach, Chair, District 3
Holly L. Davis, 1st Vice Chair, District 5
Rebecca Bays, 2nd Vice Chair, District 4
Jeff Kinnard D.C., Commissioner District 1
Diana Finegan, Commissioner, District 2**

**Steve L. Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Angela Vick, Clerk of the Circuit Court and
Comptroller**

A. CALL TO ORDER

August 22, 2023 Citrus County Courthouse
The meeting was called to order at 1:00 pm.

A.1. Invocation

Clerk of the Circuit Court and Comptroller Angela Vick gave the Invocation.

A.2. Pledge of Allegiance

United States Army Veteran, Chris Johnson, led the Pledge of Allegiance.

A.3. Roll Call

Present: Ruthie Davis Schlabach, Holly L. Davis, Rebecca Bays, Jeff Kinnard, D.C., Diana Finegan, County Administrator Steve Howard, County Attorney Denise Lyn, Clerk of the Circuit Court and Comptroller Angela Vick, Deputy Clerk Amy Novinger, Deputy Clerk Ashlyn Hunnicutt

Absent: None

Clerk's Note: Clerk of the Circuit Court and Comptroller Angela Vick left the meeting at 1:05 pm.

A.4. Approval of Agenda

County Administrator Steve Howard requested the addition of items E14, G2, G3, and G4 and submitted additional information for items E11, H4, and T1.

Motion to approve the Agenda with the changes, addition of items items E14, G2, G3, and G4 and additional information for items E11, T1 and H4.

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RESULT: **Adopted**
MOVER: Jeff Kinnard D.C.
SECONDER: Diana Finegan
AYES: Davis Schlabach, Finegan, Bays, Kinnard D.C.
NAY: None

B. CONSENT

Motion to approve the Consent Agenda, in its entirety, except item B7 to be removed for discussion.

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

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No items.

Administration

No items.

B.1. List of Discounts, Errors, Double Assessments, and Insolvencies from the 2022 Tax Roll

Acknowledge the list of Discounts, Errors, Double Assessments, and Insolvencies against the 2022 Tax Roll.

Attorneys Office

No items.

Clerk

No items.

B.2. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

B.3. Citrus United Soccer League Agreement

Approve and authorize the Chairman to execute the Youth Athletic Organization Agreement between Citrus County, Florida, and Citrus United Soccer League for the 2023 Season. **(Eric Head, Community Services Director)**

B.4. Nature Coast Soccer Club, Inc. Agreement

Approve and authorize the Chairman to execute the Youth Athletic Organization Agreement between Citrus County, Florida, and Nature Coast Soccer Club, Inc. for the 2023 Season. **(Eric Head, Community Resources Director)**

B.5. Citrus FC Agreement

Approve and authorize the Chairman to execute the Youth Athletic Organization Agreement between Citrus County, Florida, and Citrus FC for the 2023 Season. **(Eric Head, Community Resources Director)**

Fire Services

No items.

Human Resources

No items.

Management and Budget

B.6. Settlement of Claim #1102180

Approve and authorize the Chairman to execute the Resignation Agreement, Waiver and Release between Citrus County, Florida and Corey C. King, as full and final settlement, inclusive of all attorneys' fees and costs, in the total amount of \$95,000. **(Erin Dohren, Management & Budget Director)**

Growth Management

B.7. Fortune Telling Permit

- a. Authorize and approve the request for a permit/business license to Ann M. Reed for Fortune Telling in Citrus County, Florida; or
- b. Deny the request for a permit/business license to Ann M. Reed for Fortune Telling in Citrus County, Florida.

(Eric Landon, Growth Management Director)

Commissioner Diana Finegan commented and County Administrator Steve Howard provided clarification.

Motion to deny item B7.

Deputy Clerk Ashlyn Hunnicutt requested clarification of the motion.

The motion was amended to: Motion to approve item B7b.

Prior to the vote, Board discussion ensued with Mr. Howard.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Jeff Kinnard D.C.

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

NAY: None

This item was pulled for discussion.

Clerk's Note: First Vice Chair Holly Davis arrived during this item at 1:07pm.

B.8. PLT-23-05 (aka RPLT2023-00009) Agnes Landings

- a. Consider PLT-23-05 (aka RPLT2023-00009), Agnes Landing Subdivision.
- b. If approved, direct the Chair and Clerk to execute the plat, and the Clerk to record the plat in the public records of Citrus County, Florida **(Eric Landon, Growth Management Director)**

B.9. PLT-22-36 (aka RPLT2023-00014) Cynthia's Subdiv.

- a. Consider PLT-22-36 (aka RPLT2023-00014), Cynthia's Subdivision.
- b. If approved, direct the Chair and Clerk to execute the plat, and the Clerk to record the plat in the public records of Citrus County, Florida **(Eric Landon, Growth Management Director)**

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.10. Release of Lien for Connection Charge Installment Lien Agreement - Gainer

Approve and authorize the Chairman to execute the Release of Lien for the following Connection Charge Installment Lien Agreements: Denise L Gainer. **(Ken Cheek, Water Resources Director)**

B.11. Release of Lien - Connection Lien Agreement - Richard E & Deborah L Thompson

Approve and authorize the Chairman to execute the Release of Lien for the following Connection Charge Installment Lien Agreements: Richard E & Deborah L Thompson. **(Ken Cheek, Water Resources Director)**

B.12. Satisfaction of Lien Water and Wastewater Utility Services - Hodgens

Approve and authorize the Chairman to execute 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 Melanie Hodgens. **(Ken Cheek, Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director).**

Set Public Hearings Workshops

B.13. Set a Public Hearing to adopt the Homosassa Springs Septic Tank Phase-Out State Revolving Fund Facility Plan

Set a Public Hearing on September 12, 2023 at 1:30 p.m. to consider the Resolution to formally adopt the Homosassa Springs Septic Tank Phase-Out State Revolving Fund Facility Plan. **(Ken Cheek, Water Resources Director).**

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items C1 and C2.

RESULT: **Adopted**

MOVER: Jeff Kinnard D.C.

SECONDER: Rebecca Bays

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

NAY: None

C.1. Proclamation - National Preparedness Month

Approve and authorize the Board to proclaim the month of September, 2023 as National Preparedness Month in Citrus County, Florida.

C.2. GFOA Distinguished Budget Presentation Award

The Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award congratulated the Citrus County Board of County Commissioners on being awarded the GFOA Distinguished Budget Presentation Award for the County's FY 22 budget document. This is the highest form of recognition in governmental budgeting, and the eighteenth year Management & Budget has received the award.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Sabrina Watson, speaking on behalf of Xceptional Life Project

Deedee Headley

Faila Rice

Dr. Carmen Koubicek

Linda McMann

Chris Johnson

Rose Leonardis

Carla Boone

Jamie Beckett, Liaison representing the Aircraft Owners and Pilots Association Foundation

Bryan DeHaven

Mary Seeder

John Labriola, representing the Christian Family Coalition Florida

George Takac

Steven Schwartz

Monte Mishue

Patrick Russel

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*Jim Fenton
Rocky Hinsley
Burnett Shaffer
Gerald Fowler*

Growth Management Director Eric Landon provided the Inverness Village IV update at the request of First Vice Chair Holly Davis and Commissioners responded to comments from the public.

Public Speaker Forms for Item D

Additional Information for Item D - Submitted by Carla Boone

Additional Information for Item D - Submitted by George Takac

Additional Information for Item D - Submitted by John Labriola

Additional Information for Item D - Submitted by Sabrina Watson

Clerk's Note: Open to the Public was paused at 1:41 pm for public hearings and resumed at 2:17 pm.

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through f.

Deputy Clerk Ashlyn Hunnicutt requested clarification of the motion.

The motion was amended to change item numbers to E1a through e.

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

E.1.a. ITB 23-088 (Re-Bid) Cardinal Street Force Main Project; Pave-Rite, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Pave-Rite, Inc. to provide construction for the Cardinal Street Force Main Project. (**Ken Cheek, Water Resources Director**).

E.1.b. RFQ 21-003 Elder Affairs and Older Americans In-Home Health Services; Gifted by Hands LLC

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida, and Gifted By Hands LLC to provide Chore, Homemaker, Respite Care without Personal Care, Companionship, and Shopping Assistance as listed under RFQ 21-003.

b. Approve and Authorize the Chairman to execute the Business Associate Agreement between Citrus County, Florida and Gifted by Hands LLC. **(Eric Head, Community Services Director.)**

E.1.c. ITB 22-139 Amendment No. 1; Pest Control Services; Power Exterminators, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Power Exterminators, Inc. to add the EMS Building as an additional treatment location in Floral City, Florida on an as-needed basis. (Carl Hall, Public Works Assistant Director)

E.1.d. ITB 23-002 Amendment No. 1; Cambridge Greens Septic to Sewer Construction Project; Commercial Industrial Corp.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Commercial Industrial Corp. to amend the Agreement to delete Federal terms that were incorporated into the Agreement. **(Ken Cheek, Water Resources Director)**

E.1.e. RFQ 21-096 Work Authorization; Continuing Contract for Professional Services for Water Resources/Utilities Department; Mckim & Creed, Inc.

Approve and Authorize the Chairman to execute the Work Authorization for McKim & Creed, Inc. to assist County with lift station conversions/upgrades as part of the SCADA Master Plan for the Sugarmill Woods Sewer Collections System. **(Ken Cheek, Water Resources Director)**

E.2. Budget Transfers

Approve budget transfers for Solid Waste Management, Technical Services, Support Services (Community Center & Meals on Wheels America), Article V - Circuit Court, Administrative Services, Visitors & Convention Bureau, and Water Resources (Renewal & Replacement & Operations) for fiscal year 2022-23 **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the State Housing Initiative Partnership grant, Fire Rescue, Inverness Airport Business Park grant, Emergency Medical Services, Retired Senior Volunteer Program grant , and Lakes Region Library Renovation/ARPA budgets for fiscal year 2022-2023. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E3.

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

Resolution Number 2023-061

E.4. Water Incentives Supporting Efficiency (WISE) Program Funding Application

Approve and authorize the Chairman to execute the WISE agreement between the Southwest Florida Water Management District and Citrus County, Florida, a political subdivision of the State of Florida. **(Ken Cheek, Water Resources Director)**

Motion to approve item E4.

RESULT: **Adopted**
MOVER: Diana Finegan
SECONDER: Jeff Kinnard D.C.
AYES: Davis, Davis Schlabach, Finegan, Bays, Kinnard D.C.
NAY: None

E.5. Billboard Sales Agreement for Clear Channel Outdoor, LLC

Approve and authorize the chairman to execute the sales agreement between Citrus County, Florida and Clear Channel Outdoor, LLC., for billboard space in Homosassa, Florida, to support water conservation education. **(Ken Cheek, Water Resources Director)**

Motion to approve item E5.

RESULT: **Adopted**
MOVER: Jeff Kinnard D.C.
SECONDER: Diana Finegan
AYES: Davis, Davis Schlabach, Finegan, Bays, Kinnard D.C.
NAY: None

E.6. Termination of Two Temporary Construction Easements – Citrus Podiatry Center, Inc.

- a. Approve and authorize the Chairman to execute a Termination of Temporary Construction Easements for Citrus Podiatry Center, Inc., located at 2805 West Flare Lane, Lecanto.
- b. Authorize the Clerk to record the document in the Public Records of Citrus County, Florida. **(Carlton Hall, Assistant Public Works Director)**

Motion to approve item E6a and b.

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

E.7. Waste Disposal Agreement with Advanced Disposal for the Disposal of Imported Solid Waste and Security Bond Continuation for No. SUR0069942

- a. Approve and authorize the Chairman to execute the Solid Waste Disposal Agreement for the Importation of Out of County Solid Waste between Citrus County and Advanced Disposal at the rate of \$44.00/ton with a security deposit in the amount of \$313,640.00.
- b. Authorize the Chairman to accept Verification of Bond in Force for Argonaut Insurance Company Security Bond No. SUR0069942 extended to August 23, 2024.
- c. Approve termination of the existing Waste Disposal Agreement for the Importation of Out of County Solid Waste with Advanced Disposal dated September 13, 2023. **(Carlton Hall, Assistant Public Works Director)**

Motion to approve item E7a, b, and c.

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

E.8. Veteran's Village of Citrus County – Ninth Modification to Memorandum of Understanding

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- a. Approve and authorize the Chairman to execute the Ninth Modification to the Memorandum of Understanding with the Veteran's Village of Citrus County Inc., a Florida not-for-profit corporation (Village) to allow the Village one year of additional time to obtain written financial commitments.
- b. Authorize the Clerk of Courts to record the same in the Public Records of Citrus County, Florida. **(Carlton Hall, Assistant Public Works Director)**

Motion to approve item E8a and b.

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

E.9. Transit Development Plan (TDP) 2023 Annual Progress Report

Approve and adopt the 2023 Annual Transportation Development Plan Progress Report. **(Eric Head, Community Services Director)**

Motion to approve item E9.

RESULT: Adopted
MOVER: Diana Finegan
SECONDER: Holly L. Davis
AYES: Davis, Davis Schlabach, Finegan, Bays, Kinnard D.C.
NAY: None

E.10. Withlacoochee Regional Water Supply Authority Grant Agreement

Approve and authorize the Chairman to execute the grant agreement between Citrus County, Florida, and the Withlacoochee Regional Water Supply Authority for the Local Government Water Supply Funding Assistance Program in the amount \$40,170, with a Citrus County Utilities enterprise fund match of \$40,170. **(Ken Cheek, Water Resources Director)**

Motion to approve item E10.

Commissioner Jeff Kinnard, D.C. commented prior to the vote.

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

E.11. Citrus County Forfeiture Fund Request

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Approved and authorize funding in the amount of \$25,000 to the Sheriff's Office for drug prevention, crime prevention and safe neighborhood programs and related budget transfer. **(Erin Dohren, Management & Budget Director)**

Motion to approve item E11.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Additional Information for Item E11

E.12. CoreCivic Contract Monitoring Update for July 2023

Concur with the recommended action of the non-performance assessment of \$31,000 against CoreCivic's July 2023 invoice. **(Erin Dohren, Director of Management & Budget/Georgette Brock, Contract Monitor)**

Motion to approve item E12.

County Administrator Steve Howard provided clarification at the request of First Vice Chair Holly Davis prior to the vote.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Rebecca Bays

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

NAY: None

E.13. Behavioral Health Facility - LifeStream Contract

- a. Determine which language is acceptable to the County.
- b. Approve and authorize the Chairman to execute the agreement between Citrus County, Florida and LifeStream Behavioral Center, Inc. **(Denise Lyn, County Attorney)**

Motion to approve item E13 with the updated wording in the contract.

Board discussion ensued and County Attorney Denise A. Dymond Lyn responded to questions from the Board.

Deputy Clerk Ashlyn Hunicutt requested clarification of the motion.

The motion was amended to clarify that b was included.

Citizens Steven Schwartz and Donna Rummel commented.

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

[Public Speaker Forms for Item E13](#)

E.14. Litter Crew Positions

- a. Approve the recruitment of 4 additional litter crew staff member positions for Solid Waste Management.
- b. Approve related budget transfer.

County Administrator Steve Howard provided the recommendation.

Motion to approve item E14a and b.

At the request of Chair Ruthie Schlabach, Mr. Howard provided clarification prior to the vote.

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

[Additional Item E14](#)

This item was received after the agenda was published.

F. OUTSTANDING COMMISSION ITEMS

Outstanding Commissioners' List

County Administrator Steve Howard requested no changes.

[Item F1 - Outstanding Commissioners' List](#)

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

G.1. Update: Animal Shelter Project: progress update

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Update: Animal Shelter Project: progress update

County Administrator Steve Howard introduced the Community Services Director Eric Head, who provided the staff presentation and responded to questions from the Board.

There was no action taken on this item.

G.2. Discussion and vote to change date and location of 5:01 P.M. AA-2023-00003 Pigeon/Pine Ridge Golf Course Public Hearing from the September 12, 2023, BOCC meeting to the October 24, 2023, BOCC meeting, located at the Inverness Courthouse

Discussion and Vote to move the 5:01 P.M. AA-2023-00003 Pigeon/Pine Ridge Golf Course Public Hearing from the September 12, 2023, BOCC meeting to the October 24, 2023, BOCC meeting and keep the meeting at the Inverness Courthouse.

County Administrator Steve Howard provided the recommendation.

Motion to approve item G2.

Citizens Steve Schwartz and Citrus County Sheriff Sergeant Jason Shephard commented.

Board discussion ensued with Sergeant Shephard, Mr. Howard, and County Attorney Denise A. Dymond Lyn prior to the vote.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Jeff Kinnard D.C.

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

NAY: None

[Additional Item G2](#)

[Public Speaker Form for Item G2](#)

This item was received after the agenda was published.

G.3. Right Rudder FBO Lease Extension

Approve and Authorize the Chairman to execute a five (5) year extension of the current Lease Agreement between Citrus County, Florida, and Right Rudder Aviation LLC for the Fixed Base Operator at the Inverness Airport once the agreement is received and approved by the County Attorney's office.

County Administrator Steve Howard provided the recommendation.

Motion to approve item G3.

The following citizens addressed the Board: Heiko Kallenbach, Chairman of the Aviation Advisory Board; Joshua Wooten, President and CEO of the Citrus County Chamber of Commerce; and Andy Chan, with Right Rudder Aviation.

Commissioners responded to comments from the public prior to the vote.

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

Additional Item G3

Public Speaker Forms for Item G3

This item was received after the agenda was published.

G.4. Florida Department of Emergency Management FMA & BRIC

Provide staff approval to submit the "Notice of Interest Form" to the Florida Department of Emergency Management via email.

Motion to approve item G4.

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

Additional Item G4

This item was received after the agenda was published.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:40 P.M Public Hearing for Proposed Changes to Transit Services Deviated Fixed Route

- a. Conduct a public hearing for the proposed changes to Transit Services Deviated Fixed route.
- b. Approve and authorize the changes as proposed. **(Eric Head, Community Services Director)**

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Community Services Director Eric Head introduced Transit Services Director Joanne Granger, who provided the staff presentation.

Citizens Elizabeth Tirado, Heather Flory, and Eva Petrovsky commented.

Motion to approve item H1.

Deputy Clerk Ashlyn Hunnicutt requested clarification of the motion.

Motion was amended to add b.

Board discussion ensued prior to the vote.

RESULT: **Adopted**

MOVER: Diana Finegan

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Item H1 - Staff Power Point

Public Speaker Forms for Item H1

H.2. 1:45 p.m. Conduct a public hearing to consider imposition of the proposed 2023 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 2023 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. **(Carlton Hall, Assistant Public Works Director)**

Interim Public Works Director Carlton Hall provided the staff presentation.

There were no citizen comments.

Motion to approve item H2b and c.

RESULT: **Adopted**

MOVER: Rebecca Bays

SECONDER: Holly L. Davis

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

NAY: None

Resolution Number 2023-062

H.3. 1:46 P.M. Conduct a public hearing to consider the proposed imposition of Utility Availability Assessments for Fiscal Year 2023-2024.

- 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, 2023, 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)**

Water Resources Director Ken Cheek provided the staff presentation.

There were no citizen comments.

Motion to approve item H3b.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Diana Finegan

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

NAY: None

Resolution Number 2023-063

H.4. 1:47 p.m. Conduct a public hearing to consider the proposed reimposition of a Stormwater MSBU for Fiscal Year 2023-2024.

- 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 2023-2024.
- 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

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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, Assistant Public Works Director)**

Interim Public Works Director Carlton Hall provided the staff presentation and responded to questions from the Board.

Citizens Claudia Logue, Mary Seader, and Sabrina Watson commented.

Motion to approve item H4b.

At the request of Commissioner Diana Finegan, Mr. Hall provided clarification and Board discussion ensued with County Administrator Steve Howard prior to the vote.

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

[Additional Information for Item H4](#)

[Public Speaker Forms for Item H4](#)

Resolution Number 2023-064

H.5. 1:48 p.m. Conduct a public hearing to reimpose the Fire Protection Assessment and adopt the Annual Rate Resolution for FY 2023-2024.

- a. Conduct a public hearing to reimpose the Fire Protection Assessment, adopt fees and assessment rates for Fire Protection Services for FY 2023-24 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. **(Carlton Hall, Assistant Public Works Director)**

Interim Public Works Director Carlton Hall provided the staff presentation.

There were no citizen comments.

Motion to approve item H5b.

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

Resolution Number 2023-065

H.6. 1:49 p.m. Conduct a public hearing to certify the Non-Ad Valorem Assessment Rolls for Fiscal Year 2023-2024.

- 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 2023-2024 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, Assistant Public Works Director)**

Interim Public Works Director Carlton Hall provided the staff presentation.

There were no citizen comments.

Motion to approve item H6b.

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

Resolution Number 2023-066

H.7. 1:50pm Public Hearing, Solid Waste Management Fees and Assessment Rates for Fiscal Year 2023-2024

- a. Conduct a public hearing on fees and assessment rates for Solid Waste Management for FY 2023-2024.
- b. Adopt, and authorize the Chairman to execute a resolution to set fees and assessment rates for Solid Waste Management for FY 2023-2024. **(Mary Jensen, Public Works Director)**

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Interim Public Works Director Carlton Hall provided the staff presentation, and Mr. Hall and County Administrator Steve Howard responded to questions from the Board.

Citizen Terry Omara commented.

Motion to approve item H7b.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Jeff Kinnard D.C.

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

NAY: None

[Additional Information for Item H7 - Submitted by Ron Nurse](#)

[Public Speaker Form for Item H7](#)

Resolution Number 2023-067

H.8. 1:51 p.m. Conduct a public hearing to reimpose Annual Disposal Assessments and adopt the Solid Waste Residential Assessment Roll for FY 2023-2024

- a. Conduct a Public Hearing to reimpose Annual Disposal Assessments and adopt the Solid Waste Residential Assessment Roll for FY 2023-2024.
- b. Approve and authorize the Chairman to execute a resolution ratifying and confirming the Solid Waste Residential Solid Waste Assessment Roll for FY 2023-2024. **(Carlton Hall, Assistant Public Works Director)**

Interim Public Works Director Carlton Hall provided the staff presentation.

There were no citizen comments.

Motion to approve item H8b.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Diana Finegan

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

NAY: None

Resolution Number 2023-068

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Water and Wastewater Authority - Announce Resignations & Announce Vacancies

- a. Announce the resignation of William L. Bozeman and Robert Baldwin from the Water and Wastewater Authority Board.
- b. Announce two (2) vacancies and the taking of applications for terms that will expire on January 31, 2027 and one (1) vacancy for an alternate member and the taking of applications for a term that will expire on January 31, 2024. Deadline for applications is September 22, 2023, with nominations and appointments to occur at the October 10, 2023 Board of County Commissioners Regular Meeting (**Cecilia Boehm, Executive Assistant II**)

Chair Ruthie Schlabach provided the announcements.

I.2. Tourist Development Council – Nominate and appoint two (2) board members.

- A. Nominate and appoint one (1) individual who has demonstrated an interest in tourist development.
- B. Nominate and appoint one (1) owner or operator of a tourist accommodation in the county subject to the TDT.

Motion to nominate and appoint Michael "Max" Schulman, an individual that has demonstrated an interest in tourist development, and LouAnn Jacobs-Willcut, owner or operator of tourist accommodation in the county subject to tourist development tourism, to the Tourist Development Council.

The Board provided their recommendations regarding the applicants prior to the vote.

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

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Diana Finegan shared information from a meeting with Rusy Skinner, CEO of CareerSource.

First Vice Chair Holly Davis provided an update on the Tourist Development Council (TDC) and the Medical Examiner's Office.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

No items.

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L. COMMISSIONER JEFF KINNARD D.C. - DISTRICT 1

No items.

M. 2ND VICE CHAIR REBECCA BAYS - DISTRICT 4

No items.

N. 1ST VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

N.1. Update on Inverness Village IV

Update on Inverness Village IV

This update was provided under item D.

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

Chair Ruthie Schlabach provided a recommendation regarding Public Speaker Forms.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individual addressed the Board on various issues:

Rocky Hinsle

[Public Speaker Form for item Q](#)

R. UPCOMING MEETINGS

1. **Regular Meeting, September 12, 2023 at 1:00 PM, College of Central Florida, Wilton Simpson Citrus Campus, Conference Room, 3800 S. Lecanto Highway, Lecanto, Florida.**

Clerk's Note: Regular Meeting, September 12, 2023 at 1:00 PM, will be held at the Citrus County Courthouse due to the approval of item G2.

Minutes

Board of County Commissioners Meeting - August 22, 2023

2. Regular Meeting, September 26, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, October 10, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. **Strategic Planning Status Update: Tuesday, August 15, 2023 at 10:00AM, Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, Florida 34461**
2. Tentative Budget Hearing: **Thursday, September 7, 2023 at 5:01 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Final Budget Hearing: **Tuesday, September 26, 2023, at 5:01PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
4. **Citrus Elected Leadership Summit: Tuesday, October 3, 2023 at 9:00 AM, Withlacoochee Technical College, 1201 W. Main St., Inverness, Florida 34450**

T. PUBLIC HEARINGS

Clerk's Note: Meeting was recessed at 4:34 pm and resumed at 5:01pm.

- T.1. 5:01 pm CPA/AA/PUD-22-13-Stillwell/Fishcreek Glampground**
 - a. Conduct a public hearing on August 22, 2023, at 5:01 p.m. to review and consider application CPA/AA/PUD-22-13 (aka CPA-AA2023-00001), Stillwell for Sunshine RV/Fishcreek Glampground.
 - b. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-22-13 . **(Eric Landon, Growth Management Director)**

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Chair Ruthie Schlabach provided the public hearing procedures.

Motion to adopt the backup material into evidence.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Holly L. Davis

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

NAY: None

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications.

Attorney Clark Stillwell, on behalf of the applicant, addressed the procedural matters.

Consensus of the Board was given to allow the videos to be considered as a part of the application.

Attorney Ralf Brookes, representing Protect Ozello Waters, Inc., addressed the Board.

Ms. Lyn read the proposed ordinance titles into the record.

The following individuals provided the applicant presentation and responded to questions from the Board: Attorney Clark Stillwell; Richard Matassa, with A Civil Design Group; Jen Magradze, Owner of Fishcreek Glampground; and Richard Flaks, owner of the glamping tent manufacturer.

Land Development Division Director Joanna Coutu provided the staff presentation and responded to questions from the Board and Mr. Stillwell.

The following individuals addressed the Board: Attorney Ralf Brookes, representing Protect Ozello Waters; Michael G. Czerwinski, Environmental Consultant on behalf of Protect Ozello Waters; Rachel Cullen; Alyssa Clossin, President of Alyssa's Critters Wildlife Rescue; Patricia Melo-Gach; Isabella Melo-Gach; James Floyd; Patrick Swancey; Debi Sullivan; Crystal Minichino; Josh Holland; Bill Henderson; Harvey Head; Lauren Bracknell; Richard Bracknell; Ken Ellingham; Adrienne Hess; Lisa Massey; Philip Blauvelt; Corrine Sachewicz; Ardeth Prendergast; Tracy Wyatt; Trisha Conner Mullins; George Passantino, with Passantino Anderson Communications; Josh Wooten, President and CEO of the Citrus County Chamber of Commerce; Gene Strickland; Vicky Iozzia, on behalf of Nancy Kost; Gary Rankel; Quentin Sager; Jerry Rideout; Lorena Evans; Deevon Quirolo, on behalf of Sierra Club Adventure Coast; Eugene Kelly, speaking on behalf of the Florida Native Plant Society; John Gattone; Karen Esty; Theresa Waldron; Leslie Eastty; Jane Vandenbergh; John Wade; Dr. Peter Vandenbergh; Diane Steiden; Kim Dinkins, Senior Conservation Associate for

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Save the Manatee Club; Daniel DeVillez; Nancy Doyle; Betsy Schwartz; Robin Orlandi; Mary Whitehead; Cynthia Hosch; Michael Migello; Steven Schwartz; Maxine Connor; and PJ Auffhammer.

Attorney Stillwell provided rebuttal responses.

Board discussion ensued.

Motion, based on competent and substantial evidence, to approve and direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-22-13, with the staff's proposed 14 conditions, except for condition number 11, which will read "mandatory to keep and maintain the ADA loading ramp in place".

Board discussion continued.

The motion was amended to add the following conditions: septic tanks will be elevated at higher flood level plains ,according to the 1993 flood level; quarterly inspections of septic tanks; prohibit recreational vehicle (RV) sites from being condo'd; RV's must remain roadworthy; park would be closed upon an evacuation order; and require the use of Florida-friendly plants.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Rebecca Bays

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

NAY: None

Ordinance Numbers 2023-A23 and 2023-A24

[Public Speaker Forms for Item T1](#)

[Additional Information for Item T1](#)

[Item T1 - Applicant Power Point](#)

[Item T1 - Planner Power Point](#)

[Item T1 - Public Input A](#)

[Item T1 - Public Input B](#)

[Item T1 - Public Input C](#)

[Item T1 - Protect Ozello Waters Corp Authorization Letter](#)

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[Additional Information for Item T1 - Submitted by Quentin Sager](#)

[Additional Information for Item T1 - Submitted by Nancy Kost](#)

[Additional Information for Item T1 - Submitted by Michael Migello](#)

[Additional Information for Item T1 - Submitted by Maxine Connor](#)

[Additional Information for Item T1 - Submitted by Mary Whitehead](#)

[Additional Information for item T1 - Submitted by Jane Vandenberg](#)

[Additional Information for Item T1 - Submitted by Gene Strickland](#)

[Additional Information for Item T1 - Submitted by DeeVon Quirolo](#)

**Clerk's Note: Meeting was recessed at 7:00 pm and resumed at 7:16 pm,
and was recessed at 9:05pm and resumed at 9:15pm.**

U. ADJOURN

The meeting was adjourned at 10:41 pm.

[Proof of Publication](#)