



# Hernando County

## Board of County Commissioners

### Regular Meeting

### Minutes

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July 11, 2023

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## CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, July 11, 2023, 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   |
| Jerry Campbell       | Commissioner   |
| Brian Hawkins        | Commissioner   |
| Toni Brady           | Office of Management and Budget Director/Chief Procurement Officer |
| Carla Burrmann       | Aquatic Services Manager   |
| Paul Hasenmeier      | Public Safety Director/Fire Chief                                  |
| Scott Herring        | Interim Deputy County Administrator                                |
| Jon Jouben           | County Attorney  |
| Keith Kolasa         | Aquatic Services Manager   |
| Jennifer Lombardi    | Zoning Manager   |
| Michelle Miller      | Planning Administrator   |
| Steve Miller         | Airport Operations Manager   |
| Dennis O'Keefe       | Acting Building Official   |
| Gordon Onderdonk     | Utilities Director   |
| Valerie Pianta       | Economic Development Director                                      |
| Aaron Pool           | Development Services Director                                      |
| Jeffrey Rogers       | County Administrator   |
| Heidi Kurppe         | Deputy Clerk   |
| Robin Reinhart       | Deputy Clerk   |

## Invocation

## Pledge of Allegiance

## AGENDA

### Motion

To approve the Agenda with changes.

(Note: Item No. N-14 [Ordinance Concerning Local Specialty Contracting Licensing; Delaying Effective Date of Ordinance 2021-17 Eliminating Certain Specialty Contractor Licenses] was added to the Agenda. Item No. I-2 [Budget Resolution Recognizing State Financial Assistance From Department of Agriculture and Consumer Services Pertaining to FY 2022-23 Funding for Mosquito Control Operations] was removed from the Agenda. And Item J [AS-IS" Contract for Sale and Purchase of Real Estate With CEMEX Construction Materials Florida, LLC, for Portion of Property Located on Citrus Way for Sheriff's Office and Hernando County Fire and Emergency Services Public Safety Training Facility (Key #1354019)] was moved up to be heard before Item H-1 on the Agenda.)

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Steve Champion                                    |
| <b>SECONDER:</b> | Jerry Campbell                                    |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

## ELECTED OFFICIALS

There were no Elected Officials' Comments.

## CITIZENS' COMMENTS

Citizens commented on various topics and issues.

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

## BOARD/STAFF RESPONSES

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

Comm. Hawkins requested Board consensus for a Resolution prohibiting parking on Right of Way of Cortez Boulevard for business located on Mudd River to be brought back on an Agenda as soon as possible.

The Board concurred.

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

## CONSENT AGENDA

**First Amendments to License Agreements With American Towers, LLC, and GTP Acquisition Partners II, LLC, for Various Tower Sites Required to Facilitate Implementation of P-25 Interoperable Public Safety Radio Network System**

**Project Point of Contact Information Update for Hazard Mitigation Grant Program Funding From State Division of Emergency Management for Disaster Assistance Resulting From Hurricane Irma for Gulfwind Drive Elevation and Wind Retrofit**

**Ratification of US Environmental Protection Agency Grant Application Through Solid Waste Infrastructure for Recycling Grant Program for Proposed Building Infrastructure for Environmental Impact Project**

**Resolution Adopting Uniform Write-Off Policy for Uncollectible Fees Within Hernando County Fire and Emergency Services**

**Application Submitted by Coastal Waste & Recycling of Central Florida, LLC, for Commercial Solid Waste Collectors License**

**Discharges of Orders and Satisfactions of Code Enforcement Special Master Liens for Darren Burns and Kyle Tucker**

**Reimbursement Agreement Between Hernando County Water and Sewer District and Meritage Homes of Florida, Inc., for Benton Hills-Kettering Road Force Main Extension Project**

**Release of Interim Disposal Special Assessment Lien for William Rodriguez**

**Satisfaction of Interim Disposal Special Assessment Lien for Brittney L. Oakland**

**Satisfaction of Second Mortgage for Lori Mazzuco Through Neighborhood Stabilization Program Purchase Assistance Program**

**Transmittal of List of Accounts Payable Disbursements for Weeks Ended June 16, 2023, and June 23, 2023**

**Various Interim Disposal Special Assessment Liens**

**Acceptance of Performance Bond With LandBuilder, LLC, and American Alternative Insurance Corporation for Avalon West Phase 1**

**Motion**

To approve the Consent Agenda (Resolution No. 2023-140).

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Steve Champion                                    |
| <b>SECONDER:</b> | Brian Hawkins                                     |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**CORRESPONDENCE TO NOTE**

**Notice of Purchasing Policy Exceptions for May 2023**

**Receipt of Alcohol and Other Drug Abuse Trust Fund Monthly Report for May 2023**

**Transmittal of FY 2023-24 Proposed Budget for Somerset Bay Community Development District**

**Transmittal of FY 2023-24 Proposed Budget for Waterford Community Development District**

**Transmittal of FY 2024 Proposed Annual Operating Budget for Four Seasons at Crystal Springs Community Development District**

**Transmittal of FY 2024 Proposed Annual Operating Budget for Southern Hills Plantation II Community Development District**

**Transmittal of Minutes From Spring Ridge Community Development District Board of Supervisors Meeting of May 15, 2023**

**ECONOMIC DEVELOPMENT DIRECTOR VALERIE PIANTA**

**“AS-IS” Contract for Sale and Purchase of Real Estate With CEMEX Construction Materials Florida, LLC, for Portion of Property Located on Citrus Way for Sheriff’s Office and Hernando County Fire and Emergency Services Public Safety Training Facility (Key #1354019)**

**Motion**

To approve the staff recommendation.

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

**COUNTY ADMINISTRATOR JEFFREY ROGERS**

**Appointment of Kelly Lee Long as Member to Affordable Housing Advisory Committee for Two-Year Term in Accordance With State Housing Initiatives Partnership Act**

**Motion**

To approve the staff recommendation.

**RESULT: ADOPTED**  
**MOVER:** Jerry Campbell  
**SECONDER:** Brian Hawkins  
**AYES:** Allocco, Narverud, Champion, Campbell and Hawkins

**Update Regarding Ongoing Board Directives**

Comm. Campbell made the following Motion:

**Motion**

To forego the Admin Building build out of \$2,750,000, and to push that to next year's budget.

Comm. Campbell revised his Motion as follows:

**Revised Motion**

To include foregoing in this year's budget the Admin Building build out of \$2,750,000 and the Chinsegut Hill bathroom addition of \$285,735.

Comm. Campbell amended his Motion as follows:

**Amendment to Motion**

To postpone the Admin Building build out of \$2,750,000 to next year's budget and leave to staff to come back and give direction as to how the additional funds are going to be cut to remain at the current millage rate.

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Jerry Campbell                                    |
| <b>SECONDER:</b> | Brian Hawkins                                     |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**RECESS/RECONVENE**

The Board recessed at 11:50 a.m. and reconvened at 12:00 p.m.

Comm. Champion was not present when the meeting reconvened.

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

**Budget Resolution Recognizing FY 2023 State Aid to Libraries Grant Funding**

**Budget Resolution Recognizing State Financial Assistance From Department of Agriculture and Consumer Services Pertaining to FY 2022-23 Funding for Mosquito Control Operations**

This item was removed during Approval of the Agenda.

**Federal Subrecipient Agreement With The Salvation Army, A Georgia Corporation, for The Salvation Army of Hernando County, Florida for Overhaul Water Supply and Sewer System Project and Associated Budget Resolution**

**Grant Agreement Under Fiscal Year 2022 Safe Streets and Roads for All Grant Program With U.S. Department of Transportation for Hernando’s Safe Streets for All Action Plan and Associated Budget Resolution**

**Motion**

To approve Items I-1, I-3 and I-4 (Budget Resolution Nos. 2023-141 through 2023-143).

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                          |
| <b>MOVER:</b>    | Brian Hawkins                           |
| <b>SECONDER:</b> | Jerry Campbell                          |
| <b>AYES:</b>     | Allocco, Narverud, Campbell and Hawkins |
| <b>AWAY:</b>     | Champion                                |

Comm. Champion rejoined the meeting.

**Amendment No. 1 to Agreement With Frontier Precision, Inc., for Mosquito Control Geospatial Product Purchase and Services (Contract No. 21-A00006)**

**Motion**

To postpone to next possible meeting for more information and determine if sole source contract.

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Brian Hawkins                                     |
| <b>SECONDER:</b> | Steve Champion                                    |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**Authorization to Evaluate Vendor Proposals for Hernando County Public Safety Training Facility (Contract No. 23-R0003018/PH)**

**Motion**

To approve Item Nos. I-6, I-7, I-9 and I-10.

**Award of Contract to PAW Materials, Inc., d/b/a PAW Demolition for Spring Hill Water Reclamation Facility Demolition (Contract No. 23-C00051/GL; Amount: \$646,541.00)**

**Award of Contract to Waller Construction, Inc., for Rotary Splash Park at Anderson Snow Sports Complex (Contract No. 23-C00045/GL; Amount: \$4,636,682.31)**

**Motion**

To approve the staff recommendation.

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

**Final Close-Out of Contract With Civil Site Constructors, Inc., for Telcom Drive and Technology Drive Roadway Extension Project (Contract No. 20-CG0116/DK; Amount: \$157,132.96)**

**Utilization of Seminole County Contract With Lamphier Company d/b/a Lamphier & Company for Caulking, Coatings, Joint Sealant and Pressure Washing Services for Facilities Department (Contract No. 23-P00100/FH; Amount: \$840,000.00)**

**Motion**

To approve Item Nos. I-6, I-7, I-9 and I-10.

**RESULT: ADOPTED**  
**MOVER:** Brian Hawkins  
**SECONDER:** Jerry Campbell  
**AYES:** Allocco, Narverud, Champion, Campbell and Hawkins

**AIRPORT OPERATIONS MANAGER STEVE MILLER**

**Lease Agreement With ABFL6, LLC, d/b/a Bluewater Aviation for Commercial Fixed Base Operation at Brooksville-Tampa Bay Regional Airport**

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

**Motion**

To approve the staff recommendation.

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

**PUBLIC SAFETY DIRECTOR/FIRE CHIEF PAUL HASENMEIER**

**Resolution Amending Hernando County Fire and Emergency Services Fee Schedule**

**Motion**

To approve the staff recommendation (Resolution No. 2023-144).

**RESULT:** ADOPTED  
**MOVER:** Steve Champion  
**SECONDER:** Brian Hawkins  
**AYES:** Allocco, Narverud, Champion, Campbell and Hawkins

## INTERIM DEPUTY COUNTY ADMINISTRATOR SCOTT HERRING

### Revision to Board Policy No. 16-01 Regarding Municipal Service Benefit Unit Creation and Administration

#### Motion

To approve the staff recommendation.

**RESULT:** ADOPTED  
**MOVER:** Brian Hawkins  
**SECONDER:** Steve Champion  
**AYES:** Allocco, Narverud, Champion, Campbell and Hawkins

## PUBLIC HEARINGS

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

### Ex Parte Communications

Chairman Allocco and Comms. Campbell, Champion, Hawkins and Narverud announced the ex parte 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.

**RESULT:** ADOPTED  
**MOVER:** Elizabeth Narverud  
**SECONDER:** Brian Hawkins  
**AYES:** Allocco, Narverud, Champion, Campbell and Hawkins

**Petition Submitted by Jeffrey Tyler Forem, Trustee of Jeffrey Tyler Forem Revocable Trust Agreement, Dated January 21, 2017, to Vacate Utility and Drainage Easements Located in Royal Highlands**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-145).

**RESULT:** ADOPTED  
**MOVER:** Steve Champion  
**SECONDER:** Brian Hawkins  
**AYES:** Allocco, Narverud, Champion, Campbell and Hawkins

**Petition Submitted by RaceTrac, Inc., to Vacate a Portion of Right of Way in Garden Grove**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation (Resolution No. 2023-146).

**RESULT:** ADOPTED  
**MOVER:** Steve Champion  
**SECONDER:** Brian Hawkins  
**AYES:** Allocco, Narverud, Champion, Campbell and Hawkins

**Petition Submitted by SCK Properties, LLC, to Vacate Utility and Drainage Easements Located in Spring Hill**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-147).

**RESULT:** ADOPTED  
**MOVER:** Steve Champion  
**SECONDER:** Brian Hawkins  
**AYES:** Allocco, Narverud, Champion, Campbell and Hawkins

**Petition Submitted by Thomas Edward Wilson and Theresa Helena Murphy to Vacate Utility and Drainage Easements Located in Royal Highlands**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-148).

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Steve Champion                                    |
| <b>SECONDER:</b> | Brian Hawkins                                     |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**Rezoning Petition Submitted by Aaron Gibson and Nicole Gibson (H2314)**

There was no public input.

**Motion**

To postpone to a date certain of August 8, 2023.

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Steve Champion                                    |
| <b>SECONDER:</b> | Brian Hawkins                                     |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**Master Plan Revision Petition Submitted by Ocean Bleu Group (H2311)**

There was no public input.

**Motion**

To postpone to a date certain of August 8, 2023.

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Steve Champion                                    |
| <b>SECONDER:</b> | Brian Hawkins                                     |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**Rezoning Petition Submitted by Jarrod Saulnier and Cindy Masse (H2304)**

There was Board consensus to proceed with hearing this Agenda Item without a Planning and Zoning Commission recommendation.

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

The Board accepted public input on this matter.

**Motion**

To approve the rezoning.

|                  |                                 |
|------------------|---------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                  |
| <b>MOVER:</b>    | Steve Champion                  |
| <b>SECONDER:</b> | Jerry Campbell                  |
| <b>AYES:</b>     | Narverud, Champion and Campbell |
| <b>NAYES:</b>    | Allocco and Hawkins             |

**Rezoning Petition Submitted by Jamie Perry and Joseph Perry (H2312)**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-149).

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Brian Hawkins                                     |
| <b>SECONDER:</b> | Jerry Campbell                                    |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**Master Plan Revision Petition Submitted by Elevation Development, LLC, on Behalf of R. Thomas Chapman, Jr., as Trustee of R. Thomas Chapman, Jr., Family Trust U/A/D February 18, 1974, as Amended and Restated January 23, 2009 (H2309)**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-150).

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ADOPTED</b>                           |
| <b>MOVER:</b>    | Steve Champion                           |
| <b>SECONDER:</b> | Jerry Campbell                           |
| <b>AYES:</b>     | Narverud, Champion, Campbell and Hawkins |
| <b>NAYES:</b>    | Allocco                                  |

**Rezoning Petition Submitted by Oak Development Group, LLC, on Behalf of Lesa Bruger, as Trustee of Land Trust No. One U/A/D February 2001 (H2276)**

There was no public input.

Comm. Champion made the following Motion:

**Motion**

To approve the withdrawal of the petition.

Comm. Champion withdrew his Motion.

Comm. Narverud made the following Motion:

**Motion**

To deny based on withdrawal.

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Elizabeth Narverud                                |
| <b>SECONDER:</b> | Steve Champion                                    |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**Rezoning Petition Submitted by Maya Motels, Inc. (H2283)**

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

The Board accepted public input on this matter.

Comm. Hawkins temporarily left the meeting.

**Motion**

To approve the staff recommendation (Resolution No. 2023-151).

(Note: The Motion pertained to Modified Performance Condition Nos. 2, 4 and 5 as approved by the Planning Department.)

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ADOPTED</b>                           |
| <b>MOVER:</b>    | Elizabeth Narverud                       |
| <b>SECONDER:</b> | Steve Champion                           |
| <b>AYES:</b>     | Allocco, Narverud, Champion and Campbell |
| <b>ABSENT:</b>   | Hawkins                                  |

**Proposed Ordinance Amending Article XIV of Chapter 21 of County Code, Entitled “Protection From Sexual Offenders and Sexual Predators”**

Comm. Narverud temporarily left the meeting.

Comm. Hawkins rejoined the meeting.

Comm. Narverud rejoined the meeting.

Comm. Champion temporarily left the meeting.

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2023-08).

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Steve Champion                                    |
| <b>SECONDER:</b> | John Allocco                                      |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**Ordinance Concerning Local Specialty Contracting Licensing; Delaying Effective Date of Ordinance 2021-17 Eliminating Certain Specialty Contractor Licenses**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2023-09).

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Elizabeth Narverud                                |
| <b>SECONDER:</b> | Steve Champion                                    |
| <b>AYES:</b>     | Allocco, Narverud, Champion, Campbell and Hawkins |

**RECESS/RECONVENE**

The Board recessed at 4:40 p.m. and reconvened at 4:44 p.m.

**PUBLIC SAFETY DIRECTOR/FIRE CHIEF PAUL HASENMEIER**

**Resolution Amending Non-Ad Valorem Assessment Rates of Municipal Service Benefit Unit for Fire Rescue Services**

The Board accepted public input on this matter.

Comm. Narverud left the meeting.

Comm. Champion made the following Motion:

**Motion**

To reject the study and to give direction to the County Administrator and staff to look at potential cuts.

The motion died for lack of a second.

Comm. Campbell made the following Motion:

**Motion**

To approve the proposed MSBU (Municipal Service Benefit Unit) rates as proposed and to direct the staff to come back with options for fire fees in the future (Resolution No. 2023-152).

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                |
| <b>MOVER:</b>    | Jerry Campbell                |
| <b>SECONDER:</b> | Brian Hawkins                 |
| <b>AYES:</b>     | Allocco, Campbell and Hawkins |
| <b>NAYES:</b>    | Champion                      |
| <b>ABSENT:</b>   | Narverud                      |

**BOARD OF COUNTY COMMISSIONERS**

Comm. Champion left the meeting.

The Board commented on various issues.

**ADJOURNMENT**

The meeting was adjourned at 5:20 p.m.