



**Hernando County**  
**Board of County Commissioners**  
**Regular Meeting**  
**Minutes**

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**July 22, 2025**

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**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. on Tuesday, July 22, 2025, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
Brian Hawkins	Chairman
Jerry Campbell	Vice Chairman
John Allocco	Second Vice Chairman
Ryan Amsler	Commissioner
Steve Champion	Commissioner
Albert Bertram	Office of Management and Budget Director
Toni Brady	Deputy County Administrator
Todd Crosby	Interim Public Works Director/County Engineer
Omar DePablo	Development Services Director
Paul Hasenmeier	Public Safety Director/Fire Chief
Jon Jouben	County Attorney
Christopher Linsbeck	Community Services Director
Gordon Onderdonk	Utilities Director
Veda Ramirez	Housing and Supportive Services Director
Jeffrey Rogers	County Administrator
Carla Rossiter-Smith	Chief Procurement Officer
Melissa Tartaglia	Assistant County Attorney
Heidi Prouse	Deputy Clerk

**Invocation**

**Pledge of Allegiance**

**AGENDA**

**Motion**

To approve the Agenda.

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

## **SUNRISE CONSULTING GROUP PRESIDENT AND CHIEF FINANCIAL OFFICER SHAWN FOSTER**

Update From Sunrise Consulting Group Regarding 2025 Regular Legislative Session

## **FINANCIAL SERVICES DIRECTOR JOSHUA STRINGFELLOW**

Presentation of Annual Comprehensive Financial Report for FY Ended September 30, 2024

## **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.

## **CONSENT AGENDA**

**Amendment to Incentives Agreement With Barrette Outdoor Living, Inc., for Economic Development Investment**

**State and Local Fiscal Recovery Funds a/k/a SLFRF Reporting Requirements Form With State Department of Environmental Protection for Septic to Sewer District A, Phase 1 Project**

**Utility Locate Reimbursement Agreement Between Hernando County Water and Sewer District and Tillman FiberCo Florida, LLC, for Locate Services for Fiber Installation**

**Airport Infrastructure Grant Agreement With Department of Transportation Federal Aviation Administration for Taxiway A1 and D Improvements Project at Brooksville-Tampa Bay Regional Airport and Associated Budget Resolution**

**Resolution Approving New Leasing Policy for Brooksville-Tampa Bay Regional Airport**

**Approval of Minutes for Budget Workshop of July 10, 2025**

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

**Extension of 2025 Tax Rolls Prior to Completion of Value Adjustment Board Hearings**

**Request From Cabot Citrus Opco, LLC, a/k/a Cabot Citrus Farms to Amend Water and Sewer Agreement to Include Bulk Wastewater Treatment**

This item was pulled and voted on separately.

**Satisfactions of Second Mortgages for Benjamin F. Rice, Jr., and Timothy J. Rogers Through State Housing Initiative Partnership for Down Payment Assistance Program****Satisfactions of Second Mortgages for Stacey M. Aubery, Kandice Sanderson and Rosa I. Sosa-Rodriguez Through Neighborhood Stabilization Program Purchase Assistance Program****Transmittal of List of Accounts Payable Disbursements for Weeks Ended June 20, 2025, and June 27, 2025****Resolution Proclaiming August 7, 2025, as Purple Heart Day**

This item was pulled and voted on separately.

**Motion**

To approve Consent Agenda Item Nos. H-1 through H-8 and H-10 through H-12 (Budget Resolution No. 2025-124 and Resolution No. 2025-125).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Ryan Amsler
<b>AYES:</b>	Hawkins, Campbell, Allocco, Amsler and Champion

**Request From Cabot Citrus Opco, LLC, a/k/a Cabot Citrus Farms to Amend Water and Sewer Agreement to Include Bulk Wastewater Treatment**

Comm. Amsler made the following Motion.

**Motion**

To deny.

Comm. Amsler withdrew his Motion and made the following Motion.

**Motion**

To continue to a future date.

(Note: The Motion pertained to Item No. H-9.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Ryan Amsler
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	Hawkins, Campbell, Amsler and Champion
<b>NAYES:</b>	Allocco

### **Resolution Proclaiming August 7, 2025, as Purple Heart Day**

#### **Motion**

To approve Item No. H-13 (Resolution No. 2025-126).

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

## **CORRESPONDENCE TO NOTE**

**Notification of Final Tax Recapitulation and Certificates of Corrections for 2024 Tax Rolls as Submitted by Tax Collector**

**Transmittal of Annual Local Government Financial Report for FY Ended September 30, 2024**

**Transmittal of Rabies Surveillance Quarterly Summary Report for April 1, 2025, Through June 30, 2025**

## **RECESS/RECONVENE**

The Board recessed at 11:25 a.m. and reconvened at 11:35 a.m.

## **PUBLIC HEARINGS**

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

### **Ex Parte Communications**

Chairman Hawkins and Comms. Campbell, Allocco, Amsler and Champion 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>	Steve Champion
<b>SECONDER:</b>	Ryan Amsler
<b>AYES:</b>	Hawkins, Campbell, Allocco, Amsler and Champion

**Mediated Settlement Agreement With NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager, Dated July 2, 2025, and Associated Resolution**

The Board accepted public input on this matter.

**Motion**

To deny.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John Allocco
<b>SECONDER:</b>	Ryan Amsler
<b>AYES:</b>	Hawkins, Campbell, Allocco, Amsler and Champion

**Appeal of Notice of Unsafe Building Against Property Located at 3273 Mangrove Drive**

There was no public input.

**Motion**

To continue to a date certain of August 26, 2025, with no further continuances granted.

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

**Approval of Community Development Block Grant Program FY 2025-2026 Annual Action Plan to be Submitted to U.S. Department of Housing and Urban Development**

There was no public input.

**Motion**

To approve the staff recommendation.

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

**HOUSING AND SUPPORTIVE SERVICES DIRECTOR VEDA RAMIREZ****Presentation Regarding Proposed Improvement Projects of Tangerine Estates****Approval of Hernando County Inclusionary Housing Incentive Policy****Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Ryan Amsler
<b>SECONDER:</b>	John Allocco
<b>AYES:</b>	Hawkins, Campbell, Allocco, Amsler and Champion

**RECESS/RECONVENE**

The Board recessed at 1:15 p.m. and reconvened at 1:25 p.m.

**Community Development Block Grant Funding Agreements With Salvare, Inc., d/b/a Dawn Center of Hernando County and United Way of Hernando County Nonprofit Organizations****Motion**

To approve the staff recommendation.

(Note: The Motion pertained to Salvare, Inc., d/b/a Dawn Center of Hernando County.)

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

**Motion**

To approve the staff recommendation.

(Note: The Motion pertained to United Way of Hernando County.)

**RESULT:**       **ADOPTED**  
**MOVER:**       Ryan Amsler  
**SECONDER:**   Jerry Campbell  
**AYES:**        Hawkins, Campbell, Allocco, Amsler and Champion

**Resolution Designating Environmental Certifying Officer and Environmental Officer for U.S. Department of Housing and Urban Development Funds and Programs**

**Motion**

To approve the staff recommendation (Resolution No. 2025-127).

**RESULT:**       **ADOPTED**  
**MOVER:**       Jerry Campbell  
**SECONDER:**   John Allocco  
**AYES:**        Hawkins, Campbell, Allocco, Amsler and Champion

**COUNTY ATTORNEY JON JOUBEN**

**Consideration of Request for Release of Five Public Nuisance Abatement Special Assessment Liens Recorded on Property Located at 8405 Hillcrest Drive**

**Motion**

To approve with the principle amount of \$4841.12 to be paid within 90-days.

**RESULT:**       **ADOPTED**  
**MOVER:**       John Allocco  
**SECONDER:**   Ryan Amsler  
**AYES:**        Hawkins, Campbell, Allocco, Amsler and Champion

**OFFICE OF MANAGEMENT AND BUDGET DIRECTOR ALBERT BERTRAM**

**Budget Amendment and Budget Resolution Realigning Department Budgets for FY 2025 Budget Recognizing Disaster Funds Received**

**Motion**

To approve the staff recommendation (Budget Resolution No. 2025-128).

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

**Discussion Regarding Submittal of Proposed Maximum Millage Rates to Property Appraiser for FY 2025-2026**

**RECESS/RECONVENE**

The Board recessed at 3:15 p.m. and reconvened at 3:25 p.m.

**Discussion Regarding Submittal of Proposed Maximum Millage Rates to Property Appraiser for FY 2025-2026**

**Motion**

To make the cuts as discussed at the meeting with the additional \$2 million from Reserves until the Constitutionals revise their budgets, making the maximum millage rate, the rollback rate of 6.1650.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Ryan Amsler
<b>AYES:</b>	Hawkins, Campbell, Allocco, Amsler and Champion

**RECESS/RECONVENE**

The Board recessed at 5:25 p.m. and reconvened at 5:30 p.m.

**CHIEF PROCUREMENT OFFICER CARLA ROSSITER-SMITH**

**Award of Construction Contract to Goodwin Brothers Construction, Inc., for Powell Road From California Street to Suncoast Parkway (SR 589) Bridge Resurfacing Project (Contract No. 24-C00717/JG; Amount: \$1,769,229.67)**

**Award of Construction Contract to Hartman Civil Construction Co., Inc., for Ayers Road Stormwater Management Facility Repair and Quality Drive Pond Southeast Flume Restoration Projects for Department of Public Works (Contract No. 25-C01032/JG; Amount: \$237,388.00)**

**Award of Construction Contract to Kamminga & Roodvoets, Inc., for Old Spring Lake Road Embankment/Culvert Restoration Project for Department of Public Works (Contract No. 25-C01030/JG; Amount: \$258,642.40)**

**Award of Quote and Work Authorization Agreement to Deeb Construction & Development Co., for Hermosa West Lift Station Rehabilitation Project for Utilities Department (Contract No. 23-T00040; Amount: \$482,258.04)**

**Award of Quote and Work Authorization Agreement to Seggie Custom Builders, LLC, for Utilities Department Administration Office Remodel Project (Contract No. 23-T00040; Amount: \$57,208.00)**



**Purchase of Generator From Mid Florida Diesel, Inc., for Fire Rescue and Emergency Services Logistics Warehouse (Contract No. 23-TFG037/JG; Amount: \$83,920.00)**

**Revisions to Hernando County Procurement Manual**

**Motion**

To approve Item Nos. N-1 through N-7.

**RESULT:**       **ADOPTED**  
**MOVER:**       Steve Champion  
**SECONDER:** Ryan Amsler  
**AYES:**       Hawkins, Campbell, Allocco, Amsler and Champion

**Utilization of Sourcewell Contract With Relocatable Building Solutions for Purchase of Mobile Restroom for Alfred A. McKethan Pine Island for Parks and Recreation Department (Contract No. 25-P0191K; Amount: \$62,756.75)**

**Motion**

To approve Item No. N-8.

**RESULT:**       **ADOPTED**  
**MOVER:**       John Allocco  
**SECONDER:** Steve Champion  
**AYES:**       Hawkins, Campbell, Allocco, Amsler and Champion

**INTERIM PUBLIC WORKS DIRECTOR/COUNTY ENGINEER TODD CROSBY**

**Revocable License Agreement With Carlo Zarcone for Use of Portion of County Owned Property Located on Shoal Line Boulevard (Key #1489954)**

**Motion**

To approve the staff recommendation.

**RESULT:**       **ADOPTED**  
**MOVER:**       John Allocco  
**SECONDER:** Jerry Campbell  
**AYES:**       Hawkins, Campbell, Allocco, Amsler and Champion

**COMMUNITY SERVICES DIRECTOR CHRISTOPHER LINSBECK**

**Presentation and Update Regarding Hernando County Parks Master Plan From Kimley-Horn and Associates, Inc.**

**COUNTY ADMINISTRATOR JEFFREY ROGERS****Appointment of Member to Library Advisory Committee Until December 31, 2028****Motion**

To appoint Monty Floyd.

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

**Appointment of Member to Waterways Advisory Committee Until December 31, 2028****Motion**

To appoint Lucas Johns.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jerry Campbell
<b>SECONDER:</b>	John Allocco
<b>AYES:</b>	Hawkins, Campbell, Allocco, Amsler and Champion

**Presentation Regarding Hernando County Fire Station Design and Construction**

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

There was Board consensus to direct the staff to proceed with Fire Station No. 16, using Option 2 of the staff recommendation, and to proceed with Option 3 for other stations.

**Update Regarding Ongoing Board Directives****BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

**ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.