



Hernando County
Board of County Commissioners
Regular Meeting
Minutes

December 13, 2022

CALL TO ORDER

The meeting was called to order at 8:30 a.m. on Tuesday, December 13, 2022, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

| <u>Attendee Name</u> | <u>Title</u> |
|-----------------------------|--|
| John Allocco | Chairman |
| Elizabeth Narverud | Vice Chairman |
| Steve Champion | Second Vice Chairman |
| Brian Hawkins | Commissioner |
| Jerry Campbell | Commissioner |
| Toni Brady | Office of Management and Budget Director/Chief Procurement Officer |
| Todd Crosby | Assistant County Engineer |
| Tammy Heon | Tourism Development Manager |
| Jon Jouben | County Attorney |
| Christopher Linsbeck | Community Services Director |
| Michelle Miller | Planning Administrator |
| Dennis O'Keefe | Building Official |
| Gordon Onderdonk | Utilities Director |
| Tobey Phillips | Deputy County Administrator |
| Aaron Pool | Development Services Director |
| Jeffrey Rogers | County Administrator |
| Heidi Kurppe | Deputy Clerk |

Comm. Elizabeth Narverud was not present when the meeting began.

Invocation

Pledge of Allegiance

COUNTY ATTORNEY JON JOUBEN

Executive Bargaining Agent/Client Session With Professional Firefighters Local Union 3760 to Discuss Collective Bargaining

Proof of publication of Notice to Public of Executive Bargaining Agent Attorney/Client Session was noted announcing that the Board would discuss the County's collective bargaining with the Hernando County Professional Fire Fighters Local Union 3760.

The attending would include all Board members; County Administrator Jeffrey Rogers; Deputy

County Administrator Tobey Phillips; Human Resources Director Michelle Posewitz; Deputy Fire Chief James Billotte; and County Attorney Jon Jouben, along with Outside Counsel Greg Hearing, who may attend telephonically. The bargaining agent/client session was closed to the public. The session was not recorded. Any work product created during the meeting shall remain confidential and exempt from public records.

RECESS/RECONVENE

The Board recessed into Executive Session at 8:35 a.m., in the County Attorney's Conference Room, Room 462, Government Center, and reconvened at 9:55 a.m.

Comm. Narverud was present when the meeting reconvened.

AGENDA

Motion

To approve the Agenda.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Jerry Campbell |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE DISTRICT MANAGER DAVID GONZALEZ

Presentation by Withlacoochee River Electric Cooperative, Inc., of 2022 Capital Credit Refund

Motion

To approve the staff recommendation.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Elizabeth Narverud |
| SECONDER: | Brian Hawkins |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

ELECTED OFFICIALS

There were no Elected Officials' Comments.

CITIZENS' COMMENTS

Citizens commented on various topics and issues.

BOARD/STAFF RESPONSES

The Board and/or staff responded to questions and concerns expressed during Citizens'

Comments.

There was Board consensus to direct the staff to research options for an Ordinance to amend land development regulations pertaining to buffers, and to bring it back to the Board for discussion at a future Board meeting.

CONSENT AGENDA

Easement With Duke Energy Florida, LLC, for Installation of Electrical Facilities for Property Located at Rail Park Within Brooksville-Tampa Bay Regional Airport

Private Sidetrack Agreement With CSX Transportation, Inc., for Construction, Maintenance and Use of Private Sidetrack Located at Rail Park Within Brooksville-Tampa Bay Regional Airport

Declaration of Various Tangible Property as Surplus for Disposal and Removal From Fixed Asset Inventory

Discharges of Orders and Satisfactions of Code Enforcement Special Master Liens for Adam C. Seeman and Albert W. Vermeire

Transmittal of List of Accounts Payable Disbursements for Weeks Ended November 11, 2022, November 18, 2022, and November 25, 2022

Various Interim Disposal Special Assessment Liens

Various Satisfactions of Code Enforcement Public Nuisance Abatement Special Assessment Liens

Various Satisfactions of Interim Disposal Special Assessment Liens

Approval of Minutes for Regular Meeting of September 13, 2022

This item was pulled and voted on separately.

Approval of Minutes for Regular Meeting of October 11, 2022

This item was pulled and voted on separately.

Approval of Minutes for Regular Meeting of October 25, 2022

This item was pulled and voted on separately.

Comm. Narverud made the following Motion:

Motion

To approve the Consent Agenda.

Comm. Narverud amended her Motion as follows:

Amendment to Motion

To approve Consent Agenda Item Nos.1 through 8.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Elizabeth Narverud |
| SECONDER: | Steve Champion |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Approval of Minutes for Regular Meeting of September 13, 2022

Approval of Minutes for Regular Meeting of October 11, 2022

Approval of Minutes for Regular Meeting of October 25, 2022

Motion

To approve Consent Agenda Item Nos.9 through 11.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Elizabeth Narverud |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

CORRESPONDENCE TO NOTE

Notice of Purchasing Policy Exceptions for October 2022 and November 2022

Notification From Southern Hills Plantation Homeowners Association, Inc., of 2022 Annual Meeting and Board of Directors 2023 Budget Meeting Scheduled for November 29, 2022

Receipt of Alcohol and Other Drug Abuse Trust Fund Monthly Report for October 2022

LDG DEVELOPMENT SENIOR DEVELOPMENT MANAGER SAM T. BICK

Request From LDG Development for Local Government Funding Through Florida Housing Finance Corporation Contribution for Housing Credits and Multifamily Mortgage Revenue Bonds to be Funded Through American Rescue Plan Act (ARPA) Funds for Affordable Housing

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Steve Champion
SECONDER: Jerry Campbell
AYE: Allocco, Narverud, Champion, Hawkins and Campbell

COUNTY ADMINISTRATOR JEFFREY ROGERS

Appointment of Dennis J. O’Keefe as Building Official

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Steve Champion
SECONDER: Jerry Campbell
AYE: Allocco, Narverud, Champion, Hawkins and Campbell

Update Regarding Ongoing Board Directives

OFFICE OF MANAGEMENT AND BUDGET DIRECTOR/CHIEF PROCUREMENT OFFICER TONI BRADY

Budget Amendment Transferring Funds From Reserves to Uncapital Improvement Meters for Utilities Department

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Steve Champion
SECONDER: Elizabeth Narverud
AYE: Allocco, Narverud, Champion, Hawkins and Campbell

Award of Contract to Seggie Custom Builders, LLC, for Pioneer Park Restroom Replacement Project (Contract No. 19-R00007/BK; Amount: \$117,200.00)

Award of Term Contract to Core and Main, LP, for Purchase of Meter Boxes as Needed for Utilities Department (Contract No. 22-T00124/JG; Amount: \$605,206.00)

This item was pulled and voted on separately.

Award of Term Contract to Musco Sports Lighting, LLC, for Tennis Court Lighting at Delta Woods Park (Amount: \$161,710.00)

Final Close-Out of Contract With Augustine Construction, Inc., for Deltona Boulevard Sidewalk Local Agency Program Project From Elgin Boulevard to SR 50 (Contract No. 22-CG0024/DK; Amount: \$105,085.55)

Final Close-Out of Contract With Property Services General Contractors for Fire Station No. 14 Asphalt Driveway Replacement Project (Contract No. 22-C00069/DK; Amount: \$59,877.00)

Utilization of City of Boynton Beach Contract With Fortiline, Inc., d/b/a Fortiline Waterworks, and Core and Main, LP, for Annual Supply of Brass Fittings and Accessories for Utilities Department (Amount: \$900,000.00)

Utilization of City of Boynton Beach Contract With Fortiline, Inc., d/b/a Fortiline Waterworks, and Core and Main, LP, for Annual Supply of Pipe Fittings and Accessories for Utilities Department (Amount: \$900,000.00)

Utilization of Florida Sheriffs Association Cooperative Purchasing Program Contracts and Agreements With Mid Florida Diesel, Inc., for Purchase of Diesel Generator at Northwest Solid Waste Facility (Amount: \$68,659.00)

Utilization of Seminole County Contract With Lamphier & Company, for County Administrative Building Exterior Refinishing Project (Amount: \$54,006.54)

Motion

To approve Item Nos. 2, 4, 5, 6, 7, 8, 9 and 10.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | Jerry Campbell |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Award of Term Contract to Core and Main, LP, for Purchase of Meter Boxes as Needed for Utilities Department (Contract No. 22-T00124/JG; Amount: \$605,206.00)

Motion

To approve Item No. 3.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | Jerry Campbell |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

RECESS/RECONVENE

The Board recessed at 11:35 a.m. and reconvened at 11:40 a.m.

DEPUTY COUNTY ADMINISTRATOR TOBEY PHILLIPS**Appointment of Members to Fine Arts Council Until December 31, 2026****Motion**

The approve the staff recommendation.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Elizabeth Narverud |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Appointment of Members to Planning and Zoning Commission Until December 31, 2026

Comm. Hawkins appointed Kathryn Birren and Comm. Campbell appointed Nicholas Holmes as Members to the Planning and Zoning Commission.

Comm. Champion made the following Motion:

Motion

To appoint Mike Fulford as alternate.

Comm. Narverud seconded the Motion.

In addition, Comm. Hawkins made the following Motion:

Motion

To appoint Gregory Arflack as alternate.

Comm. Campbell seconded the Motion.

(Note: The Motion pertained to approval of all four people for their respective positions.)

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Elizabeth Narverud |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Appointment of Ronald Zellmer to Waterways Advisory Committee Until December 31, 2026**Motion**

To approve the staff recommendation.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | Steve Champion |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Reappointment of Roger King and Yann Milcendeau to Tourist Development Council Until December 31, 2026

Motion

To approve the staff recommendation.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Brian Hawkins |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Legislative Priorities for 2023-24 State Legislative Agenda

Comm. Hawkins requested Board consensus to work with staff to research options to have Economic Development included in the distribution of the Tourist Development Tax a/k/a the Bed Tax collected.

The Board concurred.

PUBLIC HEARINGS

Proofs of publication of Notices of Public Hearing were noted for the scheduled public hearings.

Ex Parte Communications

Comms. Champion and Hawkins announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairman Allocco and Comms. Campbell and Narverud communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings.

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion

To approve.

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| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | Steve Champion |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Master Plan Petition Submitted by Sobel Fund VII, LLC (H2271)

There was no public input.

Motion

To postpone to a date certain of January 10, 2023.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Elizabeth Narverud |
| SECONDER: | Steve Champion |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Rezoning Petition Submitted by Downtown Development Partners, LLC (H2228)

There was no public input.

Motion

To postpone to a date uncertain.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Elizabeth Narverud |
| SECONDER: | Brian Hawkins |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Motion

To move Item No. N-5 up in the Agenda.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Jerry Campbell |
| SECONDER: | Steve Champion |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Petition to Establish Master Plan Submitted by Adam Webster, Wayne Karastury, and Civil-Tech Consulting Services, LLC, on Behalf of N. Hamoui (H2258)

The Board accepted public input on this matter.

Comm. Hawkins temporarily left the meeting and returned shortly thereafter.

Comm. Hawkins made the following Motion:

Motion

To deny the petitioner's request to rezone from C-1 to C-2.

Comm. Hawkins clarified his Motion:

Clarification of Motion

To deny petitioner's request to reestablish a master plan with addition of a C-2 use.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | Steve Champion |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

RECESS/RECONVENE

The Board recessed at 1:50 p.m. and reconvened at 1:55 p.m.

Rezoning Petition Submitted by Keith Marko (H2267)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2022-226).

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| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Brian Hawkins |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Rezoning Petition Submitted by A & I Land Association, LLC (H2223)

The Board accepted public on this matter.

Comm. Champion made the following Motion:

Motion

To approve the staff recommendation.

The Motion died for lack of a second.

Comm. Campbell made the following Motion:

Motion

To deny due to non compatibility of the surrounding area.

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Jerry Campbell |
| SECONDER: | Elizabeth Narverud |
| AYE: | Allocco, Narverud, Hawkins and Campbell |
| NAY: | Champion |

Rezoning Petition Submitted by Lonestar Properties NC, Inc., on Behalf of John Geiger and Robyn Davie-Geiger (H2248)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2022-227).

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| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Brian Hawkins |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

A Master Plan Petition Submitted by DR Horton (H2251)

Comm. Hawkins temporarily left the meeting and returned shortly thereafter.

There was no public input.

Comm. Hawkins made the following Motion:

Motion

To approve with the previously approved number of lots.

Comm. Hawkins clarified his Motion as follows:

Clarification to Motion

To deny the increased density and with the staff working with petitioner on the location of the frontage road. In addition to Modification of Performance Condition Nos. 17, 18, 19, 29 and 30.

Comm. Campbell seconded the Motion.

Comm. Hawkins withdrew his Motion.

Comm. Hawkins made the following Motion:

Motion

To continue to a date uncertain.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | Jerry Campbell |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Petition Submitted by Barclay Project, LLC, to Vacate Portion of Right of Way in Country Estates Unit 2

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2022-228).

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Jerry Campbell |
| SECONDER: | Steve Champion |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Petition Submitted by C & W Land Holdings, LLC, to Vacate Utility and Drainage Easements Located in Ridge Manor Estates

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2022-229).

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Jerry Campbell |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Resolution Adopting Uniform Collection Methodology for Road Paving Municipal Service Benefit Unit and Street Lighting Municipal Service Benefit Unit Non-Ad Valorem Assessments

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2022-230).

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Elizabeth Narverud |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

Ordinance Prohibiting Smoking in County Parks and Recreation Areas

Chairman Allocco passed the gavel to Vice Chairman Narverud.

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Ordinance No. 2022-24).

| | |
|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | John Allocco |
| SECONDER: | Jerry Campbell |
| AYE: | Allocco, Narverud, Champion, Hawkins and Campbell |

BOARD OF COUNTY COMMISSIONERS

Vice Chairman Narverud passed the gavel back to Chairman Allocco, and he resumed the chairmanship.

Comm. Hawkins requested Board consensus to direct the staff to research options for prohibiting the consumption of alcohol on County properties.

The Board concurred.

The Board commented on various topics and issues.

ADJOURNMENT

The meeting adjourned at 3:30 p.m.