



# Hernando County

## Board of County Commissioners

### Regular Meeting

### Minutes

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August 23, 2022

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## CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, August 23, 2022, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Steve Champion	Chairman
John Allocco	Vice Chairman
Elizabeth Narverud	Second Vice Chairman
Wayne Dukes	Commissioner
Jeff Holcomb	Commissioner
Toni Brady	Office of Management and Budget Director/Chief Procurement Officer
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Christopher Linsbeck	Community Services Director
Michelle Miller	Planning Administrator
Gordon Onderdonk	Utilities Director
Tobey Phillips	Deputy County Administrator
Aaron Pool	Development Services Director
Jeffrey Rogers	County Administrator
Maureen Sikora	Assistant County Attorney
Heidi Kurppe	Deputy Clerk

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

## Invocation

## Pledge of Allegiance

## AGENDA

### Motion

To approve the Agenda with changes.

(Note: County Administrator Jeffrey Rogers announced that Item N-2 [Consent to Assignment of Ground Lease Agreement From Pamela Wilfong to Hernando County Board of County Commissioners and Resolution Terminating Previously Superseded Ground Leases for Lot 37 Located at Hernando County Airport Industrial Park, Unit One] would include a Termination of Ground Lease Agreement.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Wayne Dukes
<b>SECONDER:</b>	Jeff Holcomb
<b>AYE:</b>	Champion, Allocco, Dukes, and Holcomb
<b>ABSENT:</b>	Narverud

## **CITIZENS' COMMENTS**

Citizens commented on various topics and issues.

Comm. Narverud joined the meeting.

## **BOARD/STAFF RESPONSES**

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

## **CLERK OF CIRCUIT COURT AND COMPTROLLER DOUGLAS CHORVAT, JR.**

**Unaudited Quarterly Financial Report for Quarter Ended June 30, 2022**

## **CONSENT AGENDA**

Comm. Holcomb temporarily left the meeting.

**Request Submitted by Sheriff's Office to Apply for Federal FY 2021 Edward Byrne Memorial Justice Assistance Grant**

**Sponsorship Agreements for Mermaid Trail of Statues; and Amended Sponsorship Agreements With City of Brooksville and Brooksville Main Street for Mermaid Trail of Statues**

**State Housing Initiative Partnership Program Special Needs Loan Agreements With The Arc Nature Coast, Inc., for Rehabilitation of Homes Located at 4612 Crescent Road and 10438 Baylor Drive in Spring Hill**

**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 George E. Vitko, Sr.; Anthony Delape; and Anthony Holley**

**Satisfaction of Mortgage for Kaylee A. Rimes Through Homeownership Down Payment Assistance Program**

**Transmittal of List of Accounts Payable Disbursements for Weeks Ended July 22, 2022, and July 29, 2022**

**Various Satisfactions of Interim Disposal Special Assessment Liens**

**Write-Off of Uncollectible Solid Waste Department Tipping Fee Charge Accounts**

**Approval of Minutes for Regular Meeting of July 26, 2022**

**Acceptance of Perpetual Utility Easement From IMPACT-MCG Ventures, LLC, With Hernando County Water and Sewer District for Construction, Maintenance, Repair and Operation of Sewer System Lift Station Associated With Ayers Road Apartment Complex**

**Motion**

To approve the Consent Agenda.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Wayne Dukes
<b>SECONDER:</b>	Elizabeth Narverud
<b>AYE:</b>	Champion, Allocco, Narverud, and Dukes
<b>AWAY:</b>	Holcomb

**CORRESPONDENCE TO NOTE**

**Correspondence From Hernando County School District Chairman Gus Guadagnino Regarding Correspondence From Hernando County Supervisor of Elections Shirley Anderson Pertaining to Proposed Referendum for School Sales Surtax on Election Ballot of November 8, 2022**

**Letter From City of Brooksville in Support of Proposed Half-Cent Sales Tax Referendum**

**Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on August 8, 2022**

**Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on August 8, 2022**

**Quarterly Investment Report for Quarter Ended June 30, 2022**

**RECESS/RECONVENE**

The Board recessed at 10:15 a.m. and reconvened at 10:25 a.m.

Comm. Holcomb was present when the meeting reconvened.

## PUBLIC HEARINGS

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

### Ex Parte Communications

Chairman Champion and Comms. Allocco, Dukes, Holcomb 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.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Wayne Dukes
<b>SECONDER:</b>	Elizabeth Narverud
<b>AYE:</b>	Champion, Allocco, Narverud, Dukes, and Holcomb

### Variance Petition Submitted by Brian Garrison and Vicki McMahan on Behalf of Florida Coast Shrimp, LLC

Comm. Dukes made the following Motion:

### Motion

To approve the staff recommendation.

Comm. Narverud seconded the Motion.

The Board accepted public input on this matter.

Comm. Narverud rescinded her second to the Motion.

Comm. Dukes modified his Motion as follows:

**Modification to Motion**

To make the existing structure and current covered area with no walls compliant.

Comm. Dukes clarified his Motion as follows:

**Clarification to Motion**

To reduce setbacks to 15-foot rear, 10-foot side, and up to 6-inches for an open structure like a canopy.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Wayne Dukes
<b>SECONDER:</b>	Jeff Holcomb
<b>AYE:</b>	Champion, Dukes, and Holcomb
<b>NAY:</b>	Allocco, and Narverud

**RECESS/RECONVENE**

The Board recessed at 11:55 a.m. and reconvened at 12:00 p.m.

Comm. Narverud was not present when the meeting reconvened.

**Variance Petition Submitted by John Lockhart and Angela Lockhart**

Comm. Narverud returned to the meeting.

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation (Resolution Nos. 2022-154 and 2022-155).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Wayne Dukes
<b>SECONDER:</b>	Jeff Holcomb
<b>AYE:</b>	Champion, Allocco, Narverud, Dukes, and Holcomb

**Ordinance Amending Ordinance Relating to Required Connections With Water and Sewer Systems**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation (Ordinance No. 2022-19).

**RESULT:** ADOPTED  
**MOVER:** Wayne Dukes  
**SECONDER:** John Allocco  
**AYE:** Champion, Allocco, Narverud, Dukes, and Holcomb

**Ordinance Creating Hernando County Septic to Sewer Conversion District A Municipal Service Benefit Unit**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2022-20).

**RESULT:** ADOPTED  
**MOVER:** Elizabeth Narverud  
**SECONDER:** Wayne Dukes  
**AYE:** Champion, Allocco, Narverud, Dukes, and Holcomb

**UTILITIES DIRECTOR GORDON ONDERDONK**

**Grant Agreement With State Department of Environmental Protection for Septic to Sewer Conversion District A, Phase 1 Project and Associated Budget Resolution**

**Motion**

To approve the staff recommendation (Budget Resolution No. 2022-156).

**RESULT:** ADOPTED  
**MOVER:** Wayne Dukes  
**SECONDER:** Elizabeth Narverud  
**AYE:** Champion, Allocco, Narverud, Dukes, and Holcomb

**Grant Agreement With State Department of Environmental Protection for Septic Upgrade Incentive Program and Associated Budget Resolution**

**Motion**

To approve the staff recommendation (Budget Resolution No. 2022-157).

**RESULT:** ADOPTED  
**MOVER:** Elizabeth Narverud  
**SECONDER:** Wayne Dukes  
**AYE:** Champion, Allocco, Narverud, Dukes, and Holcomb

**Grant Agreement With State Department of Environmental Protection for Sewer Connection Incentive Program and Associated Budget Resolution**

**Motion**

To approve the staff recommendation (Budget Resolution No. 2022-158).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Wayne Dukes
<b>SECONDER:</b>	John Allocco
<b>AYE:</b>	Champion, Allocco, Narverud, Dukes, and Holcomb

**PLANNING ADMINISTRATOR MICHELLE MILLER**

**Petition Submitted by Charles Donley and Christine Donley for Family Hardship Relief From Subdivision Regulations**

**Motion**

To approve the staff recommendation (Resolution No. 2022-159).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John Allocco
<b>SECONDER:</b>	Wayne Dukes
<b>AYE:</b>	Champion, Allocco, Narverud, Dukes, and Holcomb

**COUNTY ADMINISTRATOR JEFFREY ROGERS**

**Update Regarding Ongoing Board Directives**

**DEVELOPMENT SERVICES DIRECTOR AARON POOL**

**Acceptance of Technical Findings of Impact Fee Update and Road Impact Fee Update Studies Prepared by Benesch f/k/a Tindale-Oliver and Associates, Inc., and Discussion Regarding Future Impact Fee Rates**

**Motion**

To adopt the updated impact fee rate studies.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John Allocco
<b>SECONDER:</b>	Wayne Dukes
<b>AYE:</b>	Allocco, Narverud, Dukes, and Holcomb
<b>NAY:</b>	Champion

There was Board consensus, with Chairman Champion dissenting, to direct the staff to evaluate a 55% impact fee increase.

**Motion**

To go to 55 percent and come back with the studies.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jeff Holcomb
<b>SECONDER:</b>	John Allocco
<b>AYE:</b>	Allocco, Narverud, Dukes, and Holcomb
<b>NAY:</b>	Champion

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

**Budget Amendment Transferring Funds From Reserve for Contingencies Account to Solid Waste Department Landfill Operating Accounts for Unanticipated Additional Fuel Expenses**

**Budget Resolution Recognizing Funds From Coronavirus State and Local Fiscal Recovery Funds Through American Rescue Plan Act (ARPA) for Reimbursement to Constitutional Officers for Essential Worker Premium Pay/Budget Amendment to Reflect Funding for Essential Worker Premium Pay Within Clerk of Circuit Court and Comptroller Budget**

**Motion**

To approve Item Nos. 1 and 2 (Budget Resolution No. 2022-160).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jeff Holcomb
<b>SECONDER:</b>	Wayne Dukes
<b>AYE:</b>	Champion, Allocco, Narverud, Dukes, and Holcomb

**Award of Contract to Coastal Engineering Associates, Inc., for Engineering Services for Septic to Sewer Conversion, District A, and Development of Septic Upgrade Incentive Program for Utilities Department**

**Award of Contract to WSP USA, Inc., for Hydrogeologic and Environmental Management Services for Utilities Department (Contract No. 22-R00070/PH)**

**Award of Sole Source Contract to DEEB Construction and Development Company for Water Main Interconnect From Verano Subdivision to Valley Falls Loop in Wellington Subdivision (Amount: \$71,503.91)**



**Final Close-Out of Contract With Seggie Custom Builders, LLC, for Clerk of Circuit Court and Comptroller Office Renovation at Government Center (Contract No. 19-R00007-59; Amount: \$9,736.66)**

**Ratification of Purchase Order to West Florida Aggregates, LLC, for Supply of State Department of Transportation Limerock Material for Road Maintenance and Drainage (Amount: \$371,000.00)**

**Motion**

To approve Item Nos. 3 through 7.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Wayne Dukes
<b>SECONDER:</b>	Jeff Holcomb
<b>AYE:</b>	Champion, Allocco, Narverud, Dukes, and Holcomb

**PUBLIC WORKS DIRECTOR/COUNTY ENGINEER SCOTT HERRING**

Comm. Holcomb temporarily left the meeting.

**Contract for Sale and Purchase of Leasehold Improvement With Pamela Wilfong for Warehouse and Office Building Located at 15470 Flight Path Drive (a/k/a Tracers Building) for Use as Government Offices and Associated Budget Amendment**

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Wayne Dukes
<b>SECONDER:</b>	John Allocco
<b>AYE:</b>	Champion, Allocco, Narverud, and Dukes
<b>AWAY:</b>	Holcomb

**Consent to Assignment of Ground Lease Agreement From Pamela Wilfong to Hernando County Board of County Commissioners, Resolution Terminating Previously Superseded Ground Leases, and Termination of Ground Lease Agreement and Mutual Release With Pamela Wilfong for Lot 37 Located at Hernando County Airport Industrial Park, Unit One**

**Motion**

To approve the staff recommendation (Resolution No. 2022-161).

**RESULT: ADOPTED**  
**MOVER:** Wayne Dukes  
**SECONDER:** Elizabeth Narverud  
**AYE:** Champion, Allocco, Narverud, and Dukes  
**AWAY:** Holcomb

**Termination of Sublease Agreement With Tracers Information Specialists, Inc., for Office Space Located at 15470 Flight Path Drive at Brooksville-Tampa Bay Regional Airport Industrial Park**

Comm. Holcomb returned to the meeting.

**Motion**

To approve the staff recommendation.

**RESULT: ADOPTED**  
**MOVER:** Wayne Dukes  
**SECONDER:** John Allocco  
**AYE:** Champion, Allocco, Narverud, Dukes, and Holcomb

**Declaration of County Owned Property Located on Fish Cove Drive as Surplus Property and Consideration of Purchase Offers Submitted by Potential Buyers (Key #458276)**

**Motion**

To approve the staff recommendation.

**RESULT: ADOPTED**  
**MOVER:** Jeff Holcomb  
**SECONDER:** Wayne Dukes  
**AYE:** Champion, Allocco, Narverud, Dukes, and Holcomb

**Discussion Regarding Potential Roundabout at Ayers Road, Hayman Road, and Culbreath Road Intersection**

**Motion**

To approve the staff recommendation.

**RESULT: ADOPTED**  
**MOVER:** Wayne Dukes  
**SECONDER:** Elizabeth Narverud  
**AYE:** Champion, Allocco, Narverud, Dukes, and Holcomb

**COMMUNITY SERVICES DIRECTOR CHRISTOPHER LINSBECK****Discussion Regarding Hunters Lake Boat Ramp Access**

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

There was Board consensus to leave the Hunters Lake boat ramp 24 hour access and to have staff reach out to Florida Fish and Wildlife Conservation (FWC) to partner with them to increase patrol and add awareness, and potentially signage regarding regulation during duck hunting season.

**COUNTY ATTORNEY JON JOUBEN****Consideration of Settlement Offer to Compromise Outstanding Public Nuisance Abatement Special Assessment Lien Filed Against Property Owned by Karlene Nordgren****Motion**

To approve the settlement offer of \$6,219.48.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jeff Holcomb
<b>SECONDER:</b>	Wayne Dukes
<b>AYE:</b>	Champion, Allocco, Narverud, Dukes, and Holcomb

**BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

**ADJOURNMENT**

The meeting was adjourned at 3:05 p.m.