BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

AGENDA

May 27, 2025 - 1:00 PM

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

Steve L. Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Traci Perry, Clerk of the Circuit Court and Comptroller

MISSION

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed. The Board gives citizens multiple opportunities for PUBLIC INPUT. All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person to make their request or presentation or five (5) minutes if they represent an organization with the appropriate documentation on file with the Clerk of Courts. If the request or presentation deals with a matter that requires investigation by County Staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request. Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service at least two days before the meeting.

A. CALL TO ORDER

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

A.4. Approval of Agenda

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

B.1. Proclamation -- Men's Health Month

Approve and authorize the Board to proclaim June 9 through June 15, 2025, as Men's Health Week in Citrus County, Florida.

B.2. Proclamation -- Keep Citrus County Beautiful - Beverly Hills Leadership Council

Approve and authorize the Board to proclaim Keep Citrus County Beautiful - Beverly Hills Leadership Council Pride Award.

C. CONSENT

Minutes

Administration

C.1. Extension of the Tax Roll

Approve a request from Janice A Warren, Citrus County Tax Collector, to extend the tax roll pursuant to section 197.323, Florida Statutes

Attorneys Office

Clerk

C.2. Clerk IT Equipment for Disposal

Approve and authorize removal of obsolete assets. 1263 Dell R720 server. 1288/1289 Xiotech storage.

C.3. Approve the correction of the previously adopted minutes

Approve the correction of the previously adopted minutes listed below, correcting all motions to replace the word “confident” with “competent” :

- Minutes for the meeting held on November 30, 2021, approved on January 4, 2022, Items T1 and T2

- Minutes for the meeting held on December 14, 2021, approved on January 4, 2022, Items T1, T2, T3 and T5
- Minutes for the meeting held on January 4, 2022, approved on February 8, 2022, Items T1, T2 and T3
- Minutes for the meeting held on February 8, 2022, approved on March 8, 2022, Items T1, T2 and T3
- Minutes for the meeting held on February 22, 2022, approved on March 22, 2022, Item T4
- Minutes for the meeting held on March 8, 2022, approved on April 12, 2022, Items T1 and T2
- Minutes for the meeting held on March 22, 2022, approved on April12, 2022, Items T1, T2 and T3
- Minutes for the meeting held on June 27, 2022, approved on July 26, 2022, Item T1
- Minutes for the meeting held on July 12, 2022, approved on August 9, 2022, Item T1
- Minutes for the meeting held on July 26, 2022, approved on August 30, 2022, Item T1
- Minutes for the meeting held on August 30, 2022, approved on September 27, 2022, Items T1, T2 and T3
- Minutes for the meeting held on November 29, 2022, approved on January 10, 2023, Items T1 and T4
- Minutes for the meeting held on December 13, 2022, approved on January 10, 2023, Item T1
- Minutes for the meeting held on January 24, 2023, approved on February 28, 2023, Items T2 and T3
- Minutes for the meeting held on March 14, 2023, approved on April 11, 2023, Items T1 and T2
- Minutes for the meeting held on March 28, 2023, approved on April 25, 2023, Item T1
- Minutes for the meeting held on April 11, 2023, approved on April 25, 2023, Item T1
- Minutes for the meeting held on May 11, 2023, approved on June 20, 2023, Item T1
- Minutes for the meeting held on June 6, 2023, approved on June 20, 2023, Item T2
- Minutes for the meeting held on August 8, 2023, approved on September 12, 2023, Item T2

C.4. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

C.5. Asset# 51715 For Auction

a. Determine and declare Asset 51715, a 2015 Turtle Top Odyssey Bus, a surplus property to be eligible for sale on Gov Deals.
b. Authorize staff to proceed with the sale of the surplus property on Gov Deals. **(Eric Head, Community Services Director)**

C.6. Transportation Disadvantaged Trip and Equipment 2025-2026 Grant Application

a. Adopt and authorize the Chairman, or 1st Vice Chairman, respectively, of the Board of County Commissioners of Citrus County, Florida, to execute the resolution authorizing the Chairman or 1st Vice Chairman to sign the Florida Commission for the Transportation Disadvantaged Trip and Equipment grant application, contract, amendments, assurances, and certifications as required to obtain funding from the Florida Commission for the Transportation Disadvantaged, after review by the County Attorney, without the need to bring the documents before the Board.
b. Approve and Authorize the Chairman to execute the Transportation Disadvantaged Trip and Equipment Grant Recipient Information form. **(Eric Head, Community Services Director)**

Fire Services

Human Resources

C.7. Agreement with College of Central Florida - Co-Op and Internship Agreement

Approve and authorize the Chairman to execute the Co-Op and Internship Agreement with the College of Central Florida for Justin White assigned to Systems Management department, Alec MacDonald assigned to GIS division, and Richard Kessler assigned to Extension Services division. **(June Randall, Human Resources Director).**

Management and Budget

Growth Management

Public Works

C.8. Waste Connections of Florida Waste Disposal Account Agreement

a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Waste Connections of Florida, Inc. for disposal fees of up to $18,000.00.
b. Approve termination of the existing Waste Disposal Account Agreement with Waste Connections of Florida, Inc. dated July 23, 2024. **(Carlton Hall, Public Works Director)**

C.9. Royals Furniture Waste Disposal Account Agreement

a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Royals Furniture for disposal fees of up to $500.00.
b. Approve termination of the existing Waste Disposal Account Agreement with Badcock Home Furnishings Center and transfer the security deposit of $500.00 to Royals Furniture. **(Carlton Hall, Public Works Director)**

C.10. Surplus Property

Approve removal of Asset #09706-005 from the County's Capital Asset Listing. **(Carlton Hall, Public Works Director)**

Systems Management

Visitors and Convention Bureau

Water Resources

Set Public Hearings Workshops

C.11. Set Public Hearing for street vacate SV-2025-00002 Schroder

a. Set a public hearing on June 23, 2025, at 1:20 p.m. for application SV2025-00002, Schroder for SM industries/Suncoast Pools.
b. Authorize the Chairman to execute the resolution setting the public hearing.

C.12. Set a Public Hearing to Adopt an Ordinance Amending Chapter 82 of the Citrus County Code

Set a public hearing on June 10, 2025, at 1:45 P.M. to consider adopting an ordinance of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, pertaining to solid waste; providing certain findings; amending Section 82-38 of the Citrus County Code of Ordinances entitled Powers of County; amending Section 82-76 of the Citrus County Code of Ordinances entitled Definitions; amending section 82-77 of the Citrus County Code of Ordinances entitled Penalties for Violation of Article; amending Section 19-63 of the Citrus County Code of Ordinances entitled Applicable Codes and Ordinances; amending Section 82-101 of the Citrus County Code of Ordinances entitled Certification of Collectors; amending Section 82-103 of the Citrus County Code of Ordinances entitled Promulgation of Solid Waste Collecting Routes and Schedules; amending Section 82-106 of the Citrus County Code of Ordinances entitled Collection of Special, Hazardous, Biological Waste and Sludge; adopting a new Section 82-111 of the Citrus County Code of Ordinances pertaining to collector certification suspension or revocation; adopting a new Section 82-125 of the Citrus County Code pertaining to separation of loads; repealing Chapter 90, Article XVIII of the Citrus County Code of Ordinances entitled County Solid Waste Municipal Service Benefit Unit in its entirety; providing for severability; providing for codification and inclusion into the code; providing for modifications that may arise from consideration

at public hearing; providing for repeal of inconsistent provisions; and providing for an effective date. **(Carlton Hall, Public Works Director)**

D. OPEN TO THE PUBLIC

E. REGULAR BUSINESS

E.1. Bids

E.1.a. SGS 25-165 Purchase of Voting Booths for Supervisor of Elections Office; Phoenix Metal Products, Inc., d/b/a Phoenix Metal Industries, Inc.

Approve and Authorize the Chairman to execute an Agreement between Citrus County, Florida and Phoenix Metal Products, Inc. d/b/a Phoenix Metal Industries, Inc. for the purchase of standard nesting, wheeled metal voting booths and ADA-compliant nesting, wheeled metal voting booths, on an as needed basis. **(Maureen "Mo" Baird, Supervisor of Elections)**

E.1.b. ITB 24-089 Amendment No. 1; Utility Stock Parts; Fortiline, Inc. dba Fortiline Waterworks

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Fortiline, Inc. dba Fortiline Waterworks to amend the fee schedule to those rates set forth in Exhibit "A" on an as-needed basis.. **(Ken Cheek, P.E., Water Resources Director)**

E.1.c. PB 25-174 Sourcewell # 112624-TTC Grounds Maintenance Equipment and Related Attachments; Wesco Turf, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Wesco Turf, Inc., as the Authorized Dealer, for the purchase of grounds maintenance equipment and related attachments on an as-needed basis. **(Carlton Hall, Public Works Director)**

E.1.d. RFQ 19-089 Amendment No. 1; Professional Engineering Design & Post Design Consulting Services for CR 491 Next-Phase Road Widening Project from South Audubon Park Path to Horace Allen Street; NV5, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement to acknowledge the merger of Causseaux, Hewett, & Walploe, Inc. and NV5, Inc. and change the name of the company to NV5, Inc. **(Carlton Hall, Public Works Director)**

E.1.e. RFP 24-077 Electronic Payments Solution: Order Form for Solid Waste Division; Invoice Cloud, Inc

Approve and Authorize the Chairman to execute the Division of Solid Waste's Order Form on the Agreement between Citrus County, Florida and Invoice Cloud, Inc. for the equipment lease of four (4) EMV readers needed to process cardholder payments with a wireless device. **(Carlton Hall, Public Works Director)**

E.1.f. ITB 25-106 Right-of-Way Mowing Services-Districts 5, 6, 7, 8A, and 13; Inshape Maintenance Inc

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Inshape Maintenance Inc for the purpose of controlling vegetative growth on shoulders, ditches, back-slopes, and other grassed areas, at the cost of $12,776.96 per cut. **(Carlton Hall, Public Works Director)**

E.1.g. ITB 25-124 Landscaping Maintenance at Crystal River Airport and Inverness Airport; Hillstreet Enterprises, L.L.C.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Hillstreet Enterprises, L.L.C., to provide comprehensive mowing, trimming, and vegetation control services for both Crystal River Airport and Inverness Airport, at the cost of $68,742. **(Carlton Hall, Public Works Director)**

E.2. Budget Transfers

Approve the budget transfers for the Utilities (2), Renewal & Replacement, Water Connection Fees, Housing Services, Support Services and the Clerk of Court for fiscal year 2024-2025. **(Barbara Luckham, Interim Management & Budget Director)**

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution adopting/amending the Community Care for the Elderly, (CCE) grant, State Housing Initiatives Partnership (SHIP) grant and Health & Wellness Funds budgets for fiscal year 2024-2025. **(Barbara Luckham, Interim Management & Budget Director)**

E.4. Citrus County Forfeiture Fund Request

a. Provide staff direction regarding funding in the amount of $1,892 for Eckerd Connects Prevention Hi 5 Citrus for Camp Rise.
b. Approve related budget transfer. **(Barbara Luckham, Interim Management & Budget Director)**

E.5. Use of County Logo on Lapel Pins

Requesting Board approval for County Staff to display the Citrus County Logo on lapel pins, promotional products and custom apparel. **(Steven Baham, Economic Development Director)**

E.6. Proposed Cambridge Greens Septic to Sewer Assessment Area - AR 11.10-1, Permanent Reassignment of Development Rights (DVR) 2025-007 Lorenzo.

a. Approve and authorize the Chairman to execute the Permanent Reassignment of Development Rights Agreement for residential properties within the Cambridge Greens Septic to Sewer Assessment Area for Emil & Anabela Lorenzo, DVR 2025-007.
b. Authorize the Clerk to attest and record in Public Records of Citrus County, Florida. **(Ken Cheek, PE., Water Resources Director)**

E.7. FDOT Public Transit Block Grant Program Agreement - G3A36

a.Execute Resolution to Approve and Authorize the Chairman, or 1st Vice Chairman, respectively of the Board of County Commissioners of Citrus County, Florida, is authorized to sign the FDOT Block Grant, Amendments, Assurances, and Certifications as required to obtain funding from the Florida Department of Transportaion, after reviewing by the County Attorney, without the need to bring the documents before the Board of County Commissioners.
b. Approve and Authorize the Chairman, or 1st Vice Chairman, respectively to execute the FDOT Public Transit Block Grant Program Agreement in the amount of $729,496 ($364,748 grant funding with a required match of $364,748), This grant funding and corresponding match will be utilized to reduce the local match for future FTA 5307 or FDOT 5311 grants at a 50% grant / 25% block grant / 25% county match. **(Eric Head, Community Services Director)**

E.8. CoreCivic Contract Monitoring Update for April 2025

Concur with the recommended action of the non-performance assessment of $5,000 per day, for a total of $155,000 for the month of April 2025. (Joseph Whittick, Contract Monitor).

E.9. Letter of Agreement between Citrus County, Florida and United Healthcare of Florida, Inc.

Approve and authorize the Chairman to execute the Letter of Agreement by and between Citrus County, Florida and United Healthcare of Florida, Inc. **(Craig Stevens, Fire Chief)**

E.10. Temporary Aquatics Division Director Position

Approve the recruitment of a temporary Aquatics Division Director position for 7 months. **(Carlton Hall, Public Works Director)**

E.11. Request for two additional staff for the Systems Management Department

a. Approve the request to add two (2) positions to the Department of Systems Management. Position one (1) is for a Network Administrator. Position two (2) is for a Cloud Administrator.
b. Approve related budget transfers. **(Louis Foltzer, Systems Management Director)**

F. OUTSTANDING COMMISSION ITEMS

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

G.1. Citrus County’s ISO Public Protection Classification (PPC) rating has officially improved from a 4/4Y to a 3/3Y.

Citrus County’s ISO Public Protection Classification (PPC) rating has officially improved from a 4/4Y to a 3/3Y.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:05 pm Presentation of Schiraldi Trust's Contribution to Citrus County Animal Services

Presentation of Schiraldi Trust contribution to the Board of County Commissioners for the Citrus County Animal Shelter.
(Eric Head, Community Services Director)

H.2. 1:10 pm Proposed Settlement Agreement - SWFWMD v. Citrus County, Florida

Approve and authorize the Chairman to execute the Settlement Agreement between Southwest Florida Water Management District and Citrus County, Florida. **(Denise Lyn, County Attorney)**

H.3. 1:15 P.M. Presentation Hurricane Season Citrus County Sheriff's Office, Emergency Management Chris Evan

"Hurricane Season" Presentation by Citrus County Sheriff's Office, Emergency Management Chris Evan.

H.4. 1:20 P.M. Suncoast Parkway Extension

Discussion of solutions on Suncoast Parkway Extension. **(Justin Hall, Florida Department of Transportation FDOT)**

H.5. 1:25 PM Space Needs Presentation

Information Only **(Carlton Hall, Public Works Director)**

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

J. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

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

K.1. Withlacoochee Aquatic Restoration (WAR) request a letter of Support for Pursuing Grant Funding to Fortify Structures at the Barge Canal.

Approve and authorize the Board to issue a letter of support to Withlacoochee Aquatic Restoration (WAR) in their pursuit of grant funding to enhance and fortify the structures at the Barge Canal.

L. 2nd VICE CHAIR JANET BAREK- DISTRICT 3

M. 1ST VICE CHAIR DIANA FINEGAN - DISTRICT 2

N. CHAIR REBECCA BAYS - DISTRICT 4

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

P. OPEN TO THE PUBLIC

Q. ADVISORY BOARD ANNOUNCEMENTS

R. UPCOMING MEETINGS

1. Regular Meeting, June 10, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, ***Monday***, June 23, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, July 8, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Industrial Development Authority Workshop: June 10, 2025, at 10:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Citrus Impact Fee Workshop: ***Monday***, June 23, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Port Citrus Workshop: ***Monday***, June 23, 2025, at 10:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

4. Homelessness Coordination Workshop: July 8, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. Governing Body of the Special Library District Preliminary Budget Hearing ***Wednesday*****,** July 23, 2025, at 8:30AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

6. Board of County Commissioners Fire Protection Special District Preliminary Budget Hearing, ***Wednesday,*** July 23, 2025, at 8:45 AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

7. Board of County Commissioners Preliminary Budget Hearing, ***Wednesday****,* July 23*,* 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

8. Citrus Impact Fee Workshop July 29, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

9. Legislative Planning Retreat August 14, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

T.1. 5:01 P.M. PUD-2025-00001 – Navarro Family Gym, LLC

Conduct a public hearing on May 27, 2025, at 5:01 p.m. to consider application PUD-2025-00001, Navarro Family Gym, LLC.b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-2025-00001, Navarro Family Gym, LLC **(Eric Landon, Growth Management Director)**

T.2. 5:05 P.M. PUD2217 Brenda McKenzie for BFB Storage, LLC

a. Conduct a public hearing on April 22, 2025, at 5:05 p.m. to consider application PUD2217, Brenda McKenzie for BFB Storage, LLC.
b. If approved, direct the Chair and Clerk to execute the ordinance for PUD2217, Brenda McKenzie for BFB Storage, LLC. **(Eric Landon, Growth Management Director)**

T.3. 5:10 P.M. AA/PUD-2025-00001 Garden Street Communities

a. Conduct a public hearing on April 22, 2025, at 5:10 p.m. to consider application AA/PUD-2025-00001, Garden Street Communities.
b. If approved, direct the Chair and Clerk to execute the ordinance for AA/PUD-2025-00001, Garden Street Communities. **(Eric Landon, Growth Management Director)**

U. ADJOURN

AGENDA MEMORANDUM

FROM:	Cheryl Stanton, Executive Assistant to the Board
SUBJECT:	Proclamation -- Men's Health Month
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:
Proclamation -- Men's Health Month

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:
Approve and authorize the Board to proclaim June 9 through June 15, 2025, as Men's Health Week in Citrus County, Florida.

ATTACHMENTS:
1. Men's Health Month May 2025
2. 5-27-25 Proc Men's Health Month

THE BOARD OF COUNTY COMMISSIONERS OF
CITRUS COUNTY, FLORIDA
PROCLAMATION

MEN'S HEALTH MONTH

WHEREAS, Men's Health Month is part of an ongoing internation effort to educate men, boys and their families about receiving regular disease prevention screenings and living healthier lifestyles; and

WHEREAS, Nationwide, life expectancy for men averages five years fewer than that of women, with men experiencing higher rates of health problems such as diabetes, obesity, cancer, heart disease, and premature mortality; and

WHEREAS, Men's Health Network is recognized for their esteem in the creation of, maintenance, and champion over National efforts of officially distinguished Men's Health month and Men's Health Week, as established in 1994; and

WHEREAS, Men's Health Month is a time for the public to recognize the mental and physical health needs of men and boys while encouraging fathers to be role models for their children through preventative health screenings, healthy living and seeking needed help; and

WHEREAS, The growing epidemic of suicide and substance abuse requires special effort to raise awareness of unrecognized and undiagnosed depression and mental stress in boys and men; and

WHEREAS, The centerpiece of Men's Health Month is National Men's Health Week, a special awareness period passed by Congress and signed into law by President Bill Clinton on May 31, 1994, and officially facilitated yearly by the efforts of Men's Health Network.

NOW, THEREFORE, the Board of County Commissioners of Citrus County does hereby proclaim June 9-15, 2025, as Men's Health Week in Citrus County, Florida.

EXECUTED this 27th day of May 2025

_____
Rebecca Bays, Chairman

_____ _____
Diana Finegan **Janet A. Barek**

_____ _____
Jeff Kinnard, D.C **Holly L. Davis**

To the Honorable Authorized Officer,

June includes Men's Health Month (MHM) and Men's Health Week (MHW) as special awareness periods, with Men's Health Week recognized by Congress as the week leading up to and including Father's Day (June 09-15 in 2025). In recognition of Men's Health Month, **we urge you to issue a proclamation in support of Men's Health Month or Men's Health Week**, as well as a press release encouraging men and boys to be aware of their health needs yearlong.

Men's Health Month is a time to recognize the mental and physical health needs of men and boys while encouraging fathers to be role models through preventive health screenings, healthy living, and seeking needed help. The Covid-19 pandemic has had a devastating impact on men's health in the U.S., dropping male life expectancy by two years, according to a study by Oxford University.

Men's Health Month began in 1994 through the efforts of Men's Health Network and with the Congressional passage of Men's Health Week, sponsored by Senator Bob Dole (KS) and Congressman Bill Richardson (NM). Men's Health Week was signed by President Clinton, and became Public Law 103-264 on May 31, 1994.

As then-Congressman Bill Richardson noted at the time:
"Recognizing and preventing men's health problems is not just a man's issue. Because of its impact on wives, mothers, daughters, and sisters, men's health is truly a family issue." -Congressional Record, May 24, 1994, H3905

To help your community celebrate Men's Health Month, we maintain the 'Wear Blue' program website (WearBlueForMensHealth.com), coordinate 'Wear Blue Day' events (WearBlueDay.org), and offer a free MHN HealthZone planning kit (MHNHealthZone.com), designed to help organizations conduct their own events and awareness activities. A free MHM digital toolkit is available at MensHealthMonth.org.

Thousands of organizations across the country and around the globe participate in Men's Health Month, promoting the health and wellness of men, boys, fathers, and their families. We also sponsor health awareness fairs and events on Capitol Hill that are attended by hundreds of lawmakers and staff.

With the growing epidemic of suicide and substance abuse, we are again making a special effort to raise awareness of unrecognized and undiagnosed depression and mental stress in males. Yearly, we organize meetings for mental health groups and medical associations, produce white papers and journal articles, op-eds, radio and TV appearances, health fairs, and produce conference presentations.

We ask that you help to raise awareness of critical health issues that affect so many boys, men, and families. Please take this time to encourage males in your community to engage in healthy behaviors, obtain regular screenings, and to seek help when needed by issuing a proclamation declaring June as Men's Health Month in your community. Your proclamation will be displayed in Congress and, with your permission, a copy will be placed on MensHealthMonth.org for the citizens of your state and across the nation to view.

RECEIVED
APR 3 2025
COUNTY ADMINISTRATOR

For convenience, enclosed is a sample proclamation.

Please send proclamations to:

Men's Health Network,
P.O. Box 77476,
Washington, DC 20013

Thank you for your essential assistance in promoting health awareness in your community. If you include additional copies of the proclamation, we will present them to your Congressional delegation. Please also consider participating in 'Wear Blue Day,' on Friday, June 13, 2025, and post your 'Wear Blue' photos to social media and with the hashtag #ShowUsYourBlue.

Sincerely,
The Men's Health Network Team

Men's Health Month – Men's Health Week
P.O. Box 77476 | Washington, DC 20013 | 202.543.MHN.1 | Info@MensHealthNetwork.org

SAMPLE PROCLAMATION

WHEREAS Men's Health Month is part of an ongoing international effort to educate men, boys, and their families about receiving regular disease prevention screenings and living healthier lifestyles; and

WHEREAS Nationwide, life expectancy for men averages five years fewer than that of women, with men experiencing higher rates of health problems such as diabetes, obesity, cancer, heart disease, and premature mortality; and,

WHEREAS Men's Health Network is recognized for their esteem in the creation of, maintenance, and champion over National efforts of officially distinguished Men's Health Month and Men's Health Week, as established in 1994; and,

WHEREAS Men's Health Month is a time for the public to recognize the mental and physical health needs of men and boys while encouraging fathers to be role models for their children through preventive health screenings, healthy living and seeking needed help; and

WHEREAS The growing epidemic of suicide and substance abuse requires special effort to raise awareness of unrecognized and undiagnosed depression and mental stress in boys and men; and

WHEREAS The centerpiece of Men's Health Month is National Men's Health Week, a special awareness period passed by Congress and signed into law by President Bill Clinton on May 31, 1994, and officially facilitated yearly by the efforts of Men's Health Network.

NOW, THEREFORE I, <<NAME>> of <<CITY/STATE>> do hereby proclaim June 09-15, 2025 as Men's Health Week in <<CITY/STATE>>

AGENDA MEMORANDUM

FROM:	Cheryl Stanton, Executive Assistant to the Board
SUBJECT:	Proclamation -- Keep Citrus County Beautiful - Beverly Hills Leadership Council
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:
Proclamation -- Keep Citrus County Beautiful - Beverly Hills Leadership Council

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:
Approve and authorize the Board to proclaim Keep Citrus County Beautiful - Beverly Hills Leadership Council Pride Award.

ATTACHMENTS:
1. KCCB-Beverly Hills Leadership Council 5.27.25

THE BOARD OF COUNTY COMMISSIONERS OF
CITRUS COUNTY, FLORIDA
PROCLAMATION

KEEP CITRUS COUNTY BEAUTIFUL – BEVERLY HILLS LEADERSHIP COUNCIL

WHEREAS, Keep Citrus County Beautiful is an affiliate of Keep America Beautiful and Keep Florida Beautiful. It was incorporated in 2001 as a 501(c)(3) non-profit organization to encourage personal responsibility for reducing litter, promoting recycling and beautifying our community through education, activities, and recognition; and

WHEREAS, to recognize those individuals and organizations that have volunteered their time and efforts to preserve our county's natural beauty, Keep Citrus County Beautiful created the Pride Award to recognize their contributions to reducing litter, promoting recycling, and beautifying our community; and

NOW THEREFORE, it is with great appreciation that the Keep Citrus County Beautiful Pride Award is presented by the Citrus County Board of County Commissioners to the Beverly Hills Leadership Council for taking the lead in planning and executing a beautification program that includes community-wide cleanup and lawn moving programs.

EXECUTED this 27th day May 2025

_____
Rebecca Bays, Chairman

_____ _____
Diana Finegan **Janet A. Barek**

_____ _____
Jeff Kinnard, D.C **Holly L. Davis**

AGENDA MEMORANDUM

FROM:	Janice A. Warren, Tax Collector
SUBJECT:	Extension of the Tax Roll
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:
Approve a request from Janice A Warren, Citrus County Tax Collector, to extend the tax roll pursuant to section 197.323, Florida Statutes

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:
Approve a request from Janice A Warren, Citrus County Tax Collector, to extend the tax roll pursuant to section 197.323, Florida Statutes

ATTACHMENTS:
1. Memo - extension of tax roll
2. DR488P RE
3. DR488P TPP

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

Memorandum

To: Board of County Commissioners

From: Janice A Warren, Citrus County Tax Collector

Date: 5/7/2025

Re: 2025 Tax Roll

Due to the schedule of the 2025 Citrus County Value Adjustment Board, I respectfully request that the Board of County Commissioners, pursuant to Florida Statute 197.323, order the 2025 tax roll be extended, and that the Property Appraiser undertake all actions required so that the tax bills may be mailed by November 1, 2025.

This request is made pursuant to the aforementioned statute, and at the request of and in cooperation with the Property Appraiser and the County Attorney's office.

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

Print Form

DR-488P
N. 12/09

Rule 12D-16.002
Florida Administrative Code

INITIAL CERTIFICATION OF THE VALUE ADJUSTMENT BOARD

Section 193.122(1), Florida Statutes

Tax Roll Year 2025

The Value Adjustment Board of Citrus County has not completed its hearings and certifies on order of the Board of County Commissioners according to sections 197.323 and 193.122(1), F.S., that the

Check one. ☑ Real Property ☐ Tangible Personal Property

assessment roll for our county has been presented by the property appraiser to include all property and information required by the statutes of the State of Florida and the requirements and regulations of the Department of Revenue.

On behalf of the entire board, I certify that we have ordered this certification to be attached as part of the assessment roll. We will issue a Certification of the Value Adjustment Board (Form DR-488) under section 193.122(1) and (3), F.S., when the hearings are completed. The property appraiser will make all extensions to show the tax attributable to all taxable property under the law.

_____

Signature, Chair of the Value Adjustment Board

Date

Print Form

DR-488P
N. 12/09

Rule 12D-16.002
Florida Administrative Code

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On behalf of the entire board, I certify that we have ordered this certification to be attached as part of the assessment roll. We will issue a Certification of the Value Adjustment Board (Form DR-488) under section 193.122(1) and (3), F.S., when the hearings are completed. The property appraiser will make all extensions to show the tax attributable to all taxable property under the law.

_____

Signature, Chair of the Value Adjustment Board

Date

AGENDA MEMORANDUM

FROM:	Amie Altergott, Security Administrator
SUBJECT:	Clerk IT Equipment for Disposal
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:
Removal of obsolete assets. 1263 Dell R720 server. 1288/1289 Xiotech storage.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:
Approve and authorize removal of obsolete assets. 1263 Dell R720 server. 1288/1289 Xiotech storage.

ATTACHMENTS:
1. AssetActivityForm_server-dispo_20250428

Asset Activity Form

□ Department Transfer □ Custodian Change	Current Department: _____ Current Custodian: _____ New Department: _____ New Custodian: _____	
□ Location Change	Current Location: _____ New Location: _____ Condition: ____	
■ Disposal	**Type:** □ Obsolete □Non-Repairable ■ Recycle □ Dismantled for Parts □Trade-In □ Repair Not Cost Effective	**Method:** □ Landfill - Solid Waste □ Landfill – Electronic Recycle ■ Other: TCG
□ Auction	If not auctioned: □ Return to Originating Department □ Dispose	
□ Donation To □ Donation From	Non-Profit Organization/Agency:_____	

Dept #	*Asset ID*	*Description*	*Serial Number*	*Acquisition Date*	*Initial Cost*
2342	1263	Dell PowerEdge R720 server	B5K3S22	12/26/2014	8717
2342	1288	XIOTECH Storage	3DE101GR	10/14/2016	18997
2342	1289	XIOTECH Storage	3DE101EH	10/14/2016	18997

Comments/Justification:
These devices are obsolete and will be recycled to TCG (Technology Conservation Group, Inc).

Initiating Department

_____ _____ Chris Webb 04/28/2025

Digitally signed by: Chris Webb
DN: CN = Chris Webb email = cwebb@citrusclerk.org C = US O = Citrus Clerk of Courts OU = Information Tech
Date: 2025.04.28 10:06:43 -04'00'

Asset Custodian or Division Director Signature* Date Department Director Signature Date

**As custodian, I understand that I am responsible for tracking, locating, and showing all property to the Internal Audit Clerk during the annual asset inventory. Per Florida Administrative Code 69I-73.006 a physical inventory was conducted due to the asset custodian change. As new custodian I certify that the inventory was completed in accordance with all policies and regulations.*

Receiving Department / Entity

_____ _____ _____ _____

Asset Custodian or Division Director Signature Date Department Director Signature Date

_____ _____ _____ _____

Non-Profit Representative Signature Date Disposal Witness Signature Date

Clerk Approval

Traci Perry 4/28/2025

Digitally signed by: Traci Perry
DN: CN = Traci Perry email = tperry@citrusclerk.org C = US
Date: 2025.04.28 11:49:45 -04'00'

Clerk of Courts and Comptroller Date

Financial Services Use Only

Asset Record Updated (date): _____ Board Approved (date): _____ Employee Signature: _____

AGENDA MEMORANDUM

FROM:	Traci Perry, Clerk of the Circuit Court and Comptroller
SUBJECT:	Approve the correction of the previously adopted minutes
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

Approve the correction of the previously adopted minutes listed below, correcting all motions to replace the word “confident” with “competent” :

- Minutes for the meeting held on November 30, 2021, approved on January 4, 2022, Items T1 and T2
- Minutes for the meeting held on December 14, 2021, approved on January 4, 2022, Items T1, T2, T3 and T5
- Minutes for the meeting held on January 4, 2022, approved on February 8, 2022, Items T1, T2 and T3
- Minutes for the meeting held on February 8, 2022, approved on March 8, 2022, Items T1, T2 and T3
- Minutes for the meeting held on February 22, 2022, approved on March 22, 2022, Item T4
- Minutes for the meeting held on March 8, 2022, approved on April 12, 2022, Items T1 and T2
- Minutes for the meeting held on March 22, 2022, approved on April12, 2022, Items T1, T2 and T3
- Minutes for the meeting held on June 27, 2022, approved on July 26, 2022, Item T1
- Minutes for the meeting held on July 12, 2022, approved on August 9, 2022, Item T1
- Minutes for the meeting held on July 26, 2022, approved on August 30, 2022, Item T1
- Minutes for the meeting held on August 30, 2022, approved on September 27, 2022, Items T1, T2 and T3
- Minutes for the meeting held on November 29, 2022, approved on January 10, 2023, Items T1 and T4
- Minutes for the meeting held on December 13, 2022, approved on January 10, 2023, Item T1
- Minutes for the meeting held on January 24, 2023, approved on February 28, 2023, Items T2 and T3
- Minutes for the meeting held on March 14, 2023, approved on April 11, 2023, Items T1 and T2
- Minutes for the meeting held on March 28, 2023, approved on April 25, 2023, Item T1

- Minutes for the meeting held on April 11, 2023, approved on April 25, 2023, Item T1
- Minutes for the meeting held on May 11, 2023, approved on June 20, 2023, Item T1
- Minutes for the meeting held on June 6, 2023, approved on June 20, 2023, Item T2
- Minutes for the meeting held on August 8, 2023, approved on September 12, 2023, Item T2

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:

Approve the correction of the previously adopted minutes listed below, correcting all motions to replace the word “confident” with “competent” :

- Minutes for the meeting held on November 30, 2021, approved on January 4, 2022, Items T1 and T2
- Minutes for the meeting held on December 14, 2021, approved on January 4, 2022, Items T1, T2, T3 and T5
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- Minutes for the meeting held on June 6, 2023, approved on June 20, 2023, Item T2
- Minutes for the meeting held on August 8, 2023, approved on September 12, 2023, Item T2

ATTACHMENTS:

1. 11302021_RM_Minutes
2. 12142021_RM_Minutes
3. 01042022_RM_Minutes
4. 02082022_RM_Minutes
5. 02222022_RM_Minutes
6. 03082022_RM_Minutes
7. 03222022_RM_Minutes
8. 06272022_RM_Minutes
9. 07122022_RM_Minutes
10. 07262022_RM_Minutes
11. 08302022_RM_Minutes
12. 11292022_RM_Minutes
13. 12132022_RM_Minutes
14. 01242023_RM_Minutes
15. 03142023_RM_Minutes
16. 03282023_RM_Minutes
17. 04112023_RM_Minutes
18. 05112023_RM_Minutes
19. 06062023_RM_Minutes
20. 08082023_RM_Minutes

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● NOVEMBER 30, 2021

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

November 30, 2021 Citrus County Courthouse
The meeting was called to order at 1:00 PM
The meeting was called to order by the Clerk of Circuit Court and Comptroller Angela Vick. Ms. Vick introduced those who would lead the Pledge of Allegiance and the Invocation.

1. Invocation

Senior Pastor Kevin Ballard of Calvary Chapel of Inverness led the invocation.

2. Pledge of Allegiance

Carole Jasler, who served in the U.S. Army, led the Pledge of Allegiance.

3. Roll Call

Attendee Name	Title	Status	Arrived
Scott Carnahan	Chair, District 4	Present	
Ronald E. Kitchen Jr.	1st Vice Chair, District 2	Present	
Ruthie Davis Schlabach	2nd Vice Chair, District 3	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Holly L. Davis	Commissioner, District 5	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Angela Vick	Clerk of the Circuit Court and Comptroller	Present	
Amy Charley	Deputy Clerk	Present	
Celina Kraus	Deputy Clerk	Present	

4. Re-Organization of the Board

a. Clerk to call for nominations for Chair of the Board of County Commissioners

. Motion to nominate Commissioner Ronald E. Kitchen, Jr. for Chair and to close nominations.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

b. Chair calls for nominations for First Vice Chair

. Motion to nominate Commissioner Ruthie Schlabach for First Vice Chair and to close nominations.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

c. Chair calls for nominations for Second Vice Chair

. Motion to nominate Commissioner Holly Davis for Second Vice Chair and to close nominations.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. Following item A4

Chairman Ronald E. Kitchen, Jr. commented.

5. Approval of Agenda

County Administrator Charles R. Oliver requested no changes.

. Motion to approve the agenda in its entirety.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

B. CONSENT

Motion to approve the Consent Agenda in its entirety.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

Minutes

B.1. Board of County Commissioners - Public Workshop - Nov 9, 2021 8:00 AM

B.2. Board of County Commissioners - Public Workshop - Nov 9, 2021 8:30 AM

B.3. Board of County Commissioners - Regular Meeting - Nov 9, 2021 1:00 PM

Administration

B.4. Approve Board Seal

Adopt the Board Seal used during the previous year as the official seal of the Board of County Commissioners of Citrus County, Florida.

B.5. Mileage Fees

Motion and vote to set Commissioner mileage reimbursement at the IRS Standard Mileage rate of .56 cents per mile and to grant reasonable fixed monthly mileage allowances upon the completion and certification of a “Statement of Travel Allowance” by each Commissioner.

B.6. Ratify Signature of County Administrator on SBA No Cost Space Agreement

Ratify signature of the County Administrator on SBA No Cost Space Agreement for State verification of damages submitted for flooding events in Citrus County.

Attorneys Office

No items.

Clerk

B.7. Credit Application

Approve and authorize the Chairman to execute the Credit Application to be used for Accounts Payable vendors upon request.

B.8. Citrus County District School Board Operational Audit

Acknowledge receipt of Citrus County District School Board Operational Audit Report Number 2022-028 for October 2021 received from the State of Florida Auditor General.

B.9. Citrus County District School Board Attestation Examination Report No. 2022-039

Acknowledge receipt of the Citrus County District School Board Florida Education Finance Program Full-Time Equivalent Student Enrollment and Student Transportation Attestation Examination Report No. 2022-039 for the Fiscal Year Ended June 30, 2020 received from the State of Florida Auditor General.

B.10. County Warrants

Accept the attached check registers outlining the County warrants.

B.11. Releases of Special Assessments

Approve and authorize the Chairman to execute Releases of Lien for Special Assessments by and between Citrus County and certain property owners 8C Chassahowitzka Water Release,8D Chassahowitzka Sewer Release, 8E Citrus Springs Waterline Extensions, 10A Citrus Springs Waterline Extensions, 14A Crystal River Wastewater, 14C Flying Dutchman, 14D Las Brisas,17B Limerock Road, 20B Limerock Road Paving, 21A Citrus Springs Waterlines, 21B Montezuma Wastewater, 21C Limerock Road paving special assessment district.

Community Services

B.12. 2021 Elder Options Annual Monitoring Report Response

Approve and authorize the Chairman to sign the Mid-Florida Area Agency on Aging dba Elder Options 2021 Annual Monitoring Response letter.

Fire Services

B.13. Deletion of Surplus Property - Asset #53665 and 53673

Approve deletion of the following items from the inventory of Fire Rescue, and the removal of the same items from the county's capital asset listing. Asset #53665 - Hazard House Model, Asset #53673 Fire Safety Doll House (AKA Midas Touch Display).

Items continually having repair issues and repairs not cost effective.

Human Resources

No items.

Management and Budget

No items.

Planning and Development

B.14. PLT-21-14 - Final Plat for Fairways at Twisted Oaks Phase Two

a. Review and approve application PLT-21-14, Fairways at Twisted Oaks Phase Two.

b. If approved, direct the Chair to sign the Plat, and the Clerk to execute and record the Plat, the Non-Exclusive Perpetual Utility, Stormwater Flow Rights and Access Easement, and the First Amendment to the Declaration of Covenants in the public records of Citrus County, Florida.

Public Works

B.15. Prescriptive Road Plat for Rainelle Avenue (Phase I), Section 15, Township 17 South, Range 17 East.

Approve and authorize the Chairman to execute the Prescriptive Road Plat of Rainelle Avenue (Phase I) located in Section 15, Township 17 South, Range 17 East, in accordance with Chapter 95, Section 361(2), Florida Statutes, to gain prescriptive rights to said roadway and direct the Clerk of Court to record the plat in the public records of Citrus County, Florida.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings

B.16. Request Workshop to discuss Citrus County Utility Rate and Fee Schedules

Set a Workshop on December 14, 2021, at 9:00AM to discuss amendments to existing Citrus County Utility Rate and Fee schedules.

B.17. Set a Public Hearing for Section 5307 FFY2022 Funding

Approve and authorize the setting of a public hearing for December 14, 2021 at 1:30 to obtain public input regarding the Program of Projects for Citrus County Transit.

C. PROCLAMATIONS

No items.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Cecilia Treat; Sabrina Watson; Mary Seader; Lisa Rivera; and John Labriola, Managing Editor of the Citrus Eagle Newsletter.

Commissioners responded to comments from the public, followed by Board discussion.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a through g.

At the request of First Vice Chair Ruthie Schlabach, County Administrator Charles R. Oliver provided clarification regarding item E1b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

a. RFQ 19-065 Work Authorization; SWM Continuing Prof Consulting Services; Jones, Edmunds & Associates

Approve and Authorize the Chairman to execute a Work Authorization for Jones, Edmunds & Associates, Inc. to provide engineering support and services associated with managing the Title V Air Operation Permit.

b. RFQ 18-055 Work Authorization; Continuing Contract for Professional Engineering Services; Cardno, Inc.

Approve and Authorize the Chairman to execute the Work Authorization for Cardno, Inc. to provide professional services for the Inshore Reef Feasibility study and to assist staff with the documents required to complete the grant application.

c. RFP 19-046 Amendment No. 3; Congregate & Home Delivered Meal for Seniors; GA Food

Approve and Authorize the Chairman to execute the Amendment No. 3 to the Agreement between Citrus County, Florida and G.A. Food Services of Pinellas County, Inc. dba G.A. Food Service, Inc. to extend the duration of the Agreement for OAA to December 31, 2022, and for CCE Programs to June 30, 2023.

d. ITB 21-083 Sod & Sodding; Circle T Sod, Inc.

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and Circle T Sod, Inc. to provide sod & sodding throughout the County on an as needed basis.

e. ITB 018-17 Amendment No. 3; Suncoast Parkway II Watermain Ext Project; Royal American Construction

Approve and Authorize the Chairman to execute the Amendment No. 3 to the Agreement between Citrus County, Florida and Royal American Construction Company, Inc., to extend the Agreement to allow for the Contractor to achieve final completion by December 17, 2021.

f. PB 21-127 Amendment No. 1; RTQ-01593 Backfile Conversion & Scanning Services; Image-One

Approve and Authorize the Chairman to execute the Amendment No. 1 to the Agreement between Citrus County, Florida, and Image One Corporation to include the indexing and scanning flood elevation certificate records for Growth Management.

g. ITB 21-007 Amendment No. 2; W. Grover Cleveland Blvd to the Peach Orchard Wastewater Treatment Plant Interconnect Project; Pave Rite, Inc.

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Pave-Rite, Inc. to extend the duration of the Agreement for final completion by May 27, 2022.

E.2. Budget Transfers

a. Approve budget transfers for Citrus Springs MSBU, Supervisor of Elections (2), Road Maintenance, Engineering, Aviation, Stormwater, Visitor's & Convention Bureau, Animal Services, Drug Court, Veteran Services, Support Services (4) Detention Services, Fire Rescue, Library Services, and Solid Waste Management for fiscal year 2020-21

b. Approve budget transfers for Emergency Medical Services, Visitor's & Convention Bureau, Housing Services (3) ,American Rescue Plan grants (3) and Road Maintenance for fiscal year 2021-22.

Motion to approve item E2a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.3. Budget Resolution

a. Amend and authorize the Chairman to execute a resolution adopting/ amending various grant budgets and the Older American's Act Title III B grant budget for fiscal year 2020-21.

b. Adopt and authorize the Chairman to execute a resolution adopting/amending Low Income Home Energy Assistance Program, Fire Hazardous Materials, Local Provider Participation Special Assessment, Animal Services, Fire Rescue, State Housing Initiative Partnership, various Utilities grants and the Older American's Act Title III E grant budgets for fiscal year 2021-22.

Motion to approve item E3a and b.

Resolution Numbers 2021-119 and 2021-120

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.4. Roll Forward Purchase Order Budget Resolution

Adopt and authorize the Chairman to execute a resolution amending the County Budget for outstanding purchase orders from fiscal year 2020/2021 that will be brought forward into fiscal year 2021/2022.

Motion to approve item E4.

Resolution Numbers 2021-121

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.5. Addendum to State Contract #BE897 - FSSolutions for After Hours Drug Testing

Approve and authorize the Chairman to execute the Addendum to State Department of Transportation Contract #BE897 between First Hospital Laboratories, Inc., d/b/a FSSolutions and Citrus County, Florida, to be able to test employees for drugs and alcohol from all County divisions, after-hours and on weekends when workers compensation or property damage accidents occur.

Motion to approve item E5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.6. Southwest Florida Water Management District Cooperative Funding Agreement for the Q254 Water Sense Labeled Irrigation Controller, Toilet Credit and Non-Residential Water Use Evaluation project

a. Approve and authorize the Chairman to execute via DocuSign the Q254 Water Sense Labeled Irrigation Controller, Toilet Credit and Non-Residential Water Use Evaluation Cooperative Funding Agreement between Southwest Florida Water Management District and Citrus County, Florida, a political subdivision of the State of Florida.

b. Adopt and authorize the Chairman to execute the resolution adopting Water Sense Labeled Irrigation Controller, Toilet Credit and Non-Residential Water Use Evaluation grant budget for fiscal year 2021-22.

Motion to approve item E6a and b.

Resolution Numbers 2021-122

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.7. Amendment to Agreement No. LP09016

Approve and authorize the BOCC Chairman to execute the amendment to Agreement No. LP09016 between Florida Department of Environmental Protection and Citrus County, Florida.

Motion to approve item E7.

At the request of First Vice Chair Ruthie Schlabach, Water Resources Director Ken Cheek provided clarification.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.8. Amendment to Agreement No. LP09018

Approve and authorize the BOCC Chairman to execute the amendment to Agreement No. LP09018 between the Florida Department of Environmental Protection and Citrus County, Florida.

Motion to approve item E8.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.9. 2021-2022 Emergency Medical Services County Grant Funds Resolution

Approve and authorize the Chairman to execute the Resolution authorizing the County Administrator to submit the application requesting funds from the State of Florida Emergency Medical Services (EMS) Trust Fund, contract documents, amendments, or modifications thereto and any related documents. This Resolution certifies that the monies from the EMS County Grant will be used to improve and expand the County's existing pre-hospital EMS system and not to supplant current levels of county expenditures.

Motion to approve item E9.

Resolution Numbers 2021-123

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Scott Carnahan, Chair, District 4
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.10. Florida Fish and Wildlife Conservation Commission Memorandum of Agreement

Approve and authorize the Chairman to execute the Memorandum of Agreement with Florida Fish and Wildlife Conservation Commission and Citrus County, Florida.

Motion to approve item E10.

Citizen Cecilia Treat commented.

County Administrator Charles R. Oliver responded to comments from Ms. Treat.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.11. PLT-21-14 Fairways at Twisted Oaks Phase Two Agreement

Approve and authorize the Chairman to execute the Interim Maintenance Agreement with Twisted Oaks Properties, LLC.

Motion to approve item E11.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.12. Ratify Signatures Regarding the Medicaid Assessment Program

a. Ratify the signature of County Administrator Randy Oliver on the Directed Payment Program Letter of Agreement and the Intergovernmental Transfers Questionnaire.

b. Ratify the Chairman's signature on the Agreement for the Imposition of the Non-Ad Valorem Assessments (Release) for Citrus HMA, LLC DBA Bayfront Health Seven Rivers.

c. Ratify the Chairman's signature on the Agreement for the Imposition of the Non-Ad Valorem Assessments (Release) for Citrus Memorial Hospital, Inc., d/b/a Citrus Memorial Hospital.

Motion to approve item E12a, b, and c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.13. Emergency Purchase - Variable Message Boards

Approve emergency purchase of four message boards in the amount of $60,190 to Federal Contracts Cop.

At the request of Chairman Ronald E. Kitchen, Jr., County Administrator Charles R. Oliver provided clarification.

Motion to approve item E13.

Citizen Lisa Rivera commented.

Mr. Oliver responded to comments from Ms. Rivera, followed by Board discussion.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.14. Reclassification of Fire Rescue Positions

a. Approve and authorize the Chairman to reclassify the position of Division Chief of Training (class code 1155, pay grade 213, entry level annual salary $73,336.90) to Captain of Training/Paramedic (class code 0762, pay grade 413, entry level annual salary $72,223.75).

b. Approve and authorize the Chairman to reclassify the position of Captain of EMS/Paramedic (class code 0761, pay grade 413) to Captain of Training/Paramedic (class code 0762, pay grade 413).

c. Approve and authorize the Chairman to retitle the position of Division Chief of Training/Paramedic to Division Chief of Administration.

Motion to approve item E14a, b, and c.

Citizen Cecilia Treat commented.

County Administrator Charles R. Oliver and Fire Chief Craig Stevens responded to comments from Ms. Treat, followed by Board discussion with Mr. Stevens.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. Following Item E14

Chairman Ronald E. Kitchen, Jr. announced changes in the order of the agenda.

E.15. Bank Signature Cards

Approve and authorize the Chairman, 1st Vice Chairman, 2nd Vice Chairman, and the Clerk to execute new signature cards and resolutions for bank accounts with Truist Bank, TD Bank, Hancock Whitney Bank and BBVA Compass Bank.

Motion to approve item E15.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Larry Brock/GMA	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP Marketing Firm to Assist County	Veronica Kampschroer/ Commissioner Davis			
3.	12/8/2020 RETREAT	Provide Implementation Plan for Ft Island Trail Multi-Purpose Path	Randall Olney	8/24/2021		Purchasing has Design/Build Scope for RFQ
4.	12/8/2020 RETREAT	Consider Half Cent Local Option Sales Tax	Randy Oliver/ Commissioners	11/9/2021	COMPLETED	Board decided not to proceed
5.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
6.	7/13/2021	File for increased water use permit and hold a Workshop on Irrigation options	Ken Cheek	2/2022		
7.	7/13/2021	Solid Waste Bids	Randall Onley	9/14/2021		Bids Received Workshop Nov. 30,2021
8.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	Ongoing		
9.	10/26/2021	Establish Process and criteria for Renting to Non-profits	Colleen Scott/ Randy Oliver	1/31/2022		
10.	11/10/2021	Draft criteria on waterfront setbacks & Storm Water Management	Mike Sherman/ Brian Kauffman	1/18/2022		

County Administrator Charles R. Oliver requested the deletion of item 4.

. Motion to approve item F with the deletion of item 4.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. Donations to the Animal Shelter

a. Acknowledge receipt and provide staff direction on the use of the donation from the estate of Margaret L. Robinson for Animal Services.

b. Provide staff direction on the use of Building Impact Fees

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion with Mr. Oliver and County Attorney Denise A. Dymond Lyn.

Motion to approve using the donation from the Estate of Margaret L. Robinson to go towards the new Animal Shelter.

Citizen Leland Shipp commented.

Board discussion ensued with Ms. Lyn.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. Continued item G1b

Board discussion ensued with County Administrator Charles R. Oliver.

Citizen Cecilia Treat commented.

Board discussion continued with Mr. Oliver and County Attorney Denise A. Dymond Lyn.

. Motion to use the building impact fees for the construction of the Animal Shelter.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G.2. Provide Direction on Animal Shelter Financing

Authorize Staff to work with the County's Financial Advisor to competitively bid a bank placement to finance Citrus County's new Animal Shelter with the parameters set forth herein.

County Administrator Charles R. Oliver recapped the direction from the Board, followed by

Board discussion with County Attorney Denise A. Dymond Lyn.

Motion to direct the County Administrator to bond $6,105.639.

Citizen Leland Shipp commented.

Board discussion ensued.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G.3. Board Direction - Inventory List Appropriate for use as Affordable Housing.

Approve and Authorize Staff to:

1. Dispose of County Owned surplus real property once it has been categorized as residential, commercial & other and it has been determined whether the properties were purchased with designated or restricted revenues. Designated revenue sources are those proceeds that are restricted or committed to expenditures for specified purposes (i.e., grants, enterprise funds, gas taxes, impact fees). Land Section will determine which category “other” falls under.

2. Earmark funds from the sale of commercial and other large tracks of land to the animal shelter unless purchased with designated or restricted revenues.

3. Earmark funds from the sale of smaller residential properties to the local housing trust fund unless purchased with designated or restricted revenues.

4. At the appropriate time, prepare the 2022 Inventory List Appropriate for use as Affordable Housing with the remaining five residential properties previously earmarked for Affordable Housing and no new properties added.

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G3: 1, 2, 3, and 4.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G.4. Citrus Elected Leadership Summit

a. Direct staff to schedule and coordinate the Community Elected Leadership Summit

for January 28, 2022, from 9:00 a.m. to 3:00 p.m. at the Lecanto Government Building, Room

#166, 3600 W. Sovereign Path, Lecanto, FL.

b. Approve use of a purchasing card to purchase food and supplies for the January 28,

2022 Community Elected Leadership Summit not to exceed $500.

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion.

Motion to approve item G4a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 2:00 p.m. Public Hearing Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem Assessment

a. Conduct a public hearing pursuant to Section 197.3632, Florida Statutes, for the purpose of hearing public comment on the utilization of the uniform method for the levy, collection and enforcement of non-ad valorem special assessments, throughout the unincorporated and all incorporated areas of the County for the cost of providing fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs commencing for the Fiscal Year beginning on October 1, 2022.

b. Adopt and authorize the Chairman to execute a resolution of Citrus County, Florida electing to use the uniform method of collecting non-ad valorem special assessments levied within Citrus County, Florida; stating a need for such levy; providing for the mailing of this resolution; and providing for an effective date.

County Administrator Charles R. Oliver provided the recommendation.

There were no public comments.

Motion to approve item H1.

Resolution Numbers 2021-124

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H.2. 2:01 PM Public Hearing - PV-21-04 Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

a. Conduct a public hearing to consider application PV-21-04, Clark A. Stillwell, Esq. for Kevin and Angela Shaffer.

b. If approved, authorize the Chairman to execute the resolution and direct the Clerk to record the resolution for PV 21-04.

Attorney Clark Stillwell provided the applicant information.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

Motion to approve and authorize the Chairman to execute the resolution and direct the Clerk to record the resolution.

Resolution Numbers 2021-125

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H.3. 2:05 Public Hearing on an Ordinance Pertaining to EMS fees

a. Conduct a Public Hearing to adopt billing policies, an ordinance and a fee resolution of Citrus County, Florida, a political subdivision of the State of Florida, adding Chapter 38, Article II, Section 38-22 entitled Permit Fees; adding Chapter 38, Article II, Section 38-23 entitled county emergency medical transport fees; adding Chapter 38, Article II, Section 38-24 entitled county interfacility transfer transport fees; providing for severability; providing for inclusion into the code; providing for modifications that may arise at public hearing; providing for repeal of inconsistent provisions; and providing an effective date.

b. If approved, adopt the billing policies, fee resolution, NPI authorizing resolution and the ordinance and authorize the Chairman to execute the ordinance and fee and NPI authorizing resolutions.

County Administrator Charles R. Oliver provided an overview.

Fire Chief Craig Stevens provided the recommendation and responded to questions from the Board.

There were no public comments.

Board discussion ensued with County Attorney Denise A. Dymond Lyn.

Motion to adopt item H3.

Resolution Numbers 2021-126 and Ordinance Number 2021-02

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H.4. 2:10 Public Hearing on an Ordinance Pertaining to Simulated Gambling Devices and Internet Cafes

a. Conduct a Public Hearing on an ordinance of Citrus County, Florida; adding Chapter 10, Article V entitled "Simulated Gambling Devices and Internet Cafes"; providing for scrivener's errors; providing for severability; providing for codification and inclusion into the code; providing for modifications that may arise from consideration at public hearing; and providing for an effective date.

b. If approved, authorize the Chairman to execute the ordinance.

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

Sheriff's Office Captain Brian Spiddle addressed the Board.

Motion to authorize the Chairman to execute the ordinance.

Ordinance Number 2021-03

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H.5. 2:15 Public Hearing - PV-21-06 Mitch Lal for Guerrieri Management Inc

a. Conduct a public hearing to consider application PV-21-06, Mitch Lal of Bohler Engineering FL, LLC for Guerrieri Management Inc.

b. If approved, authorize the Chairman to execute the resolution approving PV 21-06 and authorize the Clerk to record the resolution.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

Motion to approve item H5b, to authorize the Chairman to execute the resolution approving PV 21-06 and authorize the Clerk to record the resolution.

Resolution Numbers 2021-127

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Scott Carnahan, Chair, District 4
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. AHAC Board Vacancies

Announce terms of membership available, and the taking of applications, for the following positions on the Affordable Housing Advisory Committee (AHAC): one Real Estate Professional, one Low Income Advocate, one Local Planning Agency Representative, one Not For Profit Provider of Affordable Housing Representative, one Citizen of Local Jurisdiction and one For Profit Provider of Affordable Housing Representative. The new terms will be for two (2) years, beginning on February 1, 2022 and ending on January 31, 2024. Applications and resumes requested by December 17, 2021.

County Administrator Charles R. Oliver provided the announcements.

J. COMMITTEE REPORTS FROM COMMISSIONERS

First Vice Chair Ruthie Schlabach gave an overview of the Public Safety Coordinating Council and Transportation Disadvantaged Coordinating Council meetings.

Second Vice Chairman Holly Davis discussed the Florida Association of Counties (FAC) Urban and Community Affairs committee and Prosperity Citrus meetings.

Commissioner Jeff Kinnard, D.C. shared information from the Hernando/Citrus Metropolitan Planning Organization (MPO) meeting with the Florida Department of Transportation (FDOT). Board discussion ensued.

K. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

No items.

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

L.1. Discussion and Vote on Funding for Pirates Cove Property Purchase.

Authorize updating the appraisals and proceed with the purchase of the parcels as outlined, subject to the County's contribution not exceeding $375,000 with an appraised value of the parcels being purchased in excess of that amount and funding of $100,000 from the TDC.

Commissioner Jeff Kinnard, D.C. provided the recommendation.

Motion to direct staff to get the four parcels reappraised, use the $190,000 out of District 1 Park Impact Fees, put an agenda item on the next Tourist Development Council "TDC" agenda to request $100,000 from the TDC Special Projects Fund, use the remaining $85,000 of the Duke Special Projects Fund to go towards the purchase of these five lots. The total amount to be spent by the County on this would not exceed that $375,000, which would include redoing the appraisals, so the appraisals would not be an additional fee on top of that.

Board discussion ensued with County Attorney Denise A. Dymond Lyn.

Motion was clarified: "Leave it up to the discretion of the TDC which fund they would feel would be appropriate to fund this $100.000 from".

The following individuals addressed the Board: Jane Vandenbergh; Leland Shipp; Barry Schwartz; Lorena Evans; Cecilia Treat; Mary Whitehead; Richard Bellar; Sabrina Watson; Kurt Stoner; and Nancy Taylor.

Commissioners responded to comments from the public, followed by Board discussion.

RESULT:	**DEFEATED [2 TO 3]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Kinnard D.C., Davis
NAYS:	Carnahan, Kitchen Jr., Schlabach

M. COMMISSIONER RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

N. COMMISSIONER RONALD E. KITCHEN JR. - DISTRICT 2

Chairman Ronald E. Kitchen, Jr. commented regarding the nomination as Chairman and provided announcements regarding the Tourist Development Council (TDC) and the Tampa Bay Regional Planning Council (TBRPC) Boards.

O. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

No items.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

Citizen Bill Hunter addressed the Board.

Commissioners responded to comments from Mr. Hunter.

R. UPCOMING MEETINGS

1. Regular Meeting**, December 14, 2021 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **January 4, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **January 18, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. BOCC Retreat Wednesday January 5, 2022, at 9:00AM, Lecanto Government Building 3600

W. Sovereign Path, Room #166, Lecanto, FL. 34461

Chairman Ronald E. Kitchen, Jr. announced the Community Elected Leadership Summit for January 28, 2022.

T. 5:01 P.M. PUBLIC HEARINGS

Chairman Ronald E. Kitchen, Jr. provided an overview of the procedures.

T.1. 5:01 pm PUD-21-11 Local Engineering, Inc. for Affordable Secure Storage Beverly Hills LLC

a. Conduct a public hearing on November 30, 2021, at 5:01 p.m. to review and discuss PUD-21-11 Local Engineering, Inc. for Affordable Secure Storage Beverly Hills, LLC.

b. If approved, adopt and authorize the Chairman to execute the ordinance for PUD-21-11 Local Engineering, Inc. for Affordable Secure Storage Beverly Hills, LLC, and direct the Clerk to execute the ordinance.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications for item T1 and T2, and read the proposed ordinance title into the record.

Mike Wilburn, with Local Engineering Inc. provided the applicant information and responded to questions from the Board.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

There were no public comments.

Motion to adopt the back up material for items for PUD-21-11 and PUD-21-12 into evidence.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. **Motion to approve, adopt, and authorize the Chairman to execute the Ordinance for PUD-21-11 Local Engineering, Inc. for Affordable Secure Storage Beverly HIlls, LLC, and direct the Clerk to execute the ordinance, based on findings of fact and competent and substantial evidence.**

Ordinance Number 2021-A37

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Chair, District 4
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

T.2. 5:05 pm PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP

a. Conduct a public hearing on November 30, 2021, at 5:05 p.m. to review and discuss PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP.

b. If approved, adopt and authorize the Chairman to execute the ordinance for PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP, and direct the Clerk to execute the ordinance.

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

Terry LaGree provided the applicant information and responded to questions from the Board.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

Based on findings of fact and competent and substantial evidence, move to adopt and a uthorize the Chairman to execute the Ordinance for PUD-21-12 Terrill LaGree for Gulf to Lake Associates, LLLP, and direct the Clerk to execute the ordinance.

Ordinance Number 2021-A38

Clerk's Note: Ex parte communications, and motion and vote for back up material for ite m T2 was made under item T1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Scott Carnahan, Chair, District 4
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

U. ADJOURN

The meeting was adjourned at 4:18 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● DECEMBER 14, 2021

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

December 14, 2021 Citrus County Courthouse
The meeting was called to order at 1:00 PM
Chair Ronald E. Kitchen, Jr. introduced the Veteran who served in the U.S. Air Force, County Attorney Denise A. Dymond Lyn, who led the Invocation and the Pledge of Allegiance, and the Clerk of Circuit Court and Comptroller Angela Vick and Kim Esckelson who sang the "God Bless America" song.

1. ***Invocation***
2. ***Pledge of Allegiance***
3. ***Roll Call***

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Angela Vick	Clerk of the Circuit Court and Comptroller	Present	
Amy Charley	Deputy Clerk	Present	
Natasha Brooks	Courts Services Director	Present	

4. Approval of Agenda

Chair Ronald E. Kitchen, Jr. requested the addition of item G2 and Commissioner Scott Carnahan requested to pull item K1 which will be scheduled for the January 4, 2021 meeting.

. Motion to approve the Agenda with the changes

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

B. CONSENT

Motion to approve the Consent Agenda in its entirety.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Minutes

B.1. Board of County Commissioners - Public Workshop - Oct 26, 2021 9:00 AM

B.2. Board of County Commissioners - Public Workshop - Oct 26, 2021 9:30 AM

B.3. Board of County Commissioners - Regular Meeting - Oct 26, 2021 1:00 PM

Administration

No items.

Attorneys Office

No items.

Clerk

B.4. Clerk Records Disposition 1846

Approve and authorize the Chairman to execute the Clerk's Records Disposition Documents #1846 for disposal of records that have met their assigned retention periods.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Planning and Development

B.5. 2020-2021 CLG Annual Report

Acknowledge and consent to the annual report filed as Certified Local Government

B.6. PLT-21-15 The King's Forest Fourth Addition

a. Review and approve application PLT-21-15, The King's Forest Fourth Addition.

b. If approved, direct the Chair to sign the Plat and the Clerk to record the plat in the public records of Citrus County, Florida.

Public Works

B.7. Acknowledgement of Airport Hangar Lease Agreement(s)

Staff requests that the Board of County Commissioners acknowledge the attached, executed T-Hangar lease agreement(s) with Mr. Jeffrey Suttle.

Systems Management

B.8. Records Disposition

Approve and authorize the Chairman to execute the following Records Dispositions for the disposal of public records that have met legal retention: BOCC-0405

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

B.9. Set a Public Hearing on an Ordinance Pertaining to Code Citations

Set a Public Hearing on January 4, 2021 at 2:00 p.m. on an ordinance of Citrus County, Florida, a political subdivision of the State of Florida, pertaining to Citrus County Citation Ordinance, amending Chapter 19, Article II, Division 2, Section 19-63 entitled "Applicable Codes and Ordinances"; providing for severability; providing for inclusion into the code; providing for modifications that may arise at public hearing; providing for repeal of inconsistent provisions; and providing for an effective date.

C. PROCLAMATIONS

Motion to approve item C1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

1. Proclamation- 100 Year Birthday January 2, 2022

Approve and authorize the Board to proclaim January 2, 2022 as Clinton C. Burns day celebrating his 100th birthday.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Dennis Reiland; Bruce Titus; Leland Shipp; Sabrina Watson; and John Labriola.

Commissioners responded to comments from the public.

County Administrator Charles R. Oliver provided a library update and County Attorney Denise A. Dymond Lyn addressed the Board.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

a. ITB 20-044 Amendment No. 3; Montezuma Waters Septic to Sewer Modifications; Constantine Constructors, LLC

Approve and Authorize the Chairman to execute the Amendment No. 3 to the Agreement between Citrus County, Florida and Constantine Constructors, Inc. to extend the completion date to December 24, 2021.

b. RFQ 21-003 Elder Affairs and Older American In-Home Health Services; Scharfeld Care Solutions, Inc. dba Senior Helpers of Spring Hill

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida, and Scharfeld Care Solutions, Inc. dba Senior Helpers of Spring Hill to provide

In-Home Health Services throughout the County.

E.2. Budget Transfers

Approve budget transfers for Gas Taxes, Utilities (2) and Housing (4) for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution adopting/ amending Section 8 Rental Assistance Housing and Urban Development (HUD) and State Housing Initiative Partnership (SHIP) grant budgets for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2021-128

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.4. RFP 22-032 Design/Build of the Fort Island Trail Multi-Use Path Discussion and Approval

Board Discussion and approval to advertise the RFP 22-032 Design/Build for the Fort Island Trail Multi-Use Path with County Attorney's Office review and approval.

At the request of Chair Ronald E. Kitchen, Jr. and Commissioner Scott Carnahan, County Attorney Denise A. Dymond Lyn and County Administrator Charles R. Oliver provided clarification.

Motion to approve item E4.

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
NAYS:	Carnahan

E.5. Section 8 Housing Choice Voucher Program Certification

Approve and authorize the Chairman to execute the HUD 50071 “Certification of Payments to Influence Federal Transactions” as required by HUD.

Motion to approve item E5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.6. HUD VASH Voucher 2022 Payment Standard Increase

Approve and Authorize the increase of the Veterans Affairs Supportive Housing Voucher Program Payment Standard by 20%.

At the request of Chair Ronald E. Kitchen, Jr., County Administrator Charles R. Oliver provided clarification.

Motion to approve item E6.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.7. MFAAA / Elder Options OAA Resolution (2022 Extension)

Adopt and authorize the chairman to execute a resolution pertaining to the extended application and contract terms from the Mid Florida Area Agency on Aging dba Elder Options for the Older Americans Act Title IIIB, C1, C2, IIIE, and USDA Programs.

Motion to approve item E7.

Resolution Number 2021-129

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.8. Wetland Credit Purchase Agreement for Crystal River Airport

Approve and Authorize the Chairman to execute the agreement with EIP Credit Co., LLC, for wetland mitigation credits in the amount of $22,800.

Motion to approve item E8.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.9. Coronavirus Response and Relief Supplemental Appropriations Act - FAA Grants for the Crystal River and Inverness Airports

Approve and Authorize the Chairman to execute (digitally sign, per the FAA) the attached FAA Grant Agreements for the Crystal River and Inverness Airports.

Motion to approve item E9.

First Vice Chair Ruthie Schlabach commented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.10. Land Acquisition of 325 E. Harvard St., Inverness, Florida for Stormwater Management

a. Approve and authorize the Chairman to execute the Purchase and Sale Agreement for Lots 208 & 209, Block 200, Inverness Highlands South, Citrus County.

b. Authorize staff to order a title search and execute all other documents related to the closing of the property with the exception of recordable documents; approve and authorize payment of related closing costs associated with this property acquisition.

c. Approve and authorize the Chairman or designee to execute all related closing documents and authorize the Clerk to place acceptance stamp on the deed upon receipt and record all documents in the Public Records of Citrus County, Florida.

Motion to approve item E10a, b, and c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.11. Yulee From Bradshaw to US 19 (SCOP)

a. Adopt and authorize the Chairman to execute a Resolution authorizing the Chairman to enter into an agreement between Citrus County, Florida, a political subdivision of the State of Florida and the State of Florida Department of Transportation for the Small County Outreach Program for W. Yulee Dr from W. Bradshaw St. to US19.

b. Approve and authorize the Chairman to execute the Small County Outreach Program Agreement between Citrus County, Florida, a political subdivision of the State of Florida and the Florida Department of Transportation for road milling and resurfacing of W. Yulee Dr from W. Bradshaw St. to US19. The FDOT portion will be $265,739 and the County's participation will be $118,580 plus a Contingency Allowance of $35,432.

Motion to approve item E11a and b.

Resolution Number 2021-130

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.12. Turner Camp from E Banks Ct to E. Matthew Meadow Ct (SCOP)

a. Adopt and authorize the Chairman to execute a Resolution authorizing the Chairman to enter into an agreement between Citrus County, Florida, a political subdivision of the State of Florida and the State of Florida Department of Transportation for the Small County Outreach Program for East Turner Camp Rd from E. Banks Ct. to E. Matthew Meadow Ct.

b. Approve and authorize the Chairman to execute the Small County Outreach Program Agreement between Citrus County, Florida, a political subdivision of the State of Florida and the Florida Department of Transportation for road milling and resurfacing of East Turner Camp Rd from E. Banks Ct. to E. Matthew Meadow Ct. The FDOT portion will be $566,032 and the County's participation will be $248,677 plus a Contingency Allowance of $75,471.

Motion to approve item E12a and b.

Commissioner discussion ensued with County Administrator Charles R. Oliver.

Resolution Number 2021-131

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.13. Withlacoochee Tr From Scott Ln (western intersection) to SR200 (SCOP)

a. Adopt and authorize the Chairman to execute a Resolution authorizing the Chairman to enter into an agreement between Citrus County, Florida, a political subdivision of the State of Florida and the State of Florida Department of Transportation for the Small County Outreach Program for East Withlacoochee Tr (CR 39) from East Scott Lane (western intersection) to SR 200.

b. Approve and authorize the Chairman to execute the Small County Outreach Program Agreement between Citrus County, Florida, a political subdivision of the State of Florida and the Florida Department of Transportation for road milling and resurfacing of East Withlacoochee Tr (CR 39) from East Scott Lane (western intersection) to SR 200. The FDOT portion will be $270,768 and the County's participation will be $120,255 plus a Contingency Allowance of $36,102.

Motion to approve item E13a and b.

Resolution Number 2021-132

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.14. Memorandum of Agreement with Florida Dept of Corretions

Approve and authorize the Chairman to execute Agreement #A5110 and Attachment A with the Florida Department of Corrections. The Agreement will begin on January 17, 2022 or the date on which it is signed by both parties, whichever is later, and shall end on January 16, 2027.

Motion to approve item E14.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.15. Citrus County Forfeiture Fund

Provide staff direction regarding funding in the amount of $5,582.98 for the Anti Drug Coalition of Citrus County, Inc.

Motion to approve item E15.

At the request of Chair Ronald E. Kitchen, Jr., County Administrator Charles R. Oliver provided clarification.

Renea Teaster, with Anti-Drug Coalition addressed the Board.

Commissioners responded to comments from Ms. Teaster.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.16. Community Food Bank of Citrus County, Inc., Resolution and Lease Agreement

a. Discussion and consideration of a request from Community Food Bank of Citrus County, Inc., a Florida Not for Profit Corporation, to lease the Pleasant Grove Fire Station located at 9658 S Pleasant Grove Rd., Inverness, Florida, for the purpose of distributing nutritious quality food to pantries, soup kitchens, and shelters within Citrus County.

b. Adopt and authorize the Chairman to execute a Resolution of the Board acknowledging the request from Community Food Bank of Citrus County, Inc., a Florida Not for Profit Corporation, to lease property owned by the County.

c. Approve and authorize the Chairman to execute the Lease Agreement beginning December 1, 2021, through November 30, 2022.

Board discussion ensued.

Fire Chief Craig Stevens and County Administrator Charles R. Oliver provided clarification of questions from the Board, followed by Board discussion.

Motion to approve item E16b and c, with a 60 day out.

Board discussion continued with Mr. Oliver continued.

Motion was amended to add: place the property for sale on the market.

Citizens Foster Lamm, Sabrina Watson, and Leland Ship addressed the Board.

Commissioner discussion with County Attorney Denise A. Dymond Lyn and Mr. Oliver.

Resolution Number 2021-133

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.17. Interfacility Transport Agreement Citrus HMA LLC d/b/a Bravera Health Seven Rivers Hospital

Approve and authorize the Chairman to execute the Interfacility Transport Agreement between Citrus County, Florida and Citrus HMA, LLC d/b/a Bravera Health Seven Rivers Hospital to provide ambulance services from Bravera Health ER Citrus Hills (freestanding emergency department) to Bravera Health Seven Rivers or other Bravera network hospitals as agreed by the parties.

Fire Chief Craig Stevens responded to questions from the Board.

Motion to approve item E17.

Citizen Sabrina Watson commented.

Commissioners responded to comments from Ms. Watson, followed by Board discussion with County Administrator Charles R. Oliver and Mr. Stevens.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.18. Citrus County Fire Rescue COPCN

Approve and authorize the Chairman to execute a Certificate of Public Convenience and Necessity to Citrus County Fire Rescue for Basic and Advanced Life Support - Ground Ambulance service in Citrus County. This Certificate of Public Convenience and Necessity shall be valid until September 30, 2026.

Motion to approve item E18.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.19. Collective Bargaining Agreement Local 4562 Professional Firefighters of Citrus County, International Association of Firefighters

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and the Local 4562 Professional Firefighters of Citrus County, International Association of Fire Fighters with an effective date of October 1, 2021.

Motion to approve item E19 with rank and file only.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.20. FY21 Assistance to Firefighters (AFG) Grant

a. Adopt and authorize the Chairman to execute a Resolution authorizing an application for funding to The Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) Fiscal Year (FY) 2021 Assistance to Firefighters Grant (AFG) Program for Motorola radio replacement.

b. Approve and authorize the Chairman to execute the “Designation of Signature Authority”.

Motion to approve items E20a and b.

Resolution Number 2021-134

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Following item E20

Fire Chief Craig Stevens introduced the Emergency Medical Services (EMS) Division Chief Jason Morgan.

Chair Ronald E. Kitchen, Jr. recognized Mr. Stevens and staff.

E.21. Juiced For Citrus Budget

Approve the budget for the inaugural "Juiced For Citrus" event to host site selectors to tour key development sites, participate in tourism and community networking opportunities and learn more about strategic sites and projects in Citrus County.

Motion to approve items E21 with the change to the budget being $9,500.

At the request of Commissioner Jeff Kinnard, D.C. and First Vice Chair Ruthie Schlabach, County Administrator Charles R. Oliver provided clarification.

Board discussion ensued.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Larry Brock/GMA	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP Marketing Firm to Assist County	Veronica Kampschroer/ Commissioner Davis			
3.	12/8/2020 RETREAT	Provide Implementation Plan for Ft Island Trail Multi-Purpose Path	Randall Olney	8/24/2021		Design/Build RFP on this Agenda
4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	7/13/2021	File for increased water use permit and hold a Workshop on Irrigation options	Ken Cheek	2/2022		
6.	7/13/2021	Solid Waste Bids	Randall Onley	9/14/2021	COMPLETED	Board decided not to proceed
7.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	Ongoing		
8.	10/26/2021	Establish Process and criteria for Renting to Non-profits	Colleen Scott/ Randy Oliver	1/31/2022		
9.	11/10/2021	Draft criteria on waterfront setbacks & Storm Water Management	Mike Sherman/ Brian Kauffman	1/18/2022		

County Administrator Charles R. Oliver requested the deletion of item 6.

At the request of Chair Ronald E. Kitchen, Jr., Mr. Oliver and Public Works Director Randall Olney provided an update regarding road resurfacing.

Board discussion ensued.

. **Motion to approve item F with the deletion of item 6.**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. Redistricting 2021 Resolution

Review and approve the legal descriptions of the new Commission Districts and adopt the resolution.

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G1.

Resolution Number 2021-136

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G.2. BOCC meeting change of dates *- Item received after the agenda was published.*

Discussion and vote on changing the scheduled BOCC meeting dates from Tuesday October 11, 2022 to Tuesday October 18, 2022 and Tuesday October 25, 2022 to Monday October 31, 2022.

Chair Ronald E. Kitchen, Jr. provided the recommendation.

Motion to approve and modify the October dates as stated: BOCC meeting dates from Tuesday October 11, 2022 to Tuesday October 18, 2022 and Tuesday October 25, 2022 to Monday October 31, 2022.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Following item G2

Chair Ronald E. Kitchen, Jr. briefly mentioned the Canvassing Board appointment.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30PM Public Hearing for FTA Section 5307 FFY22 Funding

a. Conduct a public hearing as required by the Federal Transit Administration to obtain public input on the Program of Projects for Section 5307 funding.

b. Approve and authorize the Chairman or 1st Vice Chairman, respectively, to sign the

Resolution authorizing the electronic submittal of an application for $1,008,000 in Section 5307 grant funding through the Federal Transit Administration's (FTA) Transit Award Management System (TrAMS) as shown on the Program of Projects and electronic execution and submittal of the related contract for $1,008,000 in grant funding for the Citrus County Transit System through the Federal Transit Administration Section 5307 grant for FFY2022 and any amendments thereto, after review by the County Attorney.

c. Authorize staff to submit a request for Toll Revenue Credits to the State of Florida Department of Transportation in the amount of $252,000 for use as a match to the FTA 5307 grant.

County Administrator Charles R. Oliver provided the recommendation.

There were no public comments.

Motion to approve and authorize the Chairman or 1st Vice Chairman, respectively, to sign the Resolution authorizing the electronic submittal of an application for $1,008,000 in Section 5307 grant funding through the Federal Transit Administration's (FTA) Transit Award Management System (TrAMS) as shown on the Program of Projects and electronic execution and submittal of the related contract for $1,008,000 in grant funding for the Citrus County Transit System through the Federal Transit Administration Section 5307 grant for FFY2022 and any amendments thereto, after review by the County Attorney and authorize staff to submit a request for Toll Revenue Credits to the State of Florida Department of Transportation in the amount of $252,000 for use as a match to the FTA 5307 grant.

Resolution Number 2021-135

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Aviation Advisory Board - Announce Expiration of Terms and Vacancies

a. Announce expiration of terms for three (3) Aviation Advisory Board (AAB) Members:

- one (1) District 1 regular position - expires 1/31/2021
- one (1) District 4 regular position - expires 1/31/2021
- one (1) District 5 regular position - expires 1/31/2021

b. Accept with Regret the resignation of Mr. Friedrich Casutt von Batemberg (see attached), Member at Large, and announce the vacancy of this position.

c. Announce the taking of applications for:

- one (1) District 1 regular position
- one (1) District 4 regular position
- one (1) District 5 regular position
- one (1) Member at Large position

The new member terms will begin 02/01/2022, or at the next scheduled Aviation Advisory Board meeting, and expire on January 31, 2024; the Member at Large position will expire 01/31/2023. Advertisement will run until January 14th, 2021.

County Administrator Charles R. Oliver provided the announcements.

Motion to approve item I1a, b, and c, and accept with regret the resignation of Mr. Fredrich Casutt Von Batemberg.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

I.2. Historic Resources Advisory Board - Announce Open Positions

Announce a vacancy on the Historic Resources Advisory Board for an at-large position that expires on January 31, 2022.

County Administrator Charles R. Oliver provided the announcements.

I.3. Advertise Tourist Development Council Advisory Board Positions

Announce terms of membership available and the taking of applications for two (2) positions that are designated as an Owner/Operator of a Tourist Accommodation and one (1) position that is designated as a Citizen Who Demonstrates an Interest in Tourism Development on the Tourist Development Council Advisory Board. The new terms will be for four (4) years beginning on February 1, 2022 and ending on January 31, 2026. Applications will be accepted December 15, 2021 through December 30, 2021.

County Administrator Charles R. Oliver provided the announcements.

I.4. Announce Vacancies for Water & Wastewater Authority Board

Announce vacancies for the Technical Member positions on the Water & Wastewater Authority. The terms which are four (4) years for Technical Members which will both expire on January 31, 2025.

County Administrator Charles R. Oliver provided the announcements.

. Continued - I4 Announce Vacancies for Water & Wastewater Authority Board

At the request of First Vice Chair Ruthie Schlabach, County Administrator Charles R. Oliver provided clarification regarding the Water & Wastewater Authority Board.

Board discussion ensued with Mr. Oliver and County Attorney Denise A. Dymond Lyn.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Second Vice Chair Holly Davis shared information from the Citrus County Community Charitable Foundation (CCCCF) meeting.

Chair Ronald E. Kitchen, Jr. gave an overview from the Tourist Development Council (TDC) and the Tampa Bay Regional Planning Council (TBRPC) meetings, announced the upcoming Tallahassee for the Florida Regional Council Associations Policy meeting, and discussed the Suncoast Transportation Planning Alliance Council. Board discussion ensued.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

K.1. Discussion and vote on the proceeds from the sale of surplus County owned property. *- Item postponed for future meeting*

Discussion and vote on the proceeds from the sale of surplus County owned property.

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

No items.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

N.1. Consider Changing the Time for "Open to the Public" One Meeting a Month

Provide Direction on Approach to Enhance Public Participation.

First Vice Chair Ruthie Schlabach provided the recommendation, followed by Board discussion.

Consensus of the Board was given for staff to schedule a monthly open to the public agenda item at 5:30 P.M. starting at the March 2022 meeting.

. Continued - 1st Vice Chair Ruthie Davis Schlabach - District 3

First Vice Chair Ruthie Schlabach discussed the proposed Ozello project, followed by Board discussion.

Consensus of the Board was to give staff direction with the Tourist Development Council (TDC) regarding the request of $185,000 pledge or commitment.

. Continued - 1st Vice Chair Ruthie Davis Schlabach - District 3

First Vice Chair Ruthie Schlabach discussed the proposed routes for the Turnpike and a Northern Connector, followed by Board discussion.

. Continued - 1st Vice Chair Ruthie Davis Schlabach - District 3

First Vice Chair Ruthie Schlabach discussed the permits from the State of Florida Department of Environmental Protection (FDEP), followed by Board discussion with County Administrator Charles R. Oliver.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

O.1. Board Liaison Positions

Discussion and approval of the Citrus County Board of County Commissioners Board and Committee Liaison Appointments for 2021-2022.

Chair Ronald E. Kitchen, Jr. provided the recommendation, followed by Board discussion with County Attorney Denise A. Dymond Lyn and County Administrator Charles R. Oliver.

Motion to approve the Citrus County Board of County Commissioners Board and Committee Liaison Appointments for 2021-2022, as modified.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: John Labriola; and Leland Shipp.

Commissioner discussion ensued with County Administrator Charles R. Oliver regarding scheduling a library policy agenda item.

R. UPCOMING MEETINGS

1. Regular Meeting**, January 4, 2022, at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **January 18, 2022, at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **February 8, 2022**, **at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. BOCC Retreat: Wednesday, **January 5, 2022, at 9:00AM** Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, Florida 34461

2. BOCC Leadership Summit: Friday, **January 28, 2022, at 9:00AM** Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, Florida 34461

T. 5:01 P.M. PUBLIC HEARINGS

Chair Ronald E. Kitchen, Jr. provided an overview of the public hearing procedures.

T.1. 5:01 PM PUD-21-13 John H. Eden, IV for New Horizon Funding, Inc.

a. Conduct a public hearing on December 14, 2021 at 5:01 p.m. to review and discuss PUD

21-13, John H. Eden, IV for New Horizon Funding, Inc.

b. If approved, adopt and authorize the Chairman to execute the ordinance for PUD-21-13 John H. Eden, IV for New Horizon Funding, Inc. and direct the Clerk to execute the ordinance.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Motion to adopt the back up material into evidence for items T1, T2, T3, T4, and T5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. **Continued - T1 PUD-21-13 John H. Eden, IV for New Horizon Funding, Inc.**

John Eden provided the applicant information.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

. **Motion to approve PUD-21-13 with the 18 conditions and based on confident and substantial evidence and findings of fact.**

Ordinance Number 2021-A39

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.2. 5:05 pm CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership

a. Conduct a public hearing on December 14, 2021 at 5:05 p.m. to review and discuss CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership.

b. If approved, authorize staff to transmit application CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership to the Department of Economic Opportunity and other State agencies for comment.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Kami Corbett, with Hill Ward Henderson provided the applicant information.

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

Ms. Corbett and Steve Luce, with Eisenhower Property Group addressed the Board.

There were no public comments.

Motion to authorize staff to transmit application for CPA/AA/PUD-21-15 based on the evidence provided as confident and substantial findings of fact.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.3. 5:10 PM DA-21-01 – Bryan Potts, PE for Gischorn, LLC and RaceTrac Petroleum, Inc.

a. Conduct a public hearing on December 14, 2021 at 5:10 p.m. to review and discuss DA-21-01 - Bryan Potts, PE for Gischorn, LLC and RaceTrac Petroleum, Inc.

b. Authorize the Chairman to execute the First Amendment to Development Agreement for DA-21-01 - Bryan Potts, PE for Gischorn, LLC and RaceTrac Petroleum, Inc., and direct the Clerk to record the Amendment in the public records.

Tom Sullivan with GrayRobinson Law Firm provided the applicant information.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

Based on confident and substantial evidence, motion to authorize the Chairman to execute the First Amendment to Development Agreement for DA-21-01, and including findings of fact.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.4. 5:15 p.m. CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al

a. Conduct a public hearing on December 14, 2021, at 5:15 p.m. to consider application CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al

b. If approved, adopt, and authorize the Chairman and Clerk to execute the ordinances for CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al.

Clark Stillwell provided the applicant information.

County Attorney Denise A. Dymond Lyn read the proposed ordinance titles into the record.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

There were no public comments.

Based on the facts and findings of substantial evidence, motion to approve CPA/AA/PUD-21-11.

Ordinance Numbers 2021-A40 and 2021-A41

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.5. 5:20 pm CPA-21-12 Private Property Rights Element (Chapter Seven)

a. Conduct a public hearing on December 14, 2021, at 5:20 p.m. to review and discuss CPA-21-12 Private Property Rights Element (Chapter Seven).

b. If approved, adopt and authorize the Chairman to execute the ordinance for CPA-21-12 Private Property Rights Element (Chapter Seven), and direct the Clerk to execute the ordinance.

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

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

There were no public comments.

Motion to approve, adopt, and authorize the Chairman to execute the ordinance for CPA-21-12 Private Property Rights Element (Chapter Seven), and direct the Clerk to execute the ordinance based on confident and substantial findings of fact and evidence.

Ordinance Number 2021-A42

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

U. ADJOURN

The meeting was adjourned at 5:34 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● JANUARY 4, 2022

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

January 04, 2022 Citrus County Courthouse
The meeting was called to order at 1:00 PM

1. Invocation

Justin Strickland, Executive Pastor of Crystal River Church of God addressed the Board and led the invocation.

2. Pledge of Allegiance

County Attorney Denise A. Dymond Lyn, Veteran who served in the U.S. Air Force, led the Pledge of Allegiance.

3. Roll Call

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Charley	Deputy Clerk	Present	
Natasha Brooks	Court Services Director	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr. requested no changes.

. Motion to approve the agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Following item A4.

Chairman Ronald E. Kitchen, Jr. requested to move item O1 to right after Open to the Public and provided meeting procedures.

B. CONSENT

Motion to approve the Consent Agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Minutes

B.1. Board of County Commissioners - Special Meeting Attorney/Client Session - Nov 30, 2021 8:30 AM

B.2. Board of County Commissioners - Special Meeting - Nov 30, 2021 9:00 AM

B.3. Board of County Commissioners - Regular Meeting - Nov 30, 2021 1:00 PM

B.4. Board of County Commissioners - Public Workshop - Dec 14, 2021 9:00 AM

B.5. Board of County Commissioners - Regular Meeting - Dec 14, 2021 1:00 PM

Administration

B.6. Ratify County Administrator's Signature

Approve and ratify the signature of the County Administrator in relation to County Claim No: 2021-350/JEC Claim No: 1069148 to retain the Mullen Coughlin law firm.

Attorneys Office

No items.

Clerk

B.7. County Warrants

Accept the attached check registers outlining the County warrants.

B.8. Clerk Records Disposition #1852

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1852 for disposal of records that have met their assigned retention periods.

B.9. Releases of Special Assessments

Approve and authorize the Chairman to execute Releases of Lien for Special Assessments by and between Citrus County and certain property owners 2008 Citrus Springs Waterline Extensions, 2010 Citrus Springs Waterline Extensions special assessment district

B.10. Authorize Clerk Personnel to Sign for Vehicle Tags and Titles

Authorize the Chairman to sign the attached document stating Patti Wood, Norca Prestidge, Sheila Johnston and Shelley Sansone are authorized signers for vehicle titles and tags on behalf of the Citrus County, Florida when registering a new vehicle and submitting vehicles to auction.

B.11. Releases of Special Assessments

Approve and authorize the Chairman to execute Releases of Lien for the completed special assessments by and between Citrus County and property owners in the 12A North King's Cove Point; 12B Inverness Village Unit 4 District B; and 12D Crystal River Wastewater.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Planning and Development

B.12. PLT-21-16 Levinson Subdivision

a. Review and approve application PLT-21-16, Levinson Subdivision.

b. If approved, direct the Chair to sign the Plat and the Clerk to record the plat in the public records of Citrus County, Florida.

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

B.13. Set a Public Hearing on an Ordinance Pertaining to Manatee Protection Zones

Set a Public Hearing on January 18, 2022 at 1:40 p.m. on an ordinance of Citrus County, Florida, creating Chapter 64, Article I entitled, "Manatee Protection Zones"; providing for severability; providing for modifications that may arise from consideration at public hearing; providing for scrivener's errors; providing for codification; and providing for an effective date.

B.14. Set Time for Presentation from Withlacoochee River Electric Cooperative, Inc.

Set time for Presentation from Withlacoochee River Electric Cooperative, Inc. on January 18, 2022, at 1:35pm for the Capital Credit Refund.

C. PROCLAMATIONS

Motion to approve item C1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

1. Proclamation Law Enforcement Appreciation Day

Approve and authorize the Board to proclaim January 9, 2022, as “Law Enforcement Appreciation Day” in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Sabrina Watson; Gina Howe; Dan DeGrave, Co-Chair Vice-President of Presidential Estates Community Association; Dr. Fischer; Walter Walus; John Woodcock; Arbuth Bumgarner, Member of Citrus County Builders Association, Member of Citrus County Realtors Association, and an active Agent for ERA;

Richard Matherson; Tracy Koka; Janet Barek, representing Citrus Springs Civic Association; Bev Kilmer, President of Freedom Speaks Coalition and SafeEd K-12 Task Force; Laura Lee Putzback; and Bruce Titus.

Commissioners responded to comments from the public, followed by Board discussion with County Administrator Charles R. Oliver regarding the boat ramp fees.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a through u.

County Administrator Charles R. Oliver commented regarding item E1g and item E1u, and Chairman Ronald E. Kitchen, Jr. commented regarding item E1o.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

a. RFQ 21-136 Professional Engineering & Consulting Services for the proposed Homosassa Springs Septic Phase Out Project; Jones, Edmunds & Associates, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Jones, Edmunds & Associates, Inc. to provide professional engineering and consulting services for the proposed Homosassa Springs Septic Phase Out Project.

b. RFQ 18-060 Work Authorization; Continuing Contract for Professional Utility Engineering Services; Burrell Engineering, Inc.

Approve and Authorize the Chairman to execute the Work Authorization for Burrell Engineering, Inc., to provide professional engineering services for the Department of Water Resources for the Bicentennial Park Sewer Project.

c. RFQ 18-060 Work Authorization; Continuing Contract for Professional Engineering-Water Resources; Stroud Engineering Consultants, Inc.

Approve and Authorize the Chairman to execute the Work Authorization for Stroud Engineering Consultants, Inc. to provide professional services for the CR480 to Southwest Regional Water Reclamation Facility.

d. RFQ 18-060 Work Authorization; Continuing Contract for Professional Engineering-Water Resources; Stroud Engineering Consultants, Inc.

a. Approve and Authorize the Chairman to execute the Work Authorization for Stroud Engineering Consultants, Inc. to provide professional services for the Meadowcrest Wastewater Treatment Facility Process Modifications.

b. Approve related Budget Transfer

e. RFQ 21-003 Amendment No. 1; Elder Affairs and Older Americans In-Home Health Services; Loving Care In Home Services, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Loving Care In Home Services, Inc. to add Homemaker and Personal Cares Services to their list of program services and modify the fee schedule to include the fees for these services.

f. RFQ 21-142 Professional Services to Develop Comprehensive Plan Amendment and Land Development Code Updates for the Cardinal Street Interchange Management Area; Wade Trim, Inc.

a. Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and Wade Trim, Inc. to provide professional services to develop comprehensive plan amendment and land development code updates for the Cardinal Street Interchange Management Area for a total cost of $222,931 for the project.

b. Approve a Budget Transfer

g. RFQ 21-150 Professional Services to Develop a Comprehensive Plan Amendment and Land Development Code Updates for the State Road (S.R.) 44 Interchange Management Area

a. Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and Wade Trim, Inc. to provide professional services to develop comprehensive plan amendment and land development code updates for the State Road (S.R.) 44 Interchange Management Area for a total cost of $266,330 for the project.

b. Approve Related Budget Transfer

h. ITB 22-005, Eden Park Dock and Sidewalk Reconstruction; American Marine Contractors LLC

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and American Marine Contractors LLC for the reconstruction of the dock and sidewalk at Eden Park.

i. ITB 21-101 Re-Bid: Lecanto Fuel Site Vacuum Pump System Upgrades; Florida Petroleum Services, Inc.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Florida Petroleum Services, Inc. to provide services to replace the vacuum pump system at the Lecanto Fuel Site.

b. Approve related budget transfer

j. ITB 20-005 Amendment No. 1; Traffic Signal Emergency-Planned Repair and Installation; Traffic Control Devices, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Traffic Control Devices, LLC to provide emergency repair service, planned repairs, and planned installations on traffic signals, caution lights, school flashers, and roadway safety lighting throughout Citrus County through January 6, 2023.

k. ITB 19-007, Limerock Base Material Per FDOT Section 911 Standard Specifications; Crystal River Quarries, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Crystal River Quarries, Inc. to extend the Agreement until May 7, 2022.

l. ITB 19-006 Amendment No. 1; Asphalt Concrete Mix Type SP-9.5/SP-12 & Liquid Emulsified SS-1/AE 90; Central Materials Company, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Central Materials Company, Inc. to extend the Agreement until May 7, 2022.

m. ITB 20-044 Amendment No. 4; Montezuma Waters Septic to Sewer Modifications; Constantine Constructors, LLC

Approve and Authorize the Chairman to execute the Amendment No. 4 to the Agreement between Citrus County, Florida and Constantine Constructors, Inc. to extend the completion date to February 22, 2022.

n. ITB 21-087 Amendment No. 1; Medical Supplies for Fire Rescue Purchase and Delivery, Henry Schein, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Henry Schein, Inc. to reflect the list of medical supplies in Exhibit B that are no longer available for purchase from Contractor.

o. ITB 21-143 Residential Road Resurfacing Project FY 21/22; Pave-Rite, Inc.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Pave-Rite, Inc. for the Residential Road Resurfacing Project FY 21/22.

b. Authorize staff to expend the total FY 21/22 budget amount, not to exceed $4,750,000, of which $4,000,000 had been approved by the BOCC for the FY 21/22 Budget and $750,000 from the Citrus Springs MSBU subject to the Citrus Springs MSBU Board.

p. PB 22-019 Hernando County School Bid # 22-285-11 Low Voltage Systems Contracting Services; Tri-County Locksmith of the Suncoast, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Tri-County Locksmith of the Suncoast, Inc. to provide Low Voltage Systems Contracting Services on an as needed basis.

q. PB 22-002 Broward County OPN 2118843B1, Gravity Sewer Main Point Repairs; Envirowaste Services Group, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Envirowaste Services Group, Inc. to provide gravity sewer main point repair services on an as needed basis.

r. PB 22-004 Hillsborough County ITB 19486 Wastewater Pumping & Disposal; Envirowaste Services Group, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Envirowaste Services Group, Inc. to provide waste water pumping and disposal services on an as needed basis.

s. PB 22-009, Clay County RFP 18/19-2 Various Equipment and Amenities for Parks & Playgrounds; Playmore West, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Playmore West, Inc. to provide various equipment and amenities on an as needed basis.

t. AGR 22-036 SpyGlass Snapshot Audit; The SpyGlass Group, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and The Spyglass Group, LLC to provide an audit service to analyze telecommunications service accounts and recommend cost reductions.

u. AGR 22-034 Budget Software-Gravity; IGM Technology Corp.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and IGM Technology Corp. to provide a cloud based Budgeting platform for the County.

E.2. Budget Transfers

Approve budget transfers for Visitors & Convention Bureau (2), Housing Services, American Rescue Plan grant, Emergency Medical Services and Property Appraiser for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution adopting/ amending Aquatics Plant Control budget, various grant budgets, General Fund budget, General Fund CIP, Fire Services, American Rescue Plan Act, Gas Tax, NW Quadrant Sewer Extension and Ft Island Trail Septic Interconnect grant budgets for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-001

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.4. American Rescue Plan EHEAEP Resolution and Contract

a. Adopt and authorize the Chairman to execute a Resolution authorizing funding of the

American Rescue Plan Emergency Home Energy Assistance for the Elderly Program (EHEAEP) for the period effective December 1, 2021 through September 30, 2022.

b. Approve and authorize the Chairman to sign all appropriate signature pages of the contract. No cash match required.

Motion to approve item E4a and b.

Resolution Number 2022-002

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.5. Vendor Physician Ownership & Compensation Certifcation

Approve and authorize the Chairman to execute the Vendor Physician Ownership & Compensation Certification.

Motion to approve item E5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.6. Declaration of County Owned Properties as Surplus

Approve the declaration of Remnant Parcel 1042B as surplus and authorize Land Section to proceed with the sale of said property pursuant to Florida Statute 125.35, Chapter 2, Article IV.I of the Citrus County Code and Administrative Regulation 8.03-2.

Motion to approve item E6.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.7. Volvo Buy Back Agreement

Approve and authorize the Chairman to execute the Volvo Construction Equipment Buyback Agreement for two Volvo L110H Wheel Loaders #631750 and #631751.

Motion to approve item E7.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.8. Forest Ridge Blvd from CR486 to W. Lake Beverly Dr.

a. Reallocate funding from Great Oaks SCOP project and add the funds to Forest Ridge Blvd SCOP project.

b. Adopt and authorize the Chairman to execute a Resolution authorizing the Chairman to enter into an agreement between Citrus County, Florida, a political subdivision of the State of Florida and the Department of Transportation for the Small County Outreach Program for Forest Ridge Blvd from CR486/Norvell Bryant Hwy to W. Lake Beverly Dr.

c. Approve and authorize the Chairman to execute the Small County Outreach Program Agreement between Citrus County, Florida, a political subdivision of the State of Florida and the Department of Transportation for road milling and resurfacing of Forest Ridge Blvd from CR486/Norvell Bryant Hwy to W. Lake Beverly Dr. The FDOT portion will be $1,086,554 and the County's participation will be $402,185 plus a Contingency Allowance of $76,307.

Motion to approve item E8a, b, and c.

Citizen Janet Barek commented.

Resolution Number 2022-003

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.9. Community Transportation Coordinator Letter of Intent to the Hernando / Citrus MPO

Approve and authorize the Chairman to sign the Letter of Intent to the Hernando / Citrus Metropolitan Planning Organization expressing Citrus County's desire to continue to serve in the role of the Community Transportation Coordinator under the Florida Commission for the Transportation Disadvantaged (CTD).

Motion to approve item E9.

Board discussion ensued.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.10. LifeStream Behavioral Center Inc. Agreement

a. Approve and authorize the Chairman to execute the Agreement between Citrus County Florida and LifeStream Behavioral Center, Inc. to provide substance abuse, mental health services, and programs in Citrus County. The term of the agreement will be for a one (1) year period starting October 1, 2021 to September 30, 2022.

b. Approve related budget transfer.

Motion to approve item E10a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.11. Citrus County Forfeiture Fund

Acknowledge receipt of the Forfeiture Fund Report

Motion to approve item E11.

At the request of Commissioner Jeff Kinnard, D.C., County Administrator Charles R. Oliver provided clarification.

Board discussion ensued with Mr. Oliver and Management and Budget Director Colleen Scott.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Larry Brock/GMA	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP Marketing Firm to Assist County	Veronica Kampschroer/ Commissioner Davis			
3.	12/8/2020 RETREAT	Provide Implementation Plan for Ft Island Trail Multi-Purpose Path	Randall Olney	8/24/2021	COMPLETED	Design/Build RFP approved by BOCC and issued
4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	7/13/2021	File for increased water use permit and hold a Workshop on Irrigation options	Ken Cheek	2/2022		Increase Permit to be filed by 1/31/2021
6.	8/24/2021	Update on Homosassa	Denise Lyn	Ongoing		

		River Noise & Safety Issue				
7.	10/26/2021	Establish Process and criteria for Renting to Non-profits	Colleen Scott/ Randy Oliver	1/31/2022		
8.	11/10/2021	Draft criteria on waterfront setbacks & Storm Water Management	Mike Sherman/ Brian Kauffman	1/18/2022		
9.	12/14/2021	Drug Seizure Funds Update	Colleen Scott	1/31/2022		On this Agenda
10.	12/14/2021	Library Display Agenda Item	Eric Head	1/31/2022		

County Administrator Charles R. Oliver provided an update on the Fort Island Trail Multi-Purpose Path for item 3, followed by Board discussion with Mr. Oliver.

. Motion to approve item F.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. Set Open to the Public at 5:30PM

Set an additional Open to the Public at 5:30PM on February 22, 2022 to allow citizens an additional opportunity to participate.

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. Conduct a Public Hearing on an Ordinance Pertaining to Code Citations

a. Conduct a Public Hearing on an ordinance of Citrus County, Florida, a political subdivision of the State of Florida, pertaining to Citrus County Citation Ordinance, amending Chapter 19, Article II, Division 2, Section 19-63 entitled "Applicable Codes and Ordinances"; providing for severability; providing for inclusion into the code; providing for modifications that may arise at public hearing; providing for repeal of inconsistent provisions; and providing for an effective date.

b. If approved, authorize the Chairman to execute the ordinance.

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record and responded to questions from the Board.

Citizen Janet Barek commented.

Board discussion with Ms. Lyn and County Administrator Charles R. Oliver.

Clerk's Note: Ms. Lyn returned to continue the public hearing for item H1 at 6:31 PM with a response to the Board.

Motion to approve item H1a and b.

Board discussion continued with Ms. Lyn and Mr. Oliver.

Ordinance Number 2022-A01

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Beverly Hills Advisory Council - Nominate & Appoint and Accept with Regret

Nominate and appoint two individuals to the Beverly Hills Advisory Council as regular members to fill terms that will be for two years and will expire on 1/31/2024.

Motion to nominate and appoint Constance Martin Carter and Lynn Bechdolt to the Beverly Hills Advisory Council.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

I.2. Citrus Springs Advisory Council - Nominate & Appoint and Accept with Regret

a. Nominate and Appoint 3 individuals to the Citrus Springs Advisory Council as regular members to fill terms that will be for two years and will expire on 1/31/2024.

b. Accept with regret the resignation of Edwin Roberts from the Citrus Springs Advisory Council and announce the unexpired term of membership available and the taking of applications for a regular member position. The term will expire on 1/31/2023.

Motion to nominate and appoint Joan Dias, Thomas Mize, and David Schraml to the Citrus Springs Advisory Council, and accept with regret the resignation of Edwin Roberts.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. **Continued - Item I2 Citrus Springs Advisory Council - Nominate & Appoint and Accept with Regret**

At the request of County Attorney Denise A. Dymond Lyn, Assistant Public Works Director Larry Brock provided clarification to the announcement of vacancy to the Citrus Springs Advisory Council.

Chairman Ronald E. Kitchen, Jr. provided the announcement.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Chairman Ronald E. Kitchen, Jr. discussed the Chronicle Editorial Board.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

No items.

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

No items.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

No items.

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

O.1. Discuss Establishment of Policy for Library Displays

Take action as appropriate.

Chairman Ronald E. Kitchen, Jr. provided the recommendation, followed by Board discussion.

The following individuals addressed the Board: John Woods; Ed Youngblood, President of Dementia Education; Sandy Price, President of Friends of the Citrus County Library System (FOCCLS) Group and the past year on the Library Advisory Board; Janet Genova, Vice-President of Friends of the Citrus County Library System; Judith Rose; Susan Constantine-Perfido; Naomi Charboneau; Lee Spallas; Cyndy Sheckley; Robert Sheckley; Phil Cote, Volunteer on the Board of the Coastal Regional Library; Deborah Spence; April McLaughlin, Chairperson of the Library Advisory Board; Debbie Wheatley; Bev Kilmer, President of Freedom Speaks Coalition and SafeEd K-12 for Children in the Classroom; Rick Carlins; Mary Seader; Attorney Rohini DeSilva; Mark Conley; Bonnie Wilder; Karen Stewart; Martha Rodenbeck; Dorothy Baron-Clarke; John Labriola; Norman Fulkerson, Veteran of the American Society for the Defense of Tradition, Family, and Property; Patrick Sullivan; Steve Moline; Mike Roberts; Michael Wilson, Board Member of the Friends of the Coastal Region Library; Sandy Westad; Chris Fitts; Bruce Titus; Ron Kostrebo; Bob Schmidt; John Collins;

Gill Phelan; Gail Carlins; John Wade; Janet Barek, representing Citrus Springs Civic Association; Elaine Kleid, Member on the Library Advisory Board; Mary Roberts; Pat Wade, Doctor of Biochemistry; Karen Lewis; Paula Stone, Member of the Friends of Citrus County Library; Steve Mecler; Gary White, representing the Tea Party; Deb Driskill, Volunteer for the Citrus County Library Book House and Treasurer of the Friends of the Citrus County Library System; and Carol Spring.

Commissioners responded to comments from the public, followed by Board discussion.

Motion to send it back to the Library Advisory Board to adjust their policy that will vet controversial, sexual orientation, displays.

Board discussion continued.

Deputy Clerk Amy Charley restated the motion, followed by Board discussion.

The motion was amended to state: There will be no displays of sexual orientation.

Board discussion with County Attorney Denise A. Dymond Lyn regarding policy.

The motion was amended: This Board will make the policy that says "There will be no displays of sexual orientation".

Deputy Clerk Amy Charley restated the motion, followed by Board discussion.

Clerk's Note: The Board recessed following item O1 from 5:13 PM to 5:30 PM.

RESULT:	**DEFEATED [2 TO 3]**
MOVER:	Ronald E. Kitchen Jr., Chair, District 2
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Carnahan
NAYS:	Schlabach, Davis, Kinnard D.C.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

Citizen Janet Barek addressed the Board.

R. UPCOMING MEETINGS

1. Regular Meeting**, January 18, 2022, at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting: **February 8, 2022, at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting: **February 22, 2022**, at 1:00PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. BOCC Retreat: **Wednesday, January 5, 2022, at 9:00AM** Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, FL 34461

2. BOCC Leadership Summit: **Friday, January 28, 2022, at 9:00AM** Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, FL 34461

T. 5:01 P.M. PUBLIC HEARINGS

T.1. 5:01 pm CPA/AA-21-13 Charles S. Dixon, AICP for School Board of Citrus County, FL

a. Conduct a public hearing on January 4, 2022, at 5:01 p.m. to review and discuss CPA/AA-21-13 Charles S. Dixon, AICP for School Board of Citrus County, FL

b. If approved, authorize staff to transmit application CPA/AA-21-13 Charles S. Dixon, AICP for School Board of Citrus County, FL to the Department of Economic Opportunity and other State agencies for comment.

County Attorney Denise A. Dymond Lyn read the proposed ordinance titles into the record.

Chairman Ronald E. Kitchen, Jr. provided an overview of the public hearing procedures.

Motion to accept the back up material into evidence.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Continued - Item T1

Ms. Lyn polled the Board for ex parte communications for items T1, T2, and T3.

Planning and Growth Management Department Director, representing the Citrus County School Board, Chuck Dixon addressed the Board.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

. Motion to approve the ordinances for CPA/AA-21-13, based on confident and substantial evidence.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.2. 5:05 pm CPA/AA/PUD-21-02– John and Cynthia Zanki

7a. Conduct a public hearing on January 4, 2022, at 5:05 pm to review and discuss CPA/AA/PUD-21-02- John and Cynthia Zanki

b. If approved, adopt and authorize the Chairman to execute the ordinances for CPA/AA/PUD-

21-02- John and Cynthia Zanki and direct the Clerk to execute the ordinances.

County Attorney Denise A. Dymond Lyn read the proposed ordinance titles into the record.

Cynthia Zanki provided the applicant information and responded to questions from the Board.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

There were no public comments.

Based on confident and substantial evidence, motion to approve the ordinances for CPA/AA/PUD-21-02.

Ordinance Numbers 2022-A02 and 2022-A03

Clerk's Note: Ex parte communications processed for this item under item T1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.3. 5:10 pm CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Citrus Healthcare Properties, Inc. (oriiginally submitted for Pruitt Properties, Inc.)

a. Conduct a public hearing on January 4, 2022, at 5:10 pm to review and discuss CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Citrus Healthcare Properties, Inc.

b. If approved, adopt and authorize the Chairman to execute the ordinances for CPA/AA/PUD-21-14 Clark A. Stillwell, Esq. for Citrus Healthcare Properties, Inc. and direct the Clerk to execute the ordinances.

County Attorney Denise A. Dymond Lyn read the proposed ordinance titles into the record.

Attorney Clark Stillwell provided the applicant information and responded to questions from the Board.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

Citizen Janet Barek spoke in favor and citizen Elizabeth Feldt spoke in opposition.

Mr. Stillwell responded to comments from the public and responded to questions from the Board.

Based on confident and substantial evidence, Motion to approve, adopt, and authorize the Chairman to execute the ordinances for CPA/AA/PUD-21-14.

Ordinance Numbers 2022-A04 and 2022-A05

Clerk's Note: Ex parte communications were processed for this item under item T1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

U. ADJOURN

The meeting was adjourned at 6:46 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● FEBRUARY 8, 2022

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

February 08, 2022 Citrus County Courthouse
The meeting was called to order at 1:00 PM
Chairman Ronald Kitchen, Jr. introduced Pastor Doug Alexander from the New Church Without Walls that will provide the Invocation and Chief Master Sargent Philip Watson who served in the U.S. Air Force that will lead the Pledge of Allegiance.

1. ***Invocation***
2. ***Pledge of Allegiance***
3. ***Roll Call***

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Absent	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Charley	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr. requested the addition of item E18.

. Motion to approve the Agenda with the addition of item E18.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

B. CONSENT

Motion to approve items B1 through 11.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

Minutes

B.1. Board of County Commissioners - Regular Meeting - Jan 4, 2022 1:00 PM

B.2. Board of County Commissioners - BOCC Goal Setting Retreat - Jan 5, 2022 9:00 AM

B.3. Board of County Commissioners - Regular Meeting - Jan 18, 2022 1:00 PM

Administration

B.4. Approve Meal Purchase

Approve the additional expenditure for Clerk staff meals.

Attorneys Office

No items.

Clerk

B.5. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

B.6. 2022 Strawberry Festival

Approve and authorize the Chairman to execute the Floral Park Use Agreement between Citrus County, Florida, a political subdivision of the State of Florida, and the Citrus County Chamber of Commerce for the utilization of Floral Park for the annual Strawberry Festival to be held on March 5 & 6, 2022.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Planning and Development

No items.

Public Works

B.7. Acknowledgement of Airport Hangar Lease Agreement(s)

Staff requests that the Board of County Commissioners acknowledge the attached, executed T-Hangar lease agreement(s) with Mr. Sorrentino (Beech Transportation & Rentals).

B.8. Release of Lien

a. Approve and Authorize the Chairman to execute Releases of Lien for Property Abatement Assessment by and between Citrus County, Florida and certain property owners.

b. Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida.

B.9. Waste Disposal Account Agreement for Bentley Waste Service DBA Hook Company

Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Bentley Waste Service DBA Hook Company establishing a monthly charge agreement at the Citrus County Central Landfill in the amount of $1,000.00.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

B.10. Set a Public Hearing for DEP's Land & Recreation Grant

Approve and authorize the setting of a public hearing for February 22nd at 2:05pm to obtain public input regarding the DEP Recreational Trails Program.

B.11. Conveyance of Escheated Properties to the City of Inverness, FL

Set a public hearing on February 22, 2022, at 2:00 pm to consider the conveyance of five (5) escheated properties to the City of Inverness, Florida.

C. PROCLAMATIONS

No items.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Dr. Paul Reinhardt, Candidate for State House District Number 34; Doug Alexander; Nathan Sharp; Dale Pray; John Woods; Deborah Spence; Sabrina Watson; April McLaughlin; Janet Barek, for Citrus Springs Civic Association; JoAnn Messina; Betty Honkonen; Nancy Pierson, running for State House Number 34; Marianne Wetherington; Janet Genova; Vickie Robinson; Ellen Stavis, with Friend of the Library; Mary Kay Pavilionis; Dave Vincent; John Labriola; Gill Phelan; Sandy Price, President of Friends of the Citrus County Library System (FOCCLS); Terry Morriston; and Diane Campbell.

Commissioners responded to comments from the public, followed by Board discussion with County Administrator Charles R. Oliver regarding public records request.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a through i in its entirety.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

a. ITB 19-014 Amendment No 1; Tree Removal, Trimming & Stump Grinding Contract Services ;Paff Tree Service, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Paff Tree Service, LLC to provide tree removal, trimming and stump grinding contract services through March 25, 2025.

b. ITB 21-001 Amendment No. 1; Small County Outreach Program (SCOP) for County Road 491 from W. Grover Cleveland Blvd. to W. Ocala Street; Ranger Construction Industries, Inc.

Approve and Authorize the Chairman to execute the Amendment No. 1 to the Agreement between Citrus County, Florida and Ranger Construction Industries, Inc. to extend the term of the Agreement to June 30, 2022.

c. ITB 018-17 Amendment No. 4; Suncoast Parkway II Watermain Extension Project; Royal American Construction Company, Inc.

Approve and Authorize the Chairman to execute the Amendment No. 4 to the Agreement between Citrus County, Florida and Royal American Construction Company, Inc., to extend the Agreement to allow for the Contractor to achieve final completion by February 15, 2022.

d. ITB 21-063 Amendment No. 1; Sea Otter Path Sewer Addition; Constantine Constructors, LLC

Approve and Authorize the Chairman to execute the Amendment No. 1 to the Agreement between Citrus County, Florida and Constantine Constructors, Inc. to extend the final completion to April 4, 2022.

e. RFQ 21-003 Amendment No. 1; Elder Affairs and Older Americans In-Home Health Services; Errand Rides, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Errand Rides LLC to add Homemaker and Personal Care Services to their list of program services and modify the fee schedule to include the fees for these services.

f. RFQ 21-096 Continuing Contract for Professional Services for the Water, Wastewater & Reclaimed Water Utilities Systems

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Halff Associates, Inc. to provide continuing professional engineering services for water, wastewater and reclaimed water utility systems on an as needed basis.

g. RFQ 21-095 Continuing Contract for Professional Engineering Services

Approve and authorize the Chairman to execute Master Agreements between Citrus County, Florida and Professional Services Industries, Inc. to provide professional

engineering services on an as needed basis utilized by all County departments.

h. RFP 21-120; Emergency Debris Removal Monitoring Services; Landfall Strategies, LLC; Thompson Consulting Services, LLC; Tetra Tech, Inc.; Rostan Solutions, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Landfall Strategies, LLC., between Citrus County, Florida and Thompson Consulting Services, LLC, between Citrus County, Florida and Tetra Tech, Inc. and between Citrus County, Florida and Rostan Solutions, LLC to provide Emergency Debris Removal Monitoring Services on an as need basis.

i. LOI 21-041 Amendment No 1; Building Division Licensing Compliance Special Master Services; R.Colt Kirkland

Approve and Authorize the Chairman to execute Amendment No. 1 to Agreement between Citrus County, Florida, and R. Colt Kirkland to provide services to the County as the Building Division Licensing Compliance Special Master through February 22, 2023.

E.2. Budget Transfers

Approve budget transfers for Supervisor of Elections, Utilities, Housing Services (4), Solid Waste, American Rescue Plan, Homeland Security Program and Emergency Medical Services for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution amending/ adopting the Septic Upgrade Incentive Program, State Housing Initiative Partnership and Duke Energy Foundation grant budgets for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-008

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.4. Revision of AR: 8.07-8 - County Vehicle Policy

Accept and Authorize the revisions to AR: 8.07-8 - County Vehicle Policy.

Motion to approve item E4.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.5. W. Grover Cleveland to Peach Orchard Interconnect Project ITB #21-007

Approve the Contingency in the amount of $28,555.24 for ITB #21-007.

Motion to approve item E5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.6. Waste Disposal Account for Sheffield Structures, Inc.

Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Sheffield Structures, Inc., establishing a monthly charge agreement at the Citrus County Central Landfill for disposal fees up to $500.00.

Motion to approve item E6.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.7. Forest View & Stonebrook MHP Wastewater System Modifications Project Release of Retainage

Accept the completed Forest View & Stonebrook MHP Project and approve the release of retainage in the amount of $126,282.57 to Constantine Constructors, LLC.

Motion to approve item E7.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.8. Workforce Expansion Incentive Amendment

An amendment to an existing program created from CARES funds is being proposed that allows more flexibility for capital-intense and high wage-creating projects. Approval of the amendment would allow use of existing funds to support such high impact projects.

Second, request approval to cover travel costs up to $1,000 per attendee for site selectors attending the Juiced For Citrus event. Numerous communities who conduct similar events cover related expenses, and this will ensure competitiveness with project attraction. The reimbursement can come out of a recent grant for marketing and promotion purposes.

At the request of Second Vice Chair Holly Davis, County Administrator Charles R. Oliver provided clarification on the backup that stated up to $2,000 and it should be up to $4,000 in the abstract section on page 521.

Motion to approve item E8, with the notation that it's supposed to be up to $4,000.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.9. Library Services and Technology Act Grant

Approve and authorize the Chairman to execute the Library Services and Technology Act Grant Agreement between the State of Florida, Department of State and Citrus County, Florida for grant number 21-LSTA-B-01 in the amount of $9,455. No matching funds required.

Motion to approve item E9.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.10. Citrus County Transit 2022 Title VI Plan

Approve and authorize the chairman to adopt the Citrus County Transit 2022 Title VI Plan and execute the resolution included therein as Title VI Appendix D.

Motion to approve item E10.

Resolution Number 2022-009

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.11. Lease Termination Letter to Beverly Hills Volunteer Fire Company, Inc.

Approve and authorize the Chairman to sign the Lease Termination Letter for Beverly Hills Volunteer Fire Company, Inc.

Motion to approve item E11.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.12. SHIP Local Housing Assistance Plan 2022-2025

a. Adopt and authorize the Chairman to execute a resolution adopting the Citrus County 2022-2025 SHIP Local Housing Assistance Plan.

b. Approve and authorize the Chairman to execute the Certification to the Florida Housing Finance Corporation.

Motion to approve item E12a and b.

Resolution Number 2022-010

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.13. LifeStream Behavioral Center Inc. Lease Agreement

Approve and authorize the Chairman to execute the Lease Agreement between Citrus County, Florida, a political subdivision of the State of Florida and LifeStream Behavioral Center Inc. for the use of space in the Meadowcrest Building at the rate of $4,951.43 per month. This Lease Agreement begins on January 1, 2022 and continues on month-to-month basis.

Chairman Ronald E. Kitchen, Jr. announced that item E13 was modified so there is an a, b, and c.

Motion to approve item E13a, b, and c.

Resolution Number 2022-011

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.14. Notice Regarding Property from List of Land Available for Taxes.

a. Approve and Authorize the Chairman to execute notices regarding Leisure Acres Unit 4A Lot 3 Unrec. of Lot 119 - AK 2328738 - 4691 W Finch Ct., Lecanto; and Unit 6 of Homosassa PB 1 Pg 48 Lots 15 & 16 Blk - AK 3507061 - 7879 W. Fern Pl., Homosassa.

b. Authorize Staff to forward the document to the Citrus County, Florida, Clerk of the Circuit Court.

Motion to approve item E14a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.15. Removal of Landscaping SR700/US98 & Terminate Agmts w/FDOT and SMW Oak Village

a. Request the Board to direct staff to work with the Dept of Transportation to restore the SR700/US98 landscape median areas to the condition which existed prior to contemplation of the landscape improvements. The DOT will be responsible for removing the landscape materials and the County will be responsible for regrading the median areas and reinstalling Bahia sod. Pursuant to the SMW-HOA-County Agreement, Exhibit A, Paragraph 5, Scope of Services; the County may seek reimbursement of the restoration cost from the HOA.

b. Terminate the attached County agreements with the Department of Transportation and with the Sugarmill Woods Oak Village Association, Inc., upon completion of the restoration work.

c. Approve related budget transfer.

d. Provide direction on seeking reimbursement from the HOA.

Board discussion with County Administrator Charles R. Oliver and County Attorney Denise A. Dymond Lyn.

Motion to approve item E15a, b, c, and d.

Board discussion continued with Ms. Lyn.

Motion was amended to add: Provide direction to staff to go after Oak Village Association, Inc. of Sugarmill Woods at all costs to make them pay back the $36,000 and if it gets into litigation, then it goes into litigation.

The following citizens addressed the Board: Janet Barek, President of Citrus Springs Civic Association; and Glenn Gilbert.

Commissioners, Mr. Oliver, and Ms. Lyn responded to comments from the public.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ronald E. Kitchen Jr., Chair, District 2
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.16. ADA Accessible Beach Mat

a. Discuss and approve the plan to increase ADA accessibility at Fort Island Gulf Beach for an estimated cost of $13,653.51.

b. Identify funding source if approved.

Board discussion ensued.

Motion to approve item E16a and b, taken from the General Contingency Fund.

Citizens Mark Maksimowicz and Bruce Titus commented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.17. Accept Offer to Purchase Surplus Property - 6773 W. Norvell Bryant Hwy, Crystal River

a. Approve the Agreement for Sale and Purchase of Property with Northgate Note, LLC, a Florida Limited Liability Company, for remnant parcel 102/104, AK 3511531, 6773 W. Norvell Bryant Hwy., Crystal River, Florida and authorize the Chairman to execute.

b. Authorize staff to execute all other documents related to the closing of the property, except for recordable documents; approve and authorize payment of related closing costs associated with this property disposition.

c. Approve and Authorize Chairman to execute all other subsequent documents related to the closing and conveyance of remnant parcel 102/104, AK 3511531, 6773 W. Norvell Bryant Hwy, Crystal River, Florida.

d. Authorize the Clerk to place the acceptance stamp on subsequent documents upon receipt and record all documents in the Public Records of Citrus County, Florida.

Motion to approve item E17a, b, c, and d.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

E.18. ARP OAA 2022-2024 Contract and Resolution *- Item received after the agenda was published.*

a) Adopt and authorize the chairman to execute a resolution authorizing funding of the American Rescue Plan Older American's Act programs for the period effective January 1, 2022 through September 30, 2024.

b) Approve and authorize the chairman to sign all appropriate signature pages of the contract. No cash match is required.

Motion to approve item E18a and b.

Resolution Number 2022-012

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Larry Brock/GMA	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP for Communications firm to Assist County	Veronica Kampschroer/ Commissioner Davis			
3.	12/8/2020 RETREAT	Ft Island Trail Multi-Purpose Path update	Randall Olney	3/15/2022		Responses due 2/17/2022
4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	7/13/2021	File for increased water use permit and hold a Workshop on Irrigation options	Ken Cheek	2/2022	COMPLETE	Submitted 1/31/2022
6.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	Ongoing		
7.	10/26/2021	Establish Process and	Colleen Scott/	1/31/2022		

		criteria for Renting to Non-profits	Randy Oliver			
8.	11/10/2021	Draft criteria on waterfront setbacks & Storm Water Management	Mike Sherman/ Brian Kauffman	BOCC Consideration April 2022		Scheduled to go to the PDC 3/17/2022
9.	12/14/2021	Access to Fort Island Beach	Mariselle Rodriquez/ Francine Nobles	2/8/2022		On this Agenda
10.	1/5/2022	Set Workshops discussed in Retreat	Randy Oliver	1/18/2022	COMPLETED	On this Agenda
11.	1/18/2022	Authorization to advertise ordinance modifications for Ramp Fees	Mariselle Rodriguez	2/22/2022		

County Administrator Charles R. Oliver requested the deletion of items 5 and 10.

. **Motion to approve item F with the deletion of items 5 and 10.**

Prior to the vote: County Administrator Charles R. Oliver commented; and at the request of Second Vice Chair Holly Davis, County Administrator Charles R. Oliver and County Attorney Denise A. Dymond Lyn provided clarification regarding Citrus County Building Association (CCBA).

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. Establish Additional Workshop Dates

Approve workshop dates as outlined.

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion with Mr. Oliver.

Motion to approve item G1 with the addendum that we are going to scratch the Impact Fees public workshop on February 22, 2022.

At the request of Commissioner Jeff Kinnard, D.C., Mr. Olvier provided clarification on the website page regarding boat launch fees

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

G.2. Budget Hearings

Set the dates and times for the FY 2022/2023 Budget Presentation March 22, 2022, and Budget Hearings: Library Special District Preliminary Budget Hearing on Wednesday, July 27, 2022 at 8:30 a.m., Fire Protection Special District Preliminary Budget Hearing on Wednesday, July

27, 2022 at 8:45 a.m., Board of County Commissioners Preliminary Budget Hearing on Wednesday, July 27, 2022 at 9:00 a.m., Tentative Budget Hearing on Thursday, September 8, 2022 at 5:01 p.m., and the Final Budget Hearing on Tuesday, September 27, 2022 at 5:01 p.m. at the Citrus County Courthouse, 110 North Apopka Avenue, Room 100, Inverness.

County Administrator Charles R. Oliver provided the recommendation and responded to questions from the Board.

Consensus of the Board was given to staff to bring up the meeting earlier regarding providing budget directions to the constitutionals.

Motion to approve item G2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

G.3. Strategic Plan Agreement

a. Approve staff to pursue a formal agreement between FSU's FIOG and Citrus County.

b. Accept the Proposal to Facilitate a Strategic Planning Process.

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion.

Motion to approve item G3a and b.

Board discussion ensued.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

G.4. Approve Amendment to the Chamber Contract

Approve and Authorize the Chairman to execute the Amendment with the Citrus County Chamber of Commerce.

County Administrator Charles R. Oliver provided the recommendation.

Board discussion ensued with Mr. Oliver and Clerk of Circuit Court and Comptroller Angela Vick.

Motion to table item G4 until the next meeting.

Board discussion continued with Ms. Vick.

RESULT:	**TABLED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

. Continued - Item G4

Following the vote, Second Vice Chair Holly Davis commented.

Board discussion ensued.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 PM Presentation by FDOT Amanda Handley Levy district U.S. 19 Corridor

Presentation by Amanda Handley, Atkins Global w/ FDOT; US 19 from Red Level to NW 140th Street in Chiefland.

Brian Brooker, Project Manager with Florida Department of Transportation District 2 provided the presentation and responded to questions from the Board.

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Announce Vacancies for Code Review & Appeals Board

a. Announce expiration of terms and the taking of applications for three (3) Code Review & Appeals Board (CRAB) regular member positions and one (1) alternate member position. The terms of these positions are four years starting on February 1, 2022 and expiring on January 31, 2026.

b. Announce a vacant regular member position available on the Code Review & Appeals Board (CRAB) and the taking of applications for this position which expires on January 31, 2025.

County Administrator Charles R. Oliver provided the announcements.

I.2. Announce Terms of Expiration - Citrus County Special Library District Advisory Board

Announce the expiration of terms and taking of applications for five regular member positions on the Citrus County Special Library District Advisory Board. These terms expire on January 31, 2022. The new terms will be for two years and expire on January 31, 2024. Applications for these positions are available online at the County's website.

County Administrator Charles R. Oliver and County Attorney Denise A. Dymond Lyn provided the recommendation, followed by Board discussion with Ms. Lyn and Mr. Oliver.

Consensus of the Board was to schedule a meeting on March 8, 2022 for a time certain regarding changing the appointment process for the Special Library District Advisory Board.

I.3. Veterans Service Advisory Board

Reappoint two individuals to fill regular member seats on the Veterans Service Advisory Board for a two year term that will expire January 31, 2024.

Motion to reappoint "Bud" Osborn and Arlena Newson to fill the regular member seats on the Veterans Service Advisory Board.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

I.4. Nominate and Appoint Members to the Aviation Advisory Board

A. Nominate and appoint one (1) regular member for District 1 of the Citrus County Aviation Advisory Board for a two-year term, which begins February 1, 2022, and ends January 31, 2024.

- Carl Douglas Flanagan
- DF Heuchan
- Michael B. Laschum
- Patrick Crippen
- Paul Duck
- Philip Mattison

B. Nominate and appoint one (1) regular member for District 4 of the Citrus County Aviation Advisory Board for a two-year term, which begins February 1, 2022, and ends January 31, 2024.

- George McDonald wishes to be reappointed
- Hugh Emmons
- Jeff Rogers
- Maurice Rivenbark
- Mike Bays

C. Nominate and appoint one (1) regular member for District 5 of the Citrus County Aviation Advisory Board for a two-year term, which begins February 1, 2022, and ends January 31, 2024.

- Jim Booth wishes to be reappointed
- George Martin
- Merrill King

- Russell Hackett

D. Nominate and appoint one (1) member at large position for the Aviation Advisory Board for a two (2) year term which began February 1, 2021, and ends January 31, 2023.

- All applicants are eligible for this position, including the six (6) additional applicants listed below
- Mr. Davis Lewis (District 2)
- Mr. Mark Beauchamp (District 2)
- Mr. Charles Carr (District 3)
- Mr. Michael Whetstone (District 3)
- Mr. Dannie Hilliard (District 3)
- Mr. David Schraml (District 3)

Motion to nominate and appoint Carl Flanagan as a regular member for District 1 on the Citrus County Aviation Advisory Board.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

. **Continued - Item I4**

. **Motion to nominate and reappoint George McDonald as a regular member for District 4 on the Citrus County Aviation Advisory Board.**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

. **Motion to nominate and reappoint Jim Booth as a regular member for District 5 on the Citrus County Aviation Advisory Board.**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

. **Motion to nominate and appoint Charles Carr from District 3 for the member at large on the Aviation Advisory Board.**

Prior to the vote, Board discussion ensued.

RESULT:	**ADOPTED [3 TO 1]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ronald E. Kitchen Jr., Chair, District 2
AYES:	Kitchen Jr., Kinnard D.C., Carnahan
NAYS:	Davis
ABSENT:	Schlabach

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Scott Carnahan provided a brief summary from the Spring Steering Committee meeting and announced his reappointment to the Gulf Coast Consortium Executive Committee.

Commissioner Jeff Kinnard, D.C. announced the Keep Citrus County Beautiful meeting that is scheduled for Monday, shared information from the Hernando/Citrus Metropolitan Planning Organization (MPO) Board meeting, and announced the appointment of First Vice Chair Ruthie Schlabach as the Vice Chair on the MPO Board.

Second Vice Chair Holly Davis gave an overview from the Legislative Days, National Association of Counties Community Economic and Workforce Development Committee, Citrus County Community Charitable Foundation (CCCCF), and Early Learning Coalition Board meetings. Commissioner Davis announced the attendance of the Aviation Advisory Board on Monday.

Chairman Ronald E. Kitchen, Jr. announced the Tampa Bay Regional Planning Council (TBRPC) meeting that is scheduled for Monday, and provided an update from the Property Owners Association at Sugarmill and the Citrus County Community Editorial Board meetings.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

No items.

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

Commissioner Jeff Kinnard, D.C. discussed the Florida Turnpike Connector and provided recommendations, followed by Board discussion regarding scheduling a public workshop.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

Second Vice Chair Holly Davis commented regarding the Advisory Boards verbiage.

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

O.1. Discuss Recruitment Process for County Administrator

Identify Process and Schedule to Select County Administrator

Chairman Ronald E. Kitchen, Jr. provided the recommendations, followed by Board discussion.

Consensus of the Board to staff was to place this back on the next agenda when all Commissioners are in attendance.

. Following item O1

Chairman Ronald E. Kitchen, Jr. discussed Pine Ridge for horse crossing, followed by Board discussion with County Administrator Charles R. Oliver.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: John Labriola; and Janet Barek.

Commissioners responded to comments from the public.

R. UPCOMING MEETINGS

1. Regular Meeting**, February 22, 2022, at 1:00PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **March 8, 2022, at 1:00PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **March 22, 2022, at 1:00PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. *Workshop*: Impact Fees Tuesday **February 22, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. *Workshop*: Attainable Housing Tuesday **March 8, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. *Workshop*: Infrastructure & Growth Tuesday **March 22, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

4. *Workshop*: Communications Tuesday **April 12, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. *Workshop*: Residential Road Resurfacing Tuesday **April 26, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

6. *Workshop:* Airports & Infrastructure Tuesday **May 10, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. 5:01 P.M. PUBLIC HEARINGS

T.1. 5:01 PUD 20-08 Invictus Development, LLC

a. Conduct a public hearing on February 8, 2022, at 5:01 pm to review and discuss PUD 20-08 Invictus Development, LLC

b. If approved, adopt and authorize the Chairman to execute the ordinance for PUD 20-08 Invictus Development, LLC and direct the Clerk to execute the ordinance.

Chairman Ronald E. Kitchen, Jr. explained the public hearing procedures.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications for items T1, T2, and T3.

Motion to accept the back up material into evidence for items T1, T2, and T3.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

. **Continued - Item T1**

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

Rick Cavalieri, with Invictus Development and Jane Caldera, Professional Traffic Engineer provided the applicant information.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

. **Based on confident evidence that has been put forth, motion to approve ordinance PUD-20-08 with the 11 conditions.**

Ordinance Number 2022-A06

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

T.2. 5:05 pm CPA/AA/PUD 21-17 Dr. Michael Wilburn for Patrick Kidder

a. Conduct a public hearing on February 8, 2022, at 5:05 pm to review and discuss CPA/AA/PUD 21-17, Dr. Michael Wilburn for Patrick Kidder

b. If approved, adopt and authorize the Chairman to execute the ordinances for CPA/AA/PUD 21-17, Dr. Michael Wilburn for Patrick Kidder, and direct the Clerk to execute the ordinances.

County Attorney Denise A. Dymond Lyn read the proposed ordinance titles into the record.

Dr. Michael Wilburn representing Patrick Kidder provided the applicant information.

Land Development Planner Miranda Anaya provided the staff presentation.

There were no public comments.

Motion, based on confident and substantial evidence, to authorize the Chairman to execute the ordinances for CPA/AA/PUD-21-17 Dr. Michael Wilburn for Patrick Kidder and to direct the Clerk to execute the ordinances.

Clerk's Note: Motion and vote accepting back up material into evidence and ex parte communications were processed under item T1.

Ordinance Numbers 2022-A07 and 2022-A08

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

T.3. 5:10 pm AA-21-05 Jackie Terry for Robert Earl Terry and William A. Funtig

a. Conduct a public hearing on February 8, 2022, at 5:10 pm to review and discuss AA-21-05, Jackie Terry for Robert Earl Terry and William A. Funtig

b. If approved, adopt and authorize the Chairman to execute the ordinance for AA-21-05, Jackie Terry for Robert Earl Terry and William A. Funtig, and direct the Clerk to execute the ordinance.

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

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

There were no public comments.

Motion to approve, based on confident and substantial evidence, ordinance for AA-21-05.

Clerk's Note: Motion and vote accepting back up material into evidence and ex parte communications were processed under item T1.

Ordinance Number 2022-A09

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
ABSENT:	Schlabach

U. ADJOURN

The meeting was adjourned at 5:26 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● FEBRUARY 22, 2022

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

February 22, 2022 Citrus County Courthouse
The meeting was called to order at 1:00 PM
Chairman Ronald E. Kitchen, Jr. announced that Commissioner Jeff Kinnard, D.C. would lead the invocation and Chris Gregoriou, who served in the U.S. Marine Corp, would lead the Pledge of Allegiance.

1. ***Invocation***
2. ***Pledge of Allegiance***
3. ***Roll Call***

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Charley	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr. requested the addition of item C4 and to pull item E11.

. Motion to approve the agenda with the addition of item C4 and removing item E11.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

B. CONSENT

Motion to approve the Consent Agenda in its entirety.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Minutes

B.1. Board of County Commissioners - Community Elected Leadership Summit - Jan 28, 2022 9:00 AM

Administration

B.2. Deletion of Surplus Property

Approve deletion of the following items from the inventory of Clerk of Courts and the removal of same items from the county's capital asset listing. Asset# 16117 - Spacesaver High Density File Asset# 17103 - Hi Density Mobile Storage

Attorneys Office

No items.

Clerk

B.3. Citrus County Mosquito Control District Board Meeting Dates

Acknowledge receipt of board meeting dates received from Citrus County Mosquito Control District.

B.4. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

B.5. Deletion of Asset

Approve deletion of Asset #53557 from the inventory of the Department of Fire Rescue, execution of title for salvage as needed, and the removal of same item from the county's capital asset listing. The County employee was not at fault and we are dealing with the at-fault party's insurance carrier for subrogation.

Planning and Development

No items.

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

Set Public Hearings Workshops

B.6. Set A Public Hearing for Boat Launch Fees Ordinance

Set a Public Hearing on March 8, 2022 at 1:35 p.m. on an ordinance of Citrus County, Florida amending Section 106-47, Article III, Chapter 106, titled "Definitions"; to amend Section 106-48, Article III, Chapter 106, titled "Imposition of Launch Fees"; providing for severability; providing for inclusion into the code; providing for modification that may arise from consideration at public hearing; and providing for an effective date.

B.7. Set a Public Hearing for Section 5307 American Rescue Plan Act Funding

Approve and authorize the setting of a public hearing for March 8, 2022 at 1:45 to obtain public input regarding the Program of Projects for Citrus County Transit.

B.8. Set a Public Hearing on an Ordinance Pertaining to Manatee Protection Zones

Set a Public Hearing on March 8, 2022 at 1:50 p.m. on an ordinance of Citrus County, Florida, relating to boating regulatory zones for the protection of manatees; establishing manatee protection zones in places within the County known to be inhabited by manatees on a regular basis; creating Chapter 64, Article I entitled, "Manatee Protection Zones"; providing for severability; providing for modifications that may arise from consideration at public hearing; providing for scrivener's errors; providing for codification; and providing for an effective date.

B.9. Set a Workshop to discuss the Northern Connector

Set a Workshop on May 24, 2022, at 9:00AM to discuss the Northern Connector.

B.10. Set Special Meeting Time Certain for Citrus County Special Library District Governing Board

a. Set a Special Meeting for the Citrus County Special Library District Governing Board on March 8, 2022, for a Time Certain at 1:15pm.

b. Set a Special Meeting for the Citrus County Special Library District Governing Board on March 22, 2022, for a Time Certain at 1:15pm.

c. Set a Special Meeting for the Citrus County Special Library District Governing Board on April 26,2022, for a Time Certain at 1:15pm.

C. PROCLAMATIONS

Motion to accept items C1 through C4 as the Proclamations.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

1. Certificate of Appreciation - Mark Hammer

Approve and authorize the Board to present a Certificate of Appreciation to Mark Hammer for his service on the Historical Resources Advisory Board.

2. Proclamation Newspaper in Education Week

Approve and authorize the Board to proclaim Newspaper in Education Week March 7-11, 2022.

3. Proclamation- World Hearing Day

Approve and authorize the Board to proclaim March 3, 2022, as World Hearing Day in Citrus County, Florida.

4. Proclamation 60th Anniversary of the Tampa Bay Regional Planning Council *- Item received after the agenda was published.*

Approve and authorize the Board to recognize the 60th Anniversary of the Tampa Bay Regional Planning Council and their significant and excellent contributions for six decades to the quality of life for the citizens of the Tampa Bay region.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: William Grant, on behalf of the Citrus County Hospital Board; Regina Ballard; Rosemary Nilles, on behalf of the League of Women Voters of Citrus County; Tracy Edgmon; Kathy Gates; Ellen Fondren; Billy Cayce; Donna Schmed, representing Hardin Haven; Margaret Mardis; Mary Seader; Diane Campbell; Molly Coletti; Steve Coletti; Les Lovejoy; Bill Worden; Dee Worden; Charles Wesner; Rev. Edward Padgett; Lois O'Halloran; William Sumner; Jerry Kelley; Stephen and Rebecca Myers; Sue Anastasiou; Kathleen Thibos; Marianne Parker; Vickie Robinson; Lee Tripp; John Wilder; Sabrina Watson, on behalf of Citrus County Airboat Association; Laurie Pettengill; Tim Reasbeck; John Labriola; Antonia Orabona; Bonnie Wilder; Patricia Uzar; Janet Barek, representing Citrus Springs Civic Association; Ziggy Beutel; Bret Touchton; Jack Wetmore; Staci Zoppetti; Shannon McInerney; Tina Wojciechowski, representing the Pine Ridge Equestrian Association; Kathy Miller; Gail Pridgen, President of the Pine Ridge Equestrian Association; and Vicki Anderson.

Commissioners responded to comments from the public.

County Administrator Charles R. Oliver and County Attorney Denise A. Dymond Lyn responded to questions from the Board, followed by Board discussion.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a through e.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

a. ITB 19-033 Amendments; Mowing & Trimming of Median-Curbed Roadways with Litter Pickup Contract Services; Gamco Properties III, Inc., and Bunch Lawn Care, LLC

a. Approve and Authorize the Chairman to execute the Amendment No. 3 to the Agreement between Citrus County, Florida and Bunch Lawn Care, LLC to provide mowing and litter pick-up of curbed roadways and medians throughout the County.

b. Approve and Authorize the Chairman to execute the Amendment No. 2 to the Agreement between Citrus County, Florida and GAMCO Properties III, Inc. to provide mowing and litter pick-up of curbed roadways and medians throughout the County.

b. ITB 19-030 Amendment No. 1; Well Pump/Motor Repair; Citrus Well Drilling, LLC

Approve and Authorize the Chairman to execute the Amendment No. 1 to the Agreement between Citrus County, Florida and Citrus Well Drilling, LLC. to provide well pump/motor repairs for the County.

c. RFQ 19-065 Work Authorization; Solid Waste Management Continuing Contract for Professional Services; Jones Edmunds & Associates, Inc.

Approve and Authorize the Chairman to execute a Work Authorization for Jones, Edmunds & Associates, Inc. to assist County with compliance monitoring, well installation and sampling.

d. BW 22-049 Emergency Repair- Centrisys Alfa Laval G2-40 Centrifuge at Meadowcrest WWTF; Environmental Equipment Services (EES)

a. Approve and authorize a bid waiver for the repair of the Centrifuge at the Meadowcrest Wastewater Treatment Facility.

b. Approve and authorize staff to issue a Purchase Order for work to be performed for the services as stated in the attached quote between Citrus County, Florida, and Environmental Equipment Services.

e. PB 21-123 Motorola Change Order-Upgrading System Platform; Motorola Solutions, Inc.

Approve and Authorize the Chairman to execute the Change Order between Citrus County, Florida and Motorola Solutions, Inc to upgrade the Astro 25 system Platform to include CirrusCentral Management in accordance with the SUA at no additional cost to County.

E.2. Budget Transfers

Approve budget transfers for Aviation, Housing Services and Visitors & Convention Bureau (4) for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution adopting/ amending the HAVA Elections Security, State Housing Initiative Partnership, Aquatic Plant Control, Emergency Medical Services grant budgets, Fire Rescue budget, Older American's Act Title III B, Older American's Act Title III C-1, Older American's Act Title III C-2, Older American's Act Title III E, Emergency Home Energy Assistance for the Elderly Program grant budgets and the General Fund budget for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-013

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.4. Adminstrative Regulation 9.06-4 Emergency Purchases

Approve and adopt Administrative Regulation 9.06-4 Emergency Purchases.

Motion to approve item E4.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.5. DOC Work Squad - New Contract # W1256

Approve and authorize the Chairman to execute the new Contract #W1256 between Citrus County, Florida, a political subdivision of the State of Florida and the Florida Department of Corrections to provide inmate labor from April 2, 2022 to April 1, 2023 in the amount of $57,647.00.

Motion to approve item E5.

At the request of Chairman Ronald E. Kitchen, Jr., County Administrator Charles R. Oliver provided clarification.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.6. Inverness Airport Business-Industrial Park Presentation

Authorize staff to proceed with the bidding for construction of the infrastructure of the Inverness Airport Business-Industrial Park.

Engineering Director Brian Kauffman and Mohsen Mohammadi with American Infrastructure Development (AID) provided the presentation and responded to questions from the Board.

Motion to approve item E6.

Josh Wooten, President and CEO of the Chamber of Commerce addressed the Board.

Mr. Mohammadi and Mr. Kauffman responded to questions from the Board, followed by Board discussion with County Administrator Charles R. Oliver.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.7. Certificate of Public Convenience and Necessity (COPCN) for MedFleet LLC

Approve and authorize the Chairman to execute a Certificate of Public Convenience and Necessity for MedFleet LLC to provide basic and advanced life support non-emergency transport services in Citrus County. Certification will expire March 1, 2027.

Motion to approve item E7.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.8. Road ROW Plat for the CR491 Widening Project Phase I

Approve and authorize the Chairman to execute the Road Right of Way Plat for the County Road 491 Widening Project Phase I and direct the Clerk of Court to record the plat in the road right-of-way plats of Citrus County, Florida.

Motion to approve item E8.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.9. DLIS Florida American Rescue Plan Act Grant

Approve and authorize the Chairman to execute the DLIS Florida American Rescue Plan Act Grant Agreement between the State of Florida, Department of State and Citrus County, Florida for grant number 21-ARPA-03 in the amount of $27,369. No matching funds required.

Motion to approve item E9.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.10. Homosassa River Restoration Project Funding Agreement

a. Approve the request and authorize the Chair's signature on the agreement with the Homosassa River Restoration Project.

b. Approve related budget transfer.

Motion to approve item E10a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.11. CoreCivic and the Government of the Virgin Islands *- This item was pulled during the meeting.*

Approve and authorize the Chairman to sign the contract between the Government of the Virgin Islands (USVI), CoreCivic of Tennessee, LLC, and Citrus County, Florida to house inmates.

E.12. DEO Grant Application for Inverness Airport Hangar

a. Approve and authorize the Chairman to execute the Department of Economic Opportunity (DEO) Grant Application.

b. Authorize Chairman to execute Department of Economic Opportunity (DEO) Grant Agreement when received.

Motion to approve item E12a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.13. Approve Amendment to the Chamber Contract

Approve and Authorize the Chairman to execute the Amendment with the Citrus County Chamber of Commerce.

Motion to approve item E13.

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Schlabach, Davis, Kinnard D.C., Carnahan
NAYS:	Kitchen Jr.

E.14. Pine Ridge Equestrian Assoc Meeting

Concur with approach and receive and file the information.

Motion to approve item E14.

At the request of Second Vice Chairman Holly Davis, County Administrator Charles R. Oliver provided clarification regarding signage.

Board discussion ensued with County Administrator Charles R. Oliver.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Larry Brock/GMA	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP for Communications firm to Assist County	Veronica Kampschroer/ Commissioner Davis			
3.	12/8/2020 RETREAT	Ft Island Trail Multi-Purpose Path update	Brian Kauffman	3/15/2022		Responses due 2/17/2022
4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	Ongoing		
6.	10/26/2021	Establish Process and criteria for Renting to Non-profits	Colleen Scott/ Randy Oliver	1/31/2022		
7.	11/10/2021	Draft criteria on waterfront setbacks & Storm Water Management	Mike Sherman/ Brian Kauffman	BOCC Consideration April 2022		Scheduled to go to the PDC 3/17/2022
8.	12/14/2021	Access to Fort Island Beach	Mariselle Rodriquez/ Francine Nobles	2/8/2022	COMPLETED	
9.	1/18/2022	Authorization to advertise ordinance modifications for Ramp Fees	Mariselle Rodriguez	2/22/2022		On this Agenda
10.	2/8/2022	Agenda Item on budget parameters for Constitutional Officers	Randy Oliver/ Colleen Scott	2/22/2022		On this Agenda
11.	2/8/2022	Schedule Workshop on Northern Connector	Randy Oliver/ Denise Gallagher	2/22/2022		On this Agenda
12.	2/8/2022	Schedule Special Meeting for Library Advisory Board	Randy Oliver/ Denise Gallagher	2/22/2022		On this Agenda

County Administrator Charles R. Oliver requested the deletion of item 8.

. **Motion to approve item F with the deletion of item 8 and the addition of a monthly review of the Core Civic Contract.**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. Budget Guidelines for FY 2022-23

Provide direction on the methodology and guidelines for the fiscal year 2022-23 budget.

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion with Mr. Oliver.

Motion to move forward with the budget parameters provided for Fiscal Year 2022-23.

Prior to the vote, Board discussion continued.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G.2. Request for change of BOCC meeting date and add an Additional meeting

Direction on changing the BOCC meeting on November 15, 2022, to Monday November 7, 2022, to accommodate a conflict in a Commissioners schedule and add an Additional meeting on November 22, 2022, for the swearing in of the New Commissioners and Reorganization of the Board

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G.3. Baker/Marchman Act Facility

Provide direction on $2 million in funding for a Mental Health In Patient Facility in Citrus County and reducing ARPA sewer project.

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion with Mr. Oliver and County Attorney Denise A. Dymond Lyn.

Motion to provide direction for administration to set the $2 million aside while staff continues to discuss the agreement reducing the ARPA sewer project.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 2:00 P.M. Public Hearing: Conveyance of Escheated Properties to the City of Inverness, FL

a. Approve the declaration of **Lot 26 & 27** Block 10 Inverness Acres Unit 2 AKA Inverness Village Unit 2; **Lot 21 & 22** Block 13 Inverness Acres Unit 2 AKA Inverness Village Unit 2; **Lot 9 & 10** Block 20 Inverness Village Unit 3; **S 82 ft** of W 70 ft E 150 ft N 290 ft of SW ¼ NE ¼ of NW ¼ Desc in OR Bk 668 Pg 404 & OR Bk 758 Pg 27 & OR Bk 1111 Pg 1447; **Lot 13 & 14** Block 15 Inverness Village Unit 2; as surplus and authorize Land Section to proceed with the conveyance of said properties to the City of Inverness in which the lands are located pursuant to Florida Statute, Section §197.592 (3).

b. Approve and authorize the Chairman to execute a Resolution of the Board conveying five (5) escheated properties not needed for public purposes.

c. Authorize the Chairman to execute a statutory County Deed from Citrus County, Florida, a political subdivision of the State of Florida to the City of Inverness, Florida, a municipal corporation of the State of Florida.

d. Authorize the Clerk to record the Resolution and County Deeds in the Public Records of Citrus County, Florida.

County Attorney Denise A. Dymond Lyn responded to questions from the Board and County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item H1a through b.

Board discussion ensued.

Motion was amended to approve item H1a through d.

Resolution Number 2022-014

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.2. 2:05 PM Public Hearing for DEP's Land & Recreation Grant

a. Conduct a public hearing for consideration of the Dept. of Environmental Protection-Recreation Trials Program grant projects.

b. Approve and authorize the Chairman or 1st Vice Chairman, respectively, to sign the Resolution authorizing the submittal of an application for $500,000 in the Florida Department of Environmental Protection FY2022-2023 Recreational Trails Program grant funding, the related contract for $500,000 in grant funding and any amendments thereto, after review by the County Attorney.

c. Authorize Grant Signature Authority to the County Administrator to sign the grant required Proof of Match letter.

County Administrator Charles R. Oliver provided the recommendation.

There were no public comments.

Motion to approve item H2a through c.

Resolution Number 2022-015

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Historical Resources Advisory Board Nominate / Appoint

Nominate and appoint one of the applicants to the Historic Resources Advisory Board for a two year term as a Member-at-Large that ends January 31, 2024.

Nominate and appoint Paul Grannan to the Historic Resources Advisory Board.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Jeff Kinnard, D.C. provided information from a new District 5 Board meeting.

Second Vice Chair Holly Davis discussed the Tourist Development Council (TDC), Medical Examiner Board, and Aviation Advisory Board meetings.

Chairman Ronald E. Kitchen, Jr. gave an overview from the Tampa Bay Regional Planning Council meeting.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

K.1. Discussion and vote on the purchase of the Gospel Island Fire a/k/a East Cove Fire Station by The New Church Without Walls International or the Metropolitan Foundation. *- Item postponed for future meeting*

Discussion and vote on the purchase of the Gospel Island Fire/East Cove Fire Station by The New Church Without Walls International or the Metropolitan Foundation.

At the request of Commissioner Scott Carnahan, County Administrator Charles R. Oliver provided an update.

Commissioner Carnahan requested to table this item.

There was no action taken on this item.

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

Commissioner Jeff KInnard, D.C. discussed serving as the alternate on the Canvassing Committee, followed by Board discussion.

Consensus of the Board was to direct staff to place on the next agenda to officially vote to change the Canvassing Committee assignment.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

M.1. Selection of Community Stakeholders for Strategic Planning Working Group Event

Approve the suggested list of participating groups **or** provide direction as appropriate.

Second Vice Chairman Holly Davis provided the recommendation, followed by Board discussion regarding Citrus County Builders Association.

Motion to approve the suggested list of the strategic planning working group selection contained in item M1 with the understanding that Citrus County Builders Association (CCBA) and all of those key stakeholder groups need to be represented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No Items.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

O.1. Discuss Recruitment Process for County Administrator

Identify Process and Schedule to Select County Administrator

Chairman Ronald E. Kitchen, Jr. provided the recommendation.

Motion to start the bid process to hire a head hunter for the recruitment of County Administrator.

Josh Wooten, President and CEO of the Chamber of Commerce commented.

Board discussion was held with County Administrator Charles R. Oliver and County Attorney Denise A. Dymond Lyn.

Motion was amended to change the wording "bid" to "request for proposal".

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

P.1. Attorney/Client Session - Dallise Jewett and Robert Jewett v. Citrus County, Florida

Approval to set an Attorney/Client Session on March 8, 2022 at 8:30 AM in the matter styled Dallise Jewett and Robert Jewett v. Citrus County, Florida, Case No: 2018-CA-222.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Motion to approve to set the Attorney/Client Session on March 8, 2022 at 8:30 AM.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Q. OPEN TO THE PUBLIC

There were no public comments.

R. UPCOMING MEETINGS

1. Regular Meeting**, March 8, 2022, at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting: **March 22, 2022**, **at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting: **April 12, 2022, at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. *Workshop*: Attainable Housing **Tuesday March 8, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. *Workshop*: Infrastructure & Growth **Tuesday March 22, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. *Workshop*: Communications **Tuesday April 12, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
4. *Workshop*: Residential Road Resurfacing **Tuesday April 26, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
5. *Workshop:* Airports & Infrastructure **Tuesday May 10, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

6. *Workshop*: Debt Reduction to Capitol **Tuesday May 24, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
7. *Workshop*: Long-Term Landfill Planning **Tuesday June 14, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
8. *Workshop*: Resiliency **Monday June 27, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
9. *Workshop*: Use of Boat Launch Funds **Tuesday July 12, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
10. *Workshop*: Succession Planning **Tuesday July 26, 2022, at 9:00AM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

. **Continued - Item S**

Second Vice Chair Holly Davis requested to change the time of the March 22, 2022 Workshop, followed by Board discussion.

. **Motion to change the time from 9:00 AM for the workshop on March 22, 2022 to 8:30 AM.**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T. 5:01 P.M. PUBLIC HEARINGS

Chairman Ronald E. Kitchen, Jr. provided an explanation of the public hearing process.

T.1. 5:05 CPA/AA-21-03 – Clark A. Stillwell for Grow-Land, LLC

a. Conduct a public hearing on February 22, 2022 at 5:05 p.m. to review and discuss CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC.

b. If approved, adopt and authorize the Chairman to execute the ordinances for CPA/AA-21-03 - Clark A. Stillwell for Grow-Land, LLC and direct the Clerk to execute the ordinances.

Motion to adopt the evidence for items T1, T2, T3, and T4 into the record.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. **Continued - Item T1**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Attorney Clark Stillwell provided the applicant presentation.

Land Development Principal Planner Joe Hochadel provided the staff presentation and responded to questions from the Board.

Citizens Jackie Dillersberger, Andy Dillersberger, Christine Lafferty, and Jack Lafferty commented.

Mr. Stillwell responded to public comments and responded to questions from the Board, followed by Board discussion.

. **Motion to approve, adopt, and authorize the Chairman to execute the ordinances for CPA/AA-21-03 Clark A. Stillwell for Grow-Land, LLC and direct the Clerk to execute the ordinances.**

Prior to the vote, Board discussion ensued.

RESULT:	**DEFEATED [2 TO 3]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kinnard D.C., Carnahan
NAYS:	Kitchen Jr., Schlabach, Davis

T.2. 5:10 CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills LLC

a. Conduct a public hearing on February 22, 2022 at 5:10 p.m. to review and discuss CPA/AA/PUD-21-16, Clark A. Stillwell for Affordable Secure Storage Citrus Hills LLC

b. If approved, adopt and authorize the Chairman to execute the ordinances for CPA/AA/PUD-21-16, Clark A. Stillwell for Affordable Secure Storage Citrus Hills LLC and direct the Clerk to execute the ordinances.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Attorney Clark Stillwell provided the applicant presentation and responded to questions from the Board.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

Board discussion ensued.

Motion to approve, adopt, and authorize the Chairman to execute the ordinances for CPA/AA/PUD-21-16 Clark A. Stillwell for Affordable Secure Storage Citrus Hills LLC and direct the Clerk to execute the ordinances.

Ordinance Numbers 2022-A10 and 2022-A11

Clerk's Note: Second Vice Chair Holly Davis left the meeting following this item.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.3. 5:15 AA-22 01 John Kujan

a. Conduct a public hearing on February 22, 2022 at 5:15 p.m. to review and discuss AA-22 01, John Kujan

b. If approved, adopt, and authorize the Chairman to execute the ordinance for AA-22-01, John Kujan and direct the Clerk to execute the ordinance.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

John Kujan provided the applicant information and responded to questions from the Board.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

There were no public comments.

Motion to approve, adopt, and authorize the Chairman to execute the ordinance for AA-22-01 , John Kujan and direct the Clerk to execute the ordinance.

Ordinance Number 2022-A12

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Kinnard D.C., Carnahan
ABSENT:	Davis

T.4. 5:20 CPA/AA/PUD-22-02 Law Office of Clark A. Stillwell for Camp N Water Campground Association Inc.

a. Conduct a public hearing on February 22, 2022 at 5:20 p.m. to review and discuss CPA/AA/PUD-22-02, Law Office of Clark A. Stillwell for Camp N Water Campground Association Inc.

b. If approved, adopt and authorize the Chairman to sign the ordinances for CPA/AA/PUD-22-02, Law Office of Clark A. Stillwell for Camp N Water Campground Association Inc. and direct the Clerk to execute the ordinances.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Attorney Clark Stillwell provided the applicant information and responded to questions from the Board.

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

Citizens Robert Frank and Jay Parr commented.

Based on confident and substantial evidence, motion to approve, adopt, and authorize the Chairman to execute the ordinances for CPA/AA/PUD-22-02 Law Office of Clark A. Stillwell for Camp N Water Campground Association Inc. and direct the Clerk to execute the ordinances.

Ordinance Numbers 2022-A13 and 2022-A14

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Kinnard D.C., Carnahan
ABSENT:	Davis

U. 5:30 P.M. OPEN TO THE PUBLIC

U.1. 5:30PM Open to the Public

5:30 PM "Open to the Public" portion

The following individuals addressed the Board on various issues: Bonita Lawrence; Karen Esty; Theresa Waldron; Dr. Paul Reinhardt, M.D., Candidate for the State House District 34; Sabrina Watson, on behalf of Citrus County Airboat Association; Dan HIlliard; Sally McDavid, President of the Florida Forever Back Country Horsemen; Barbara Ocasio; John Bob Carlos, on behalf of Everglades Gallery; Danialle Coates; Frances Wenhold; Leslie Shaw; Dr. Burt Eno; Darden Rice; Maxine Connor, on behalf of League of Women Voters; Deevon Quirolo, on behalf of the Sierra Club Adventure Coast Group for the Citrus, Hernando, and Upper Pasco territories as the Conservation Chair and President of the Nature Coast Conservation, Inc.; Eugene Kelly, on behalf of the Florida Native Plant Society as the Chair of the Policy and Legislation Committee; Kathleen Imhoff; Leslie Barras; Anne Brooks; Kate Suchanec; Art Jones, Founder and President of One Rake at a Time; George Reinhardt; Jazmon Lovenguth; Michael McGrath, representing Sierra Club of Florida; Elonza Hendred; Candice Mulligan; Dan Slingerland; John Wade; Gina Howe; Brad Rimbey, Vice President of the Florida Springs Council, Vice President of the Homosassa River Alliance, and Vice President of the Withlacoochee Aquatic Restoration; Don Clark; and Jeanette Bare.

Commissioners responded to comments from the public.

V. ADJOURN

The meeting was adjourned at 8:30 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● MARCH 8, 2022

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

March 08, 2022 Citrus County Courthouse
The meeting was called to order at 1:00 PM

1. Invocation

Commissioner Jeff Kinnard, D.C. led the Invocation.

2. Pledge of Allegiance

Second Vice Chairman Holly Davis introduced U.S. Air Force Veteran Bud Osborne, who would lead the Pledge of Allegiance.

3. Roll Call

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Novinger	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr. requested no changes.

. Motion to approve the agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Following item A4

Chairman Ronald E. Kitchen, Jr. provided an announcement.

B. CONSENT

Motion to approve the Consent Agenda, items B1 through B11.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Minutes

B.1. Board of County Commissioners - Special Meeting - Feb 8, 2022 9:00 AM

B.2. Board of County Commissioners - Public Workshop - Feb 8, 2022 10:00 AM

B.3. Board of County Commissioners - Regular Meeting - Feb 8, 2022 1:00 PM

Administration

No items.

Attorneys Office

No items.

Clerk

B.4. Clerk Records Disposition #1878

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1878 for the disposal of records that have met their assigned retention periods

Community Services

No items.

Fire Services

B.5. Donation of Surplus Property Asset #53664

Approve donation of the following item from the inventory of fire rescue to The New Church without Walls of Inverness Florida Inc. and the removal of same items from the county's capital asset listing. Asset #53664 - Zoll AED Plus Defibrillator

Human Resources

No items.

Management and Budget

No items.

Planning and Development

B.6. PLT-22-01 ROLLIN W SUBDIVISION

a. Review and approve application PLT-22-01, Rollin W Subdivision.

b. If approved, direct the Chair to sign the Plat and the Clerk to record the plat in the public records of Citrus County, Florida.

Public Works

B.7. Acknowledgement of Airport Hangar Lease Agreement(s)

Staff requests that the Board of County Commissioners acknowledge the attached, executed T-Hangar lease agreement(s) with Mr. Doug Doty.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.8. Release of Lien

a. Approve and Authorize the Chairman to execute a Release of Lien for Property Abatement Assessment by and between Citrus County, Florida, and certain property

owner.

b. Authorize the Clerk to record the Release of Lien in the Public Records of Citrus County, Florida.

B.9. Connection Fee Installment Lien Agreement

Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services and Denise L Gainer.

B.10. Release of Lien - Utility Write Off's

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 Alvin Sattler and Terry Lincoln.

B.11. Release of Lien - Connection Fee Lien Agreement

Approve and authorize the Chairman to execute the Release of Liens for the following Connection Charge Installment Lien Agreements: Gay Ann Oakley

Set Public Hearings Workshops

No items.

C. PROCLAMATIONS

Motion to approve items C1 through 5.

Clerk's Note: Following this item the meeting was recessed in order to conduct a Special Library District Governing Board meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

1. Recognition of Mr. Kennedy Smith's Service on the Aviation Advisory Board

Present an honorary award to Mr. Kennedy Smith for his service on the Aviation Advisory Board.

2. 2022 March for Meals Proclamation

a. Approve and authorize the Board to execute a proclamation declaring the Month of March 2022, as "March for Meals Month" in Citrus County, Florida.

b. Presentation by the officers of the Friends of the Community Centers, Inc. of the annual donation of proceeds from “The Circle of Friends Gift Shop” to the Meals on Wheels Program for March For Meals Month.

3. Proclamation - EPA Fix a Leak Week

Approve and authorize the Board to execute a proclamation declaring the week of March 14-20, 2022 as “Fix a Leak Week” in Citrus County, Florida.

4. Proclamation Irish American Heritage Month

Approve and authorize the Board to proclaim the month of March as Irish American Heritage Month

5. AmeriCorps Week

Approve and authorize the Board to execute a Proclamation declaring March 13 through March 19, 2022, as “AmeriCorps Week” in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Dr. Paul John Reinhardt, Candidate for the State House of Representatives District 34; Rose Leonardis; Camilla Stevens; Marsha Barnum; Sally McDavid; representing Florida Forever Back Country Horseman; John Labriola; Tom Barnum; Bonnie Wilder; and Rohini DeSilva.

Commissioners responded to comments from the public.

County Administrator Charles R. Oliver announced the dates for the Library Advisory Board and County Attorney Denise A. Dymond Lyn addressed the Board.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a through e.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

a. RFQ 21-095 Continuing Contract for Professional Engineering Services

Approve and authorize the Chairman to execute Master Agreement between Citrus County, Florida and AECOM Technical Services, Inc., to provide professional engineering services on an as needed basis utilized by all County departments.

b. RFQ 21-096 Continuing Contract for Professional Services for the Water, Wastewater & Reclaimed Water Utilities Systems

Approve and Authorize the Chairman to execute the Agreements between Citrus County, Florida and Mead and Hunt, Inc., between Citrus County, Florida and Wright-Pierce, Inc. and between Citrus County, Florida and Ardurra Group, Inc.. to provide continuing professional engineering services for water, wastewater and reclaimed water utility systems on an as needed basis.

c. RFQ 19-023 Amendment No. 1; Medical Director Services for Fire Rescue; W4P, LLC dba Hernando County Emergency Physicians

Approve and Authorize the Chairman to execute the Amendment No. 1 to Agreement between Citrus County, Florida and W4P, LLC dba Hernando County Emergency Physicians to provide Medical Director Services for the Citrus County Fire Rescue through March 25, 2025.

d. ITB 18-057 Amendment No. 3; Processing Yard Waste at Landfill; Consolidated Resource Recovery, Inc.

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and Consolidated Resource Recovery, Inc. to amend the Agreement to modify the unit rates for the screening of yard waste.

e. SGS 22-017 Visitor Guide; Akers Media Group, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Akers Media Group, Inc. for the production of the Visit Citrus Magazine.

E.2. Budget Transfers

Approve budget transfers for Fire, Housing Services (2), Gas Tax, Parks and Recreation and Visitors & Convention Bureau for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution amending/ adopting Parks and Recreation CIP, Landfill Vehicle Trust budgets and Old Homosassa Phase V Septic to Sewer grant budget for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-016

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.4. Citrus County Board & Committee Liaison Appointments

Appoint Commissioner Carnahan as the Alternate Member of the Canvassing Board in lieu of Commissioner Kinnard.

Motion to approve item E4.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Continued - Item 4

At the request of Commissioner Scott Carnahan, County Administrator Charles R. Oliver and the Board provided clarification regarding the dates of the Canvassing Board meetings.

E.5. Administrative Regulations - Purchasing Policy AR 9.01-19

Approve and adopt the following updated Administrative Regulation: AR 9.01-19 Purchasing Policy

Management and Budget Director Colleen Scott responded to questions from the Board.

Motion to approve item E5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.6. 2019 South Garcia Point Sewer Project Assessment Area as it pertains to Altkey 3521041.

a. Authorize and approve the Chairman to execute a resolution reducing the assessment amount for AK 3521041, 5558 S. Garcia Rd., Homosassa, within the 2019 South Garcia Point Sewer Project Assessment Area.

b. Approve and authorize Chairman to execute the attached Release of Lien reducing the assessment amount for AK 3521041, 5558 S. Garcia Rd., Homosassa, within the 2019 South Garcia Point Sewer Project Assessment Area.

c. Authorize the Clerk of the Board to record the documents in the Public Records of Citrus County, Florida.

Motion to approve item E6a, b, and c.

Resolution Number 2022-017

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.7. Agreement to Provide Additional Insured Status

Approve and Authorize the Chairman to execute the Agreement to Provide Additional Insured

Status between OneBlood, Inc., and Citrus County, Florida to provide an additional insured endorsement to their insurance policy as a County requirement when conducting business on County property.

Motion to approve item E7.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.8. AssetWorks - Appraisals on County Properties and Buildings

Approve and Authorize the Chairman to execute the Professional Services Agreement between AssetWorks Risk Management, Inc., and Citrus County, Florida, to appraise County Properties and Buildings, in the amount of $33,660.

Motion to approve item E8.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.9. RESTORE Act - GrantSolutions Grantee User Account Request Form

a. Approve and authorize the Chairman to sign the Grantee User Account Request Forms as the Authorizing Official.

b. Approve submission of Grantee User Account Request Forms.

Motion to approve item E9a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.10. Retired Senior Volunteer Program Administrative Grant Application 2022-2025

a. Adopt and authorize the Chairman to execute a Resolution authorizing an application for funding to AmeriCorps for the Retired Senior Volunteer Program grant 2022-2025.

b. Approve and authorize the Chairman to execute the “Designation of Signature Authority”. The 1st year funding for this grant is anticipated to be $90,855. The required match is $38,938 (cash match $32,560 is budgeted in FY22, In-kind contribution of $6,378).

Motion to approve item E10a and b.

Resolution Number 2022-018

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.11. Florida Department of Transportation State Block Grant

Adopt and authorize the Chairman to execute a Resolution authorizing the execution of a resulting contract and any amendments and other necessary documents, after review by the County Attorney, for the acceptance of the State of Florida Department of Transportation Block Grant funding of $314,604 and the required County match of $314,604 which will be used to cover the local match requirement for the Federal Transportation Administration Sections 5307 and 5339 and Florida Department of Transportation Section 5311 funding.

Motion to approve item E11.

Resolution Number 2022-019

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.12. Florida Department of Transportation Section 5311 Rural Area Funding

Adopt and authorize the Chairman to execute a Resolution authorizing the execution of a resulting contract and any amendments and other necessary documents, after review by the County Attorney, for the acceptance of the State of Florida Department of Transportation Section 5311 funding of $247,102 and the required county match of $247,102 which may be covered with the FDOT State Block Grant funding.

Motion to approve item E12.

Resolution Number 2022-020

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.13. FTA Fiscal Year 2022 Certifications & Assurances

a. Agree to the Federal Transit Administration Fiscal Year 2022 Certifications and Assurances, and bind Citrus County's compliance with same.

b. Authorize the Chairman to sign the Affirmation of Applicant and Designation of signature authority.

c. Authorize the County Attorney to sign the Affirmation of Applicant's Attorney,

Designation of signature authority, and PIN the Federal Transit Administration

Fiscal Year 2022 Certifications and Assurances in the Federal TrAMS System.

Motion to approve item E13a, b, and c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.14. The New Church Without Walls International, Inc. Lease Agreement – Gospel Island Fire Station

a. Discussion and consideration of a request from The New Church Without Walls International, Inc., a Florida Not for Profit Corporation, to lease of Gospel Island Fire Station with the exception of Bay #2, for the purpose of storing and distributing food for those in need.

b. Adopt and authorize the Chairman to execute a Resolution of the Board acknowledging the request from The New Church Without Walls International, Inc. to lease property owned by the County.

c. Approve and authorize the Chairman to execute the Lease Agreement for a period of one (1) calendar year beginning April 9, 2022, through April 8, 2023.

Motion to approve item E14a, b, and c.

Prior to the vote, Chairman Ronald E. Kitchen, Jr. requested clarification from the County Administrator Charles R. Oliver.

Resolution Number 2022-023

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.15. FY 2022 Residential Resurfacing Program

Discuss options and provide direction on requested 60 day contract extension.

At the request of Chairman Ronald E. Kitchen, Jr., County Administrator Charles R. Oliver provided clarification.

Motion to approve item E15.

Prior to the vote, Mr. Oliver provided clarification to Commissioner Scott Carnahan and First Vice Chair Ruth Schlabach, followed by Board discussion.

Motion was amended to approve the sixty day contract extension.

RESULT:	**ADOPTED [3 TO 2]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Kinnard D.C., Carnahan
NAYS:	Schlabach, Davis

E.16. Defensive Driving Training

a. Approve and authorize the Chairman to execute a Facilities Use Agreement between the School District of Citrus County and Citrus County, Florida for use of their driving facility located at the Lecanto High School Driving Range, at no charge to the County.

b. Approve and authorize the Chairman to execute a Defensive Driving Contract between Intercept Close Quarter Combat, Inc. and Citrus County, Florida for Defensive Driver Training which will begin on Monday, March 14, 2022 and conclude May 19, 2022, to train 400+ employees in the total amount of $19,200.

Motion to approve item E16a and b, subject to necessary insurance.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.17. FY 2021 Edward Byrne Memorial Justice Assistance Grant JAG D Local Solicitation

Approve and authorize the Chairman to execute the grant Certification and Assurances for funding assistance through the U.S. Department Office of Justice Programs, Bureau of Justice Assistance, FY 2021 Edward Byrne Memorial Justice Assistance Grant (JAG D) Local Solicitation in the amount of $30,198.

Motion to approve item E17.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.18. Funds Bequeathed to Citrus County Animal Services and the Citrus County Animal Shelter

Authorize the Chairman to execute a resolution authorizing the County Administrator to execute and submit Prudential Insurance Company Annuity Beneficiary Claim Form on behalf of Citrus County, Florida to receive funds bequeathed to Citrus County Animal Services and the Citrus County Animal Shelter.

Motion to approve item E18.

Resolution Number 2022-021

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.19. Approve Classifcation and Compensation Study

Approve and authorize staff to issue an RFP/RFQ for a Wage and Compensation Study for the county exclusive of all non-public safety and EMS positions with the Budget Amendment to be considered when the contract award is made.

Motion to approve item E19.

Prior to the vote, First Vice Chair Ruthie Schlabach and Chairman Ronald E. Kitchen, Jr. commented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Larry Brock/GMA	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP for Communications firm to Assist County	Veronica Kampschroer/ Commissioner Davis			
3.	12/8/2020 RETREAT	Ft Island Trail Multi-Purpose Path update	Larry Brock/ Jim Sterling & Brian Kauffman	3/15/2022		Received one bid. Bidder proposes to pave 835 feet of trail for $1M. Recommend Board wait to determine if we receive approximately $10M from state and if so, restructure the approach.
4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	Ongoing		
6.	10/26/2021	Establish Process and criteria for Renting to Non-profits	Colleen Scott/ Randy Oliver	3/22/2022		
7.	11/10/2021	Draft criteria on waterfront setbacks & Storm Water Management	Mike Sherman/ Brian Kauffman	BOCC Consideration April 2022		Scheduled to go to the PDC 3/17/2022

8.	1/18/2022	Authorization to advertise ordinance modifications for Ramp Fees	Mariselle Rodriguez	2/22/2022	COMPLETED	
9.	2/8/2022	Agenda Item on budget parameters for Constitutional Officers	Randy Oliver/ Colleen Scott	2/22/2022	COMPLETED	
10.	2/8/2022	Schedule Workshop on Northern Connector	Randy Oliver/ Denise Gallagher	2/22/2022	COMPLETED	
11.	2/22/2022	Schedule Workshop Special Library Meeting for Library Advisory Board.	Randy Oliver/ Denise Gallagher	2/22/2022	COMPLETED	
12.	2/22/2022	Issue RFP for Administrator Search	June Randall	3/8/2022		
13.	2/22/2022	Agenda Item to place Commissioner Carnahan on Canvassing Board.	Denise Gallagher	3/8/2022		
14.	2/22/2022	Monthly Updates on Core Civic Staffing	Erin Dohren	3/22/2022		

County Administrator Charles R. Oliver requested the deletion of items 8, 9, 10, and 11.

. Motion to approve item F minus items 8, 9, 10, and 11.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

No items.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 p.m. Presentation by Premium Parking, LLC

Presentation by Premium Parking, LLC; collection of boat launch fee process and statistics.

County Administrator Charles R. Oliver introduced Charles Dummett from Premium Parking who provided the presentation and responded to questions from the Board.

H.2. 1:35pm Conduct A Public Hearing

a. Conduct a Public Hearing on an ordinance of Citrus County, Florida amending Section 106-47, Article III, Chapter 106, titled "Definitions"; to amend Section 106-48, Article III, Chapter 106, titled "Imposition of Launch Fees"; providing for severability; providing for inclusion into the code; providing for modification that may arise from consideration at public hearing; and providing for an effective date.

b. If approved, authorize the Chairman to execute the Ordinance.

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

There were no public comments.

Motion to adopt the ordinance.

Ordinance Number 2022-A15

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.3. 1:40 pm Time Certain: Discussion of the Role of the BOCC and the Administrator and Consider Separation Agreement with County Administrator

It is important that all parties know and understand their roles in any organization. Only, with that understanding will an organization function at optimum efficiency. Consider Separation Agreement with the County Administrator.

Chairman Ronald E. Kitchen, Jr. provided the information.

Motion to reject the Separation Agreement and stay the course with pursuing the Request for Proposal (RFP) / Request for Quote (RFQ) for the headhunters as we left the last meeting.

County Administrator Charles R. Oliver responded to the Board, followed by Board discussion.

The following citizens commented: Clerk of Circuit Court and Comptroller Angela Vick; Deb Spence; Terry Morriston; Rena Murray; Kathy Gates; Margaret Hampton; and Rohini DeSilva.

Commissioners responded to comments from the public, followed by Board discussion.

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Kinnard D.C., Carnahan
NAYS:	Davis

H.4. 1:45 PM Public Hearing for FTA American Rescue Plan Act Section 5307 Funding

a. Conduct a public hearing as required by the Federal Transit Administration to obtain public input on the Program of Projects for Section 5307 funding.

b. Approve and authorize the Chairman or 1st Vice Chairman, respectively, to sign the Resolution authorizing the electronic submittal of an application for $250,554 in Section 5307 ARPA grant funding through the Federal Transit Administration's (FTA) Transit Award Management System (TrAMS) as shown on the Program of Projects and electronic execution and submittal of the related contract for $250,554 in grant funding for the Citrus County Transit System through the Federal Transit Administration Section 5307 ARPA grant and any amendments thereto, after review by the County Attorney.

County Administrator Charles R. Oliver provided the recommendation.

There were no public comments.

Motion to approve item H4b.

Resolution Number 2022-022

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.5. 1:50 Public Hearing - Manatee Protection Zones Ordinance

a. Conduct a public hearing on an ordinance of Citrus County, Florida, relating to boating regulatory zones for the protection of manatees; amending Chapter 64, Article I, Section 64-7 entitled "Manatee Protection Zones"; providing for severability; providing for modifications that may arise from consideration at public hearing; providing for scrivener's errors; providing for codification' and providing for an effective date.

b. If approved, adopt and authorize the Chairman to execute the ordinance.

County Administrator Charles R. Oliver provided the recommendation and County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

The following citizens commented: Chris DiCamillo; Steve Minguy, President of the Homosassa River Restoration Project; Rena Murray; Rodney MacRae; Alanda McCarty; and Ronnie McGriff.

Motion to accept H5, the amendments to the Manatee Protection Zones Ordinance.

Ordinance Number 2022-A16

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.6. 2:00 PM BOCC Facilities Project Management Audit

Upon Board acceptance, Facilities Project Management Report will be available on the Clerk of the Circuit Court and Comptroller website, under the Internal Audit web page.

Clerk of Circuit Court and Comptroller Angela Vick provided the presentation and recognized Management and Budget Director Colleen Scott and the staff.

Chairman Ronald E. Kitchen, Jr. addressed the Clerk, and County Administrator Charles R. Oliver commented.

. Following Item H6

Board discussion with County Administrator Charles R. Oliver and County Attorney Denise A. Dymond Lyn regarding the Library Advisory Board timeline and procedures.

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Nominate & Appoint Water & Wastewater Authority Board

Nominate and appoint two (2) individuals to the Water and Wastewater Authority Board as Technical members for a four (4) year term that begins February 1, 2022 and ends January 31, 2026.

Motion to nominate and appoint William R. Ries and to extend reappointment to Bob Rutemiller to the Water and Wastewater Authority Board as technical members.

Prior to the vote, Chairman Ronald E. Kitchen, Jr. commented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Jeff Kinnard, D.C. discussed the Hernando/Citrus Metropolitan Planning Organization (MPO) Board meeting.

Second Vice Chair Holly Davis shared information from the Value Adjustment Board (VAB) and Citrus County Community Charitable Foundation (CCCCF) Board meetings.

First Vice Chair Ruthie Schlabach stated that she attended the Hernando/Citrus Metropolitan Planning Organization (MPO) and she announced the Veterans Advisory Board will be held on Thursday, March 10, 2022.

Commissioner Scott Carnahan announced the Springs Steering Committee meeting will be held tomorrow, March 9, 2022.

Chairman Ronald E. Kitchen, Jr. announced that Monday he will attend the Tampa Bay Regional Planning Council meeting.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

No items.

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

L.1. Request FDOT/MPO Study the Need for a Signal at the Corner of Gospel Island Rd. and SR 44

Direct staff to send a letter to FDOT/MPO to study the need for a signal at this location and if warranted proceed to obtain funding through FDOT for installation of same.

Commissioner Jeff Kinnard, D.C. provided the recommendation.

Motion to send a letter to the Hernando/Citrus Metropolitan Planning Organization (MPO) to request a Florida Department of Transportation (FDOT) Safety Study.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Following Item L

Second Vice Chair Holly Davis requested clarification from Commissioner Jeff Kinnard, D.C. regarding recommendation for item L1.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

M.1. Discuss Employee Survey and Provide Direction as Appropriate

Provide Direction

Second Vice Chair Holly Davis provided the recommendation, followed by Board discussion.

Motion to direct the County Administrator, Mr. Oliver, to come back with a plan of what we are going to do with the Employee Survey to make sure that we are listening to the staff.

Prior to the vote, Board discussion continued.

RESULT:	**DEFEATED [2 TO 3]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Schlabach, Davis
NAYS:	Kitchen Jr., Kinnard D.C., Carnahan

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

N.1. Direct Administrator to Apply for an FAA Grant for the Inverness Airport

Provide Direction on Seeking Grant

First Vice Chair Ruthie Schlabach provided the recommendation.

Andrew Chan with Right Rudder Aviation provided the grant application process and responded to questions from the Board, followed by Board discussion with the County Administrator Charles R. Oliver and Mr. Chan.

Motion to approve up to $5000 for Mr. Mohsen to prepare this form.

Motion was withdrawn by First Vice Chair Ruthie Schlabach and Second Vice Chair Holly Davis.

Motion to approve the Fixed Base Operator (FBO) to prepare the Grant Form.

Board discussion ensued with Mr. Oliver and County Attorney Denise A. Dymond Lyn.

Motion was amended to add: Authorize the County Administrator to sign the form after it is prepared by the FBO.

Prior to the vote, Board discussion continued followed by comments from Second Vice Chair Holly Davis.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

No items.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

P.1. Stavros Family Revocable Trust

Informational only.

County Attorney Denise A. Dymond Lyn provided the information, followed by Board discussion with Ms. Lyn.

First Vice Chair Ruthie Schlabach requested clarification from Ms. Lyn and provided direction to staff to bring back on the next agenda to discuss earmarking the money from items P1 and E18 towards a new animal shelter.

Q. OPEN TO THE PUBLIC

There were no public comments.

R. UPCOMING MEETINGS

1. Regular Meeting**, March 22, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **April 12, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **April 26,** 2022 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. *Workshop*: Infrastructure & Growth **Tuesday March 22, 2022, at 8:30AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. *Workshop*: Communications **Tuesday April 12, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. *Workshop*: Residential Road Resurfacing **Tuesday April 26, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

4. *Workshop:* Airports & Infrastructure **Tuesday May 10, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. *Workshop*: Debt Reduction to Capitol **Tuesday May 24, 2022, at 8:30AM**, **& Tuesday May 24, 2022, at 9:00AM, Northern Connector** Citrus County Courthouse, Room 100, 110 N.

Apopka Avenue, Inverness, FL 34450
6. *Workshop*: Long-Term Landfill Planning **Tuesday June 14, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
7. *Workshop*: Resiliency **Monday June 27, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
8. *Workshop*: Use of Boat Launch Funds **Tuesday July 12, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
9. *Workshop*: Succession Planning **Tuesday July 26, 2022, at 9:00AM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. 5:01 P.M. PUBLIC HEARINGS

T.1. 5:01 CPA/AA/PUD-22-01 Clark Stillwell for Crystal Ridge Property Group, LLC

a. Conduct a public hearing on March 8, 2022, at 5:01 pm to review and discuss CPA/AA/PUD-22-01, Clark Stillwell for Crystal Ridge Property Group, LLC

b. If approved, adopt and authorize staff to transmit the application to the Department of Economic Opportunity (DEO) and other State agencies.

Land Development Director Joanna Coutu provided an overview of the process.
Attorney Clark Stillwell overviewed the applicant information and transmittal process.

Chuck Pigeon, with Pigeon-Ardurra, LLC provided the applicant presentation.

Second Vice Chair Holly Davis commented.

Mr. Stillwell addressed the Board on behalf of Avis Marie Craig, followed by Board discussion with Mr. Stillwell and County Administrator Charles R. Oliver.

Ms. Coutu responded to questions from the Board and provided the staff presentation.

There were no citizen comments.
Based on confident and substantial evidence, motion to approve CPA/AA/PUD-22-01 and adopt and authorize staff to transmit the application to the Department of Economic Opportunity and other State agencies.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.2. 5:05pm CPA/AA-21-13 Charles S. Dixon, AICP for School Board of Citrus County, FL

a. Conduct a public hearing on March 8, 2022, at 5:05 pm to review and discuss CPA/AA 21-13, Charles S. Dixon, AICP for School Board of Citrus County, FL

b. If approved, adopt and authorize the Chairman to execute the ordinances for CPA/AA 21-13, Charles S. Dixon, AICP for School Board of Citrus County, FL and direct the Clerk to execute the ordinances.

Land Development Director Joanna Coutu provided an announcement.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Ms. Coutu provided the staff presentation.

There were no citizen comments.

Based on confident and substantial evidence, motion to approve CPA/AA-21-13 and adopt and authorize the Chairman to execute the ordinances.

Ordinance Numbers 2022-A17 and 2022-A18

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

U. ADJOURN

The meeting was adjourned at 5:58 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● MARCH 22, 2022

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

March 22, 2022 Citrus County Courthouse
The meeting was called to order at 1:00 PM

1. Invocation

County Attorney Denise A. Dymond Lyn led the Invocation.

2. Pledge of Allegiance

County Attorney Denise A. Dymond Lyn led the Pledge of Allegiance.

3. Roll Call

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Novinger	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr. requested the addition of items C4 and E23 and the deletion of items H1 and E13.

Clerk's Note: County Administrator Charles R. Oliver stated that item E13 should be item E16.

. **Motion to approve the agenda with the addition of items C4 and E23 and the deletion of items H1 and E16.**

Prior to the vote, Second Vice Chair Holly Davis requested further information regarding item G2 from County Administrator Charles R. Oliver.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. **Following item A4**

Chairman Ronald E. Kitchen, Jr. provided an explanation on the order of the agenda.

B. CONSENT

Motion to approve the Consent Agenda, in its entirety.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Minutes

B.1. Board of County Commissioners - Regular Meeting - Feb 22, 2022 1:00 PM

Administration

No items.

Attorneys Office

No items.

Clerk

B.2. Clerk Records Disposition 1887

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1887 for the disposal of records that have met their assigned retention periods.

B.3. Release of Special Assessments

Approve and authorize the Chairman to execute Releases of Lien for Special Assessments by and between Citrus County and certain property owners Montezuma Waste Water, Chassahowitzka Water, Chassahowitzka Sewer, 2008 Citrus Springs Waterline Extensions, 2009 Citrus Springs Waterline Extensions special assessment district.

B.4. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Planning and Development

No items.

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

No items.

C. PROCLAMATIONS

Motion to approve the Proclamations, items C1 through C4.

Clerk's Note: Meeting was recessed following this item.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

1. Proclamation American Red Cross Month

Approve and authorize the Board to proclaim the month of March, 2022 as Red Cross Month in Citrus County, Florida.

2. Proclamation - National Library Week

Approve and authorize the Board to execute a proclamation declaring April 3 through April 9, 2022, as “National Library Week” in Citrus County.

3. April is Water Conservation Month

Approve and authorize the Board to execute a Proclamation declaring April 2022 as Water Conservation Month in Citrus County.

4. Proclamation Kieran Boyle Day *- Item received after the agenda was published.*

Approve and authorize the Board to proclaim March 11, 1022 as “Kieran Boyle Day” in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Ryan Asmus, with the Florida Department of Transportation in Lake City, Florida; Daniel Lillard; Rena Murray; Tyara Otto; Deborah Spence; Margaret Hampton; Margaret Mardis; Michael Nappi; Phil Cote; Patty Kendrick; Bobbi Beswick; Rohini DeSilva; John Labriola; Marianne Parker; and Barbara Lord.

Commissioners responded to comments from the public.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a through o.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

a. RFQ 21-029 Work Authorization; Environmental Consultant Services for the Citrus County Fire Training Facility Contaminant Assessment; Aptim Environmental & Infrastructure, LLC

Approve and Authorize the Chairman to execute the Work Authorization Between Citrus County Florida and Aptim Environmental & Infrastructure, LLC to provide continued onsite evaluation and assessment a the Citrus County Fire Training Center

b. RFQ 21-095 Continuing Contract for Professional Engineering Services

Approve and authorize the Chairman to execute Master Agreement between Citrus County, Florida and Hanson Professional Services, Inc., to provide professional engineering services on an as needed basis utilized by all County departments.

c. ITB 20-025, Amendment No. 1; Mowing Right of Way Districts 1-7, 8A & 13; Gilmer Lawn Service, Inc. & MWM Lawn and Landscape, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and MWM Lawn and Landscape LLC and Amendment No 1 to the Agreement between Citrus County, Florida and Gilmer Lawn Service, Inc. to provide routine finish mowing and litter pickup of County Right-of-Ways throughout Citrus County through May 11, 2023.

d. ITB 22-045, Asphaltic Concrete for Surface/ Leveling Cources Including Sand Seal Coat; Pave-Rite, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Pave-Rite, Inc to furnish and place asphaltic concrete and bituminous sand seal coating that meets the Florida Department of Transportation Specifications throughout sections of Citrus County roadways.

e. ITB 22-033 Fire Protection System Testing and Repair Services; Piper Fire Protection, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Piper Fire Protection, Inc. to provide repair services, system upgrades and install new systems for our Fire Protection Systems throughout the County on an as needed basis for a term of three (3) years with an option to renew for two (2) additional one-year periods

f. ITB 22-030 Mowing/Trimming of Curbed Roadways/Medians with Litter Pickup

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and MWM Lawn & Landscape, LLC to provide mowing of curbed roadways/ medians and litter pickup.

b. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Gamco Properties III, Inc., to provide mowing of curbed roadways/medians

and litter pickup.

g. ITB 22-042, Asphalt Concrete Mix Type SP-9.5 and Type SP-12.5 also Liquid Emulsified Asphalt Grades SS-1 and AE-90 or Comparable; Central Materials Company, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Central Materials Company, Inc. to furnish asphalt concrete mix and liquid emulsion for the maintenance of County roadways.

h. QTE 22-046 Bicentennial Park Pool- Chemicals and Equipment; Aqua Triangle I Corporation dba Triangle Pool Service

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Aqua Triangle I Corporation dba Triangle Pool Service to provide pool chemicals and equipment to the Bicentennial Park Pool for a period of one-year with an option to renew for three additional one-year renewals.

i. QTE 19-037 Amendment No. 2; Mowing of the Cemeteries & Clerks Annex ; N&B Cleanout & Lawn Mowing Services, LLC

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida, and N & B Clean Out & Lawn Mowing Services, LLC to provide mowing at the County Cemeteries and Clerk of Court Annex Building through March 25, 2023.

j. QTE 19-053 Amendment No. 2; Landscaping Services at the Central Ridge Community Center and Central Ridge Community pool/Park; N&B Cleanout and Lawn Mowing Services, LLC

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and N & B Cleanout and Lawn Mowing Services LLC to extend the Agreement until July 21, 2022.

k. PB 21-127 Amendment No. 2; RTQ-01593 Backfile Conversion & Scanning Services; Image-One Corporation

Approve and Authorize the Chairman to execute the Amendment No. 2 to the Agreement between Citrus County, Florida, and Image One Corporation to include converting building permits and plans held on microfilm into digital images for Growth Management, Building Division at a cost of $173,852.

l. PB 19-032 Sourcewell RFP #040621, Bulk Solid Waste and Recycling Equipment; Petersen Industries, Inc,

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Petersen Industries, Inc. for the purchase of Solid Waste and Recycling Equipment.

m. PB 22-070 FSA20-EQU-18.0 Purchase of two Volvo L110H Wheel Loaders; Alta Equipment Co.

a. Approve and Authorize the Purchase of two Volvo L110H Wheel Loaders with the approval of the insurance certificate from Risk Management and approval of final documents from the County Attorney's office.

b. Approve and Authorize the Chairman to execute the Buy-Back Agreement between Citrus County, Florida and Alta Equipment Company.

c. Approve and Authorize the Chairman to execute the Total Maintenance & Repair Agreement when received from Alta Equipment Company with requested County Changes have been completed with approval from County Attorneys office.

n. LOI 21-067 Amendment No. 1; Letter of Interest for Code Compliance Special Master & Alternate Special Master Services; Christian W. Waugh, Waugh Grant, PIIC Special Master and CPLS, PA, Alternate Special Master

a. Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Christian W. Waugh, Waugh Grant, PLLC to provide services as the Code Compliance Special Master through April 12, 2023.

b. Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and CPLS, PA to provide services as the Code Compliance Alternate Special Master through May 3, 2023.

o. BW 22-069 Emergency Bid Waiver Repair of the 850L Dozier used at the Landfill; Beard Equipment Co.

a. Approve and authorize the emergency repair of the 850L Dozer at the Landfill as a non-conforming purchase.

b. Ratify the payment in the amount of $36,020.78 to Beard Equipment Company.

E.2. Budget Transfers

Approve budget transfers for Utilities (4) for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution adopting/ amending various Small County Outreach Programs, State Housing Initiative Partnership, Florida Economic Community Development Block grant, Older American's Act Title III B, Older American's Act Title III C-1, Older American's Act Title III C-2, Older American's Act Title III E, Alzheimer's Disease Initiative and Community Care for the Elderly grant budgets for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-024

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.4. Waste Disposal Account Agreement for Waste Pro of Florida, Inc.

a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Waste Pro of Florida, Inc., for disposal fees up to $120,000.00 and accept Security Bond No. EACX4018551 to be made part of the new Waste Pro Disposal Account Agreement dated March 22, 2022.

b. Approve termination of the existing Waste Disposal Account Agreement with Waste Pro of Florida, Inc., dated May 11, 2021, and the release of United States Fire Insurance Company Security Bond No. 6213004047.

Motion to approve item E4a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.5. Ferrovial Services Infrastructure, Inc. Security Bond Continuation for Bond No. K40347628

Authorize Chairman to accept Continuation Certificate for Federal Insurance Company Security Bond No. K40347628 extending the period to April 13, 2023, and to be made a part of Ferrovial Services Infrastructure, Inc, Waste Disposal Account Agreement dated June 8th, 2020.

Motion to approve item E5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.6. Citrus County Forfeiture Fund Request

Provide staff direction regarding funding in the amount of $5,000 for the Boys and Girls Clubs of Citrus County. Approve budget transfer.

Motion to approve item E6.

Prior to the vote, Chairman Ronald E. Kitchen, Jr. requested clarification from County Administrator Charles R. Oliver and Management and Budget Director Colleen Scott.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.7. Develop Disc Golf Course - Central Ridge District Park

a. Approve and authorize the partnership between Citrus County and volunteers to design and build an 18-hole disc golf course at Central Ridge District Park.

b. Accept the donation of course design and 18 baskets at a value of $7,200.00.

c. Approve and authorize the County to provide labor, equipment, and materials to assist in the development of the course at an estimated value of $7,573.30.

Motion to approve item E7a, b, and c.

Prior to the vote, Michael Barnett addressed the Board.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

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

Staff is requesting direction from the Board to:

a. Prepare modification number 8 to the Memorandum of Understanding granting the Village a one (1) year extension to obtain written financial commitments, which identifies all funding for the project; and

b. Expand the proposed lease area from the current 5.5 acres mol, to approximately 8.10 acres, mol, to fit the conceptual building plan.

Commissioner Jeff Kinnard, D.C. commented.

Motion to approve item E8a and b.

Prior to the vote, First Vice Chair Ruthie Schlabach requested clarification from County Administrator Charles R. Oliver.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Continued item E8

County Administrator Charles R. Oliver requested clarification regarding item E8 from Dr. William Dixon and Dr. Dixon responded to questions from the Board.

E.9. Water Resources – Accept Temporary Construction Easement & Perpetual Utility and Access Easement from Robert J. Carlson.

a. Approve and authorize the Chairman to accept a Temporary Construction Easement from Robert J. Carlson.

b. Authorize Clerk to place acceptance stamp on the Temporary Construction Easement and record in the Public Records of Citrus County, Florida.

c. Approve and authorize the Chairman to accept the donation of a Perpetual Utility and Access Easement centered on the constructed pipe location from Robert J. Carlson after completion of construction.

d. Authorize Clerk to place acceptance stamp on a subsequent Perpetual Utility and Access Easement upon receipt and record in the Public Records of Citrus County, Florida

Motion to approve item E9a, b, c, and d.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.10. Memorandum of Understanding Electronic Badge Access to School District Facilities

Approve and authorize the Chairman to execute a Memorandum of Understanding between The School Board of Citrus County, Florida and Mike Prendergast, Sheriff of Citrus County, Florida; and Citrus County, Florida regarding electronic badge access to school district facilities.

Motion to approve item E10.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.11. FAA FY 2022 Grant Application for Crystal River Airport

a. Approve and Authorize the Chairman to sign the FAA grant application and cover letter for the Environmental Assessment for Wetlands Removal South of RW 9-27 at the Crystal River Airport.

b. Authorize the Chairman to execute the FAA grant agreement once received and reviewed by the County Attorney.

Motion to approve item E11a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.12. MFAAA/Elder Options Older American's Act Grant Application for Funding Year 2023

Adopt and authorize the Chairman to execute a Resolution authorizing an application for funding, execution of resulting contract, amendments and necessary documents for the Mid Florida Area Agency on Aging dba Elder Options Older American's Act Title IIIB, IIIC1, IIIC2, and IIIE Programs for the period effective January1, 2023 through December 31, 2023.

Funding is allocated at $741,778. The required cash match is $82,419(Cash of $50,500 to be budgeted in FY 23, and $31,919 In-Kind).

Motion to approve item E12.

Resolution Number 2022-025

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.13. MFAAA/Elder Options (CCE, ADI, HCE, LSP) Grant Application for funding year 2022-2024

Adopt and authorize the Chairman to execute a Resolution authorizing an application for funding, execution of resulting contract, amendments and necessary documents for the Mid Florida Area Agency on Aging dba Elder Options General Revenue Programs, Alzheimer's Disease Initiative Program, Community Care for the Elderly Program, Home Care for the Elderly Program, and Local Services Provider for the period effective July 1, 2022 through June 30, 2024.

Funding is allocated at $903,995 The required cash match for Community Care for the Elderly is $64,561(Cash of $37,500.00 budgeted in FY 22, and $27,061 In-Kind).

Motion to approve item E13.

Resolution Number 2022-026

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.14. DOT FY2022 National Infrastructure Investments - RAISE Grant Funding

a. Approve and authorize the Chairman or 1st Vice Chairman, respectively, to sign the Resolution authorizing the electronic submittal of up to three applications for a total of $25,000,000 in RAISE grant funding through the US Department of Transportation and electronic execution and submittal of the related contracts for up to $25,000,000 in grant funding and any amendments thereto, after review by the County Attorney.

b. Approve and authorize the Chairman or 1st Vice Chairman, respectively, to grant Signature Authority to the Director of the Management and Budget Department to electronically submit the grant application, resulting contract, amendments, assurances and certifications as required to obtain funding from the Department of Transportation, after review by the County Attorney.

Motion to approve item E14a and b.

Resolution Number 2022-027

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.15. SRTS Ph II Forest Ridge Blvd from W. Lake Beverly Dr to W. Colbert Ct

Board Discussion to address the construction funding shortfall.

Commissioner Jeff Kinnard, D.C. commented, followed by Board discussion with County Administrator Charles R. Oliver.

Motion to commit to covering the shortfall of $1.229 million out of the Duke Special Funds money over the next 3 budget cycles, equally divided, in the meantime we will seek out any federal grant money that could possibly be out there to reduce what is required to come out of that Duke money.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.16. Settlement of Claim No: 790120 *- This item was pulled during the meeting.*

Approve and authorize the General Release and Hold Harmless Agreement (hereinafter Settlement Agreement between Citrus County, Florida and Karen Strouse, as full and final settlement to include all attorney's fees and costs of Claim No: 790120, in the amount of $35,000.

E.17. Approve and authorize the Chairman in coordination with the Citrus County Sheriff's Office to make application and submission to the Department of Management Services E911 State Grant Program.

The Sheriff's office is requesting to apply for a grant from the E911 State Grant Program to replace the Viper System (911) and with a new platform Vesta, next generation 911 compliant product subject to 100% grant funding.

Motion to approve item E17.

Prior to the vote, Citrus County Sheriff's Office Captain Casola addressed the Board.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.18. Travel approval for conference in Toronto for John Pricher and Terry Natwick

Approval of travel for John Pricher and Terry Natwick to Toronto for events connected to Destinations International's annual conference.

Motion to approve item E18.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.19. Medium Equipment Operator Position

a. Approve the transfer of Light Equipment Operators to Medium Equipment Operators.

b. Approve employee reimbursement to the County for CDL costs if the employee voluntarily separates from the County within one year of certification. Reimbursement will be based on a pro rata share of training/exam costs funded by the County.

Motion to approve item E19a and b.

At the request of First Vice Chair Ruthie Schlabach, County Administrator Charles R. Oliver provided clarification.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.20. Reclassification of Plans Examiner III

Approve the re-structure and reclassification of the Plans Examiner positions.

Motion to approve item E20.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.21. CoreCivic Contract Monitoring Update for February 2022

Concur with recommended action of a non-performance assessment of $35,000 against CoreCivic's February payment.

Motion to approve item E21, concurring with the recommended action of a non-performance assessment of $35,000 against CoreCivic's February payment.

Prior to the vote, Carlos Melendez, with CoreCivic addressed the Board.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.22. Approve Sponsorship of Additional Strategic Planning Ads in the Chronicle

Approve additional spend of $780 for advertising with the Chronicle to enhance participation in the strategic planning sessions.

Motion to approve item E22.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.23. Insurance - Defensive Driving Contract *- Item received after the agenda was published.*

Approve and authorize the Chairman to execute the Defensive Driving Contract between Intercept Close Quarter Combat, Inc., and Citrus County, Florida and to accept the Professional Liability Insurance and all other terms and conditions shall remain.

Motion to approve item E23.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Brian Kauffman/	Ongoing		

2.	12/8/2020 RETREAT	Agenda Item for an RFP for Communications firm to Assist County	Veronica Kampschroer/ Commissioner Davis			To be considered as part of the budget process
3.	12/8/2020 RETREAT	Ft Island Trail Multi-Purpose Path update	Brian Kauffman	3/15/2022		Waiting for potential State Appropriation
4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	Ongoing		
6.	10/26/2021	Establish Process and criteria for Renting to Non-profits	Colleen Scott/ Randy Oliver	4/12/2022		
7.	11/10/2021	Modify waterfront setbacks & Storm Water Management	Mike Sherman/ Brian Kauffman	BOCC Consideration April 2022		Scheduled to go to the PDC 3/17/2022
8.	2/22/2022	Issue RFP for Administrator Search	June Randall	3/22/2022		On this Agenda
9.	2/22/2022	Agenda Item to place Commissioner Carnahan on Canvassing Board.	Denise Gallagher	3/8/2022	COMPLETED	
10.	2/22/2022	Monthly Updates on Core Civic Staffing	Erin Dohren	3/22/2022		March update on this Agenda
11.	3/8/2022	Benchmark other counties and cities in Florida regarding Affordable Housing	Mike Sherman	5/24/2022		

County Administrator Charles R. Oliver requested the deletion of item 9.

. Motion to approve item F with the deletion of item 9.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. American Rescue Plan Act Final Rule Update

Approve the $10 million revenue loss standard allowance selection for the State and Local Fiscal Recovery Funds (SLFRF).

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion with Mr. Oliver.

Motion to approve the $10 million revenue loss standard allowance selection for the State and Local Fiscal Recovery Funds (SLFRF) and to make sure that future Boards are reminded of what has been committed to.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G.2. Economic Development Council Development and By-Laws *- Item postponed for future meeting*

Provide Direction on Economic Development Council Advisory Board and direct staff to schedule final adoption for Board consideration.

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion.

There was no action on this item.

G.3. RFP 22-062 Firm to provide a County Administrator Nationwide search

Discuss and approve the scope of services to be used in the Request for Proposal including any other direction from Board.

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion with Mr. Oliver.

Motion to go out for quotes versus a Request for Proposal (RFP) based on the attached Scope of Services, to hire a consultant to perform a nationwide search for a new County Administrator, using the firms from the previous agenda (Item O1 on February 22, 2022 listed Baker Tilly, Colin Baenziger & Associates, CPS HR Consulting, Florida Association of County Managers, GovHR USA, Higginbothan, Slavin Management Consultants, Inc., S. Renee Norlock & Associates, and The Mercer Group, Inc.) and any other firms that are interested.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:20 PM Annual Financial Report *- This item was pulled during the meeting.*

a. Acknowledge receipt of Citrus County's Annual Comprehensive Financial Report

and condensed Popular Annual Financial Report for the fiscal year ended September

30, 2021.

b. Approve and authorize the Chairman and Clerk as the Chief Financial Officer to authorize the Financial Analyst to submit their signatures electronically on the Annual Financial Report.

H.2. 1:30 PM FY 22/23 Budget Development Presentation

Conduct Budget Presentation to receive direction regarding the development of the 2022/2023 budget.

County Administrator Charles R. Oliver recognized the following Management and Budget Team: Director Colleen Scott; Senior Budget Analyst Barbara Luckham; Senior Budget Analyst Erin Dohren; and Budget Analyst Nikki Burns.

Mr. Oliver and Ms. Scott provided the presentation and responded to questions from the Board, followed by Board discussion with Mr. Oliver.

Consensus of the Board was given to direct staff on budget changes.

Mr. Oliver announced the Budget Hearing dates.

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Special Library District Advisory Board Announcement

Announcement of the expiration of terms for five (5) regular positions and the taking of applications for the Special Library District Advisory Board. The new two-year terms will expire on January 31, 2024. Deadline for applications is April 5, 2022 with nominations and appointments to occur at the April 26, 2022 meeting of the Special Library District Governing Board.

Chairman Ronald E. Kitchen, Jr. provided the announcement.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Scott Carnahan shared information from the Springs Steering Committee.

First Vice Chair Ruthie Schlabach discussed the Veterans Advisory Board, Public Safety Council, and Withlacoochee Regional Water Supply Authority (WRWSA) Board meetings.

Second Vice Chair Holly Davis gave an overview from the Tourist Development Council (TDC), WRWSA, National Association of Counties(NACo), and Aviation Advisory Board meetings.

Commissioner Jeff Kinnard, D.C. announced his appointment as Vice-President to the Withlacoochee Regional Water Supply Authority Board.

Chairman Ronald E. Kitchen, Jr. announced the two day summit with the Tampa Bay Regional Planning Council (TBRPC) to be held on April 5, 2022 from 8 AM until 7 PM and April 6, 2022 8:30 AM until 4:30 PM, discussed the different Boards involved in the TBRPC, and shared information from the TBRPC meeting.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

Commissioner Scott Carnahan shared information from the Citrus County Building Alliance regarding variances, followed by Board discussion with County Attorney Denise A. Dymond Lyn and County Administrator Charles R. Oliver. Commissioner Carnahan discussed a phone call regarding a barndominium with Mr. Oliver, Ms. Lyn, and the Board.

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

Commissioner Jeff Kinnard, D.C. discussed a Florida Greenways and Trails System presentation with Mickey Thomason for an agenda item scheduled for the regular meeting to be held on April 12, 2022 with the Board.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

M.1. Medical Examiner Resolution to increase certain Medical Examiner Fees

Approve and authorize the Chairman to execute the Resolution increasing certain Medical Examiner Fees.

County Administrator Charles R. Oliver commented.

Motion to approve and authorize the Chairman to execute the Resolution increasing certain Medical Examiner Fees.

Prior to the vote, Second Vice Chair Holly Davis provided an overview.

Resolution Number 2022-028

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Following item M1

Second Vice Chair Holly Davis discussed the participation in the Women in Welding at the Withlacoochee Technical College (WTC) and shared information in the Poverty Simulator located at WTC run by Citrus County Educational Foundation as a part of the involvement with Prosperity Citrus.

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

No items.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

John Labriola addressed the Board.

Commissioners responded to comments from the public.

R. UPCOMING MEETINGS

1. Regular Meeting**, April 12, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **April 26, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **May 10, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100,

110 N. Apopka Avenue, Inverness, FL 344520

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. *Workshop*: Communications **Tuesday April 12, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. *Workshop*: Residential Road Resurfacing **Tuesday April 26, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. *Workshop:* Airports & Infrastructure **Tuesday May 10, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
4. *Workshop*: Debt Reduction to Capitol **Tuesday May 24, 2022, at 8:30AM**, **& Tuesday May 24, 2022, at 9:00AM, Northern Connector** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
5. *Workshop*: Long-Term Landfill Planning **Tuesday June 14, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
6. *Workshop*: Resiliency **Monday June 27, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
7. *Workshop*: Use of Boat Launch Funds **Tuesday July 12, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
8. *Workshop*: Succession Planning **Tuesday July 26, 2022, at 9:00AM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. 5:01 P.M. PUBLIC HEARINGS

T.1. 5:01 CPA/AA-22-03 Law Office of Clark A. Stillwell for William E. James Trustee

a. Conduct a public hearing on March 22, 2022, at 5:01 p.m. to consider application CPA/AA-22-03, Law Office of Clark A. Stillwell for William E. James Trustee.

b. If approved, adopt and authorize the chairman to execute the ordinances for CPA/AA-22-03, Law Office of Clark A. Stillwell for William E. James Trustee, and direct the Clerk to Record the ordinances in the Public Records.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Attorney Clark Stillwell provided the applicant information and responded to questions from the Board.

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

Citizen Richard Frank commented.

Mr. Stillwell responded to comments from Mr. Frank and responded to questions from the Board.

Motion to approve CPA/AA-22-03, adopt and authorize the Chairman to execute ordinances for Law Office of Clark A. Stillwell, based on confident and substantial evidence.

Ordinance Numbers 2022-A19 and 2022-A20

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.2. 5:05 AA-22-02 – Emily Zediker

a. Conduct a public hearing on March 22, 2022, at 5:05 p.m. to consider application AA-22-02 - Emily Zediker.

b. If approved, adopt and authorize the chairman to execute the ordinance for AA-22-02 - Emily Zediker, and direct the Clerk to record the ordinance in the public records.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Land Development Director Joanna Coutu provided the staff presentation.

There were no citizen comments.

Motion to approve AA-22-02, adopt and authorize the Chairman to execute the ordinance for Emily Zediker, based on confident and substantial evidence.

Ordinance Number 2022-A21

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.3. 5:10 pm CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership

a. Conduct a public hearing on March 22, 2022 at 5:10 p.m. to review and discuss CPA/AA/PUD-21-15, Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership.

b.If approved, adopt and authorize the Chairman to execute the ordinances for CPA/AA/PUD-21-15 Steve Luce of EPG Land LLC for Apollo Beach Investments Limited Partnership and direct the Clerk to execute the ordinances.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Kamala Corbett, with Hill Ward Henderson addressed the Board on behalf of the applicant.

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

There were no citizen comments.

Based on confident and substantial evidence, motion to approve CPA/AA/PUD-21-15, adopt and authorize the Chairman to execute the ordinances.

Ordinance Numbers 2022-A22 and 2022-A23

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

U. ADJOURN

The meeting was adjourned at 5:25 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● JUNE 27, 2022

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

June 27, 2022 Citrus County Courthouse
The meeting was called to order at 1:00 PM

1. Invocation

Pastor Doug Alexander from the New Church Without Walls led the invocation.

2. Pledge of Allegiance

3. Roll Call

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Colleen Scott	Management & Budget Director	Present	
Angela Vick	Clerk of the Circuit Court and Comptroller	Absent	
Amy Novinger	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr. requested the addition of items E16 and K1, and commented regarding item E17.

. Motion to approve the agenda with the addition of items E16 and K1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

B. CONSENT

Motion to approve the Consent Agenda, items B1 through B18.

At the request of Chairman Ronald E. Kitchen, Jr., Second Vice Chair Holly Davis provided clarification regarding item B6.

Chairman Ronald E. Kitchen, Jr. requested an update in the future regarding information that was provided in the audit on item B6.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Minutes

B.1. Board of County Commissioners - Public Workshop - May 24, 2022 8:30 AM

B.2. Board of County Commissioners - Public Workshop - May 24, 2022 9:00 AM

B.3. Board of County Commissioners - Regular Meeting - May 24, 2022 1:00 PM

Administration

B.4. Deletion of Surplus Property

Approve donation of the following items from the inventory of the Citrus County Health Department to Dr's Free Clinic and the removal of same items from the county's capital asset listing. Asset # 50902 - Cryopen Unit; Asset# 50903 - Cryopen Unit; Asset# 50985 - General Electric ECG Machine

B.5. Deletion of Surplus Property

Approve deletion of the following item from the inventory of Clerk of Courts and the removal of same item from the county's capital asset listing. Asset# 03961-006 - Seer A/C Unit

B.6. Citrus County Hospital Board Audited Financial Statements

Acknowledge receipt of the Citrus County Hospital Board Audited Financial statements for the fiscal year ended September 30, 2021.

Attorneys Office

No items.

Clerk

B.7. Clerk Records Disposition 1932

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1932 for the disposal of records that have met their assigned retention periods.

B.8. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

B.9. Deletion of Surplus Property

Approve the deletion of the following items from the inventory of the Citrus County Jail, and the removal of the same items from the county's capital asset listing. Asset #12001 - Groen Brazing Pan.

Planning and Development

B.10. PLT-22-11 Central Ridge Plaza Outparcels 5, 6, & 7

a. Review and approve replat application PLT-22-11, Central Ridge Plaza Outparcels 5, 6 & 7.

b. Authorize the Chairman to execute the plat and direct the Clerk to record the plat in the

public records of Citrus County Florida.

B.11. PLT-22-09 Kaltneckar Subdivision

a. Review and approve replat application PLT-22-09, Kaltneckar Subdivision

b. Authorize the Chairman to execute the plat and direct the Clerk to record the plat in the public records of Citrus County Florida.

Public Works

B.12. Surplus Property

Authorize staff to sell equipment as listed through GovDeals online auction service and remove from the inventory of Public Works, Fleet and the removal of same items from the County's Capital Asset list. In the event an item does not sell, authorize staff to dispose of the surplus property according to County policy. Assets #53521 and #20533.

Systems Management

B.13. Asset Retirement - GIS Shelving and Improvements

Authorize staff to sell equipment as listed through GovDeals online auction service and remove from the inventory of Systems Management, GIS and the removal of same items from the County's Capital Asset list. In the event an item does not sell, authorize staff to dispose of the surplus property according to County policy. Assets 15029-000, 15029-001 and 15029-002

Visitors and Convention Bureau

No items.

Water Resources

B.14. Connection Fee Lien Agreement - Thompson

Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for Richard E & Deborah L Thompson.

B.15. Release of Lien - Utility Write offs

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 Fontella Shade. William Aiman (2), Judy Roberson (2).

B.16. Release of Lien - Connection Fee Lien Agreement

Approve and authorize the Chairman to execute the Release of Liens for the following Connection Charge Installment Lien Agreements: Mary Hauck, Eleanor Formica, Daniel & Stephanie Driggers, JWN Family Partners LP LTD, Digital Landscape Solutions LLC, George Weldon, and Carl & Helen Lollar.

Set Public Hearings Workshops

B.17. Proposed 2022 Sea Otter Sewer Project Assessment Area

a. Adopt and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Citrus County, Florida, relating to the Wastewater Collection System; describing the property to be included within the proposed 2022 Sea Otter Path Sewer Project Assessment Area and the local improvements to be provided therein; determining the estimated project cost of the Wastewater Collection System; establishing the method of assessing the Project Cost against the properties that will be benefited thereby; establishing other terms and conditions of the assessments; directing the County Administrator to prepare a Preliminary Assessment Roll; establishing a Public Hearing to consider imposition of the proposed assessments and the method of their collection; directing the provision of notice; and providing for an effective date.

b. Set a public hearing for August 09, 2022, at 1:30 p.m. regarding the Proposed 2022 Sea Otter Sewer Project Assessment Area.

Resolution Number 2022-049

B.18. PV-22-01 Brian and Regina DeWitt

a. Set a public hearing on July 26, 2022, at 1:35 p.m. to consider application PV-22-01, Brian and Regina DeWitt.

b. Authorize the Chairman to execute the resolution setting the public hearing.

Resolution Number 2022-050

C. PROCLAMATIONS

Motion to approve item C1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

1. Proclamation- Miles Teller Day

Approve and authorize the Board to proclaim June 27, 2022 as Miles Teller Day in Citrus County, Florida.

Second Vice Chair Holly Davis commented.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Pastor Doug Alexander; Maxine Connor, on behalf of League of Women Voters of Citrus County; Dr. Paul John Reinhardt, candidate for State House District 23; Brian Nemeth; Karen Esty; Barbara Ocasio; Kathy Sokol Lane; Michael McGrath, on behalf of the Sierra Club Florida; Mark Bateman; Bill Harris; John DeMaria; Mark Svestka, representing the Pine Ridge Property Owners Association; Bill White, Mayor of Dunnellon; Dan Hilliard, on behalf of the Withlacoochee Aquatic Restoration; Eugene

Kelly, on behalf of the Florida Native Plant Society; Ron Kearse; Katie Fitzpatrick; Doug Bertels; Nina Richardson; April Meade; Caleb Meade; Lisa Kearse; Annie Madonna; Karen Devries; Kayla Carroll; Jazmon Lovenguth; Josh Wooten, President and CEO of the Citrus County Chamber of Commerce; Casey Kearse; and Jim Tatum.

Commissioners responded to comments from the public.

E. REGULAR BUSINESS

1. *Bids*

Motion to approve items E1a through m.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

a. ITB 21-146 Small County Outreach Program (SCOP) Citrus County Road; E. Withlacoochee Trail from E. Scott Lane to State Road 200; Superior Asphalt, Inc.

a. Approve related budget resolution of $102,551 from the Gas Tax Fund to the SCOP resurfacing of Citrus County Rd project.

b. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida, and Superior Asphalt, Inc., for the SCOP resurfacing of E. Withlacoochee Trail from E. Scott Lane to State Rd 200.

Resolution Number 2022-051

b. ITB 21-052 Amendment No. 1; Essex Ave, Steven St, & Scenic Way Water Main Extension Projects; Pave Rite, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Pave-Rite, Inc. to ratify the first, second and third amended notices to proceed and extend the date for final completion to August 7, 2022.

c. ITB 21-071 Termination of Agreement; REBID CDBG-DR Housing Reconstruction; KallKell Builders, LLC

a. Ratify the signature of Charles R. Oliver, County Administrator, on the termination of contract letters to KallKell Builders, LLC due to KallKell Builders failure to complete the project in the time required for the construction of two (2) houses as per an Agreement with County.

b. Approve disbarment from County for a term of three (3) years against KallKell Builders, LLC.

d. ITB 21-063 Amendment No. 3, Sea Otter Path Sewer Addition Project; Constantine Constructors, LLC

Approve and Authorize the Chairman to execute the Amendment No. 3 to the Agreement between Citrus County, Florida, and Constantine Constructors, LLC to extend the final completion date to July 3, 2022.

e. ITB 22-064 Roadway Striping Thermoplastic/Traffic Paint and Related Work; AKCA, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and AKCA, LLC to provide roadway striping thermoplastic/traffic paint materials and related work.

f. ITB 21-087 Amendment No. 1; Medical Supplies for Fire Rescue Purchase and Delivery; Bound Tree Medical, LLC

Approve and Authorize the Chairman to execute the Amendment No. 1 to the Agreement between Citrus County, Florida, and Bound Tree Medical, LLC to enable County to participate in Contractor's Purchase and Rebate Program.

g. ITB 21-137 TCG Sewer CDBG Project; Daly & Zilch (Florida), Inc.

a. Approve related budget resolution of $174,690 from the Economic Development Fund to the TCG Construction Project cost.

b. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida, and Daly & Zilch (Florida), Inc. for the TCG Sewer CDBG construction project.

Resolution Number 2022-052

h. RFP 19-046 Amendment No. 3; Congregate & Home Delivered Meal for Seniors; Metz Culinary Management

Approve and Authorize the Chairman to execute the Amendment No. 3 to the Agreement between Citrus County, Florida, and Metz Culinary Management to renew the Agreement for Services to provide food for the County's Community Care for the Elderly (CCE) Program through June 30, 2023.

i. RFP 19-060 Amendment No. 1; Employee Benefit and Insurance Brokerage Services- The Gehring Group, Inc.

Approve and Authorize the Chairman to execute the Amendment No. 1 to the Agreement between Citrus County, Florida, and The Gehring Group, Inc. to renew the Agreement to provide employee benefit and insurance brokerage services through September 30, 2025.

j. RFQ 18-062 Amendment No. 2; Northwest Quadrant Wastewater Extension Project; Wright-Pierce, Inc.

Approve and Authorize the Chairman to execute the Amendment No. 2 to the Agreement between Citrus County, Florida and Wright-Pierce, Inc. to provide professional engineering services for the construction phase of the Northwest Quadrant Wastewater Extension Project.

k. QTE 22-061 Landscaping Services at Central Ridge Community Center and Community Park; Gamco Properties III, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Gamco Properties III, Inc. to provide landscaping services for the Central Ridge Community Center & Park area.

l. PB 22-091 City of Tampa 101112421 Pool and Fountain Chemicals; Hawkins Water Group, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Hawkins Water Treatment Group, Inc., to provide chemicals on an as needed basis.

m. AGR 22-079 John Deere 1050K Crawler Dozer Lease Agreement; Deere Credit, Inc. and Beard Equipment Company

Approve and Authorize the Chairman to execute the Lease documents between Citrus County, Florida and Deere Credit, Inc., through the Supplier Beard Equipment Company for the lease of the John Deere 1050K Production Crawler Dozer.

. Following Item E1.

Management and Budget Director Colleen Scott responded to questions from the Board regarding employee paid holidays from item D, followed by Board discussion.

E.2. Budget Transfers

Approve budget transfers for Solid Waste (2), Human Resources, Housing Services (2), Visitors & Convention Bureau (3), GIS, Public Works, Aviation, Utilities (3), Citrus Springs MSBU, Emergency Medical Service and Fire Rescue (2) for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution adopting/ amending State Housing Initiative Partnership, Inverness Airport Rescue Program grant budgets, Road Maintenance budget and Emergency Home Energy Assistance for the Elderly grant budget for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-053

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.4. Additional Staff to Employee Wellness Center

Approve and Authorize the Chairman to authorize the additional twenty-four (24) hours of

additional staff at the Employee Wellness Center which includes one (1) additional Medical Doctor, Mid-Level (ARNP/NP), Nurse, Medical Assistant/Radiology Tech and forty (40) hours for one (1) additional staff for a Patient Service Coordinator (front desk receptionist).

Motion to approve item E4.

At the request of Commissioner Scott Carnahan, Management and Budget Director Colleen Scott provided clarification.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.5. Revise Administrative Regulation 11.16 Policy and Procedures Establishing Lease Management for Lease

Approve and adopt Administrative Regulation: AR 11.16-1 Policy and Procedures Establishing Lease Management for Leased Properties.

Motion to approve item E5.

At the request of First Vice Chair Ruthie Schlabach, County Attorney Denise A. Dymond Lyn provided clarification.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.6. Waste Disposal Account Agreement for Dinky Dough Disposal

Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Dinky Dough Disposal establishing a monthly charge agreement at the Citrus County Central Landfill in the amount of $1,000.00.

Motion to approve item E6.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.7. Cross Connection Control Program Manual Updates

a. Approve revisions to the Backflow Prevention & Cross Connection Control Program Manual.

b. Adopt and execute the Resolution requesting to update the Backflow Prevention & Cross Connection Control Program Manual.

Motion to approve item E7a and b.

Prior to the vote, County Attorney Denise A. Dymond Lyn addressed the Board.

Resolution Number 2022-054

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.8. Boston Street Water Main

Approve and authorize the Clerk to place acceptance stamp on release of lien, bill of sale, warranty of materials or workmanship and Engineer's Certification of Construction Completion of the six inch water main on Boston Street and record in the Public Records of Citrus County Florida.

Motion to approve item E8.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.9. Citrus Springs Unit 2 - Phase 1 Project Close-out

Approve and authorize the Clerk to place acceptance stamp on release of lien, bill of sale, warranty of materials or workmanship and Engineer's Certification of Construction Completion of all water and sewer main lines and associated parts in Citrus Springs Unit 2 Phase 1 and record in the Public Records of Citrus County Florida.

Motion to approve item E9.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.10. Visitors Bureau Advertising Policy

Approve the Visitors and Convention Bureau Advertising Policy.

Motion to approve item E10.

Board discussion ensued regarding agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.11. NG 911 Grant Agreement

Approve and authorize the Chairman to execute the E911 State Grant Agreement for an upgrade to the Sheriffs Office 911 system.

Motion to approve item E11.

At the request of First Vice Chair Ruthie Schlabach, Management and Budget Director Colleen Scott provided clarification regarding the numbering and read a, b, and c into the record, followed by Board discussion.

Motion was amended to add: a, b, and c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.12. Visitors Bureau's Website Advertising Program

Approve the agreement with Destination Signals, LLC, a member of Tempest, and authorize the Chairman to execute the agreement.

Motion to approve item E12.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.13. RESTORE Act: Operational Self-Assessment

Approve the “Treasury Office of Gulf Coast Restoration RESTORE Act Eligible Entity Operational Self-Assessment (OSA)” and authorize submittal of the OSA information to the Treasury via their online portal.

Motion to approve item E13.

Board discussion ensued.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.14. CoreCivic Contract Monitoring

Concur with recommended action of a non-performance assessment of $77,500 against CoreCivic's May invoice.

At the request of Commissioner Scott Carnahan, Management and Budget Director Colleen Scott provided clarification.

Board discussion ensued.

Motion to approve item E14.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.15. Resolution to Adopt a No Build Option for the Proposed Northern Turnpike Extension

Approve and authorize the Chairman to execute alternative A, or Alternative B for the Northern Turnpike Extension Resolution.

Motion to adopt the strongest resolution of "No Build" for the four routes and that they look at the other alternatives, which is Alternative B.

Citizen P. J. Auffhammer commented.

Board discussion ensued with the County Attorney Denise A. Dymond Lyn and Ms. Lyn read the proposed resolution title for Alternative B into the record from packet page 804.

Resolution Number 2022-055

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.16. Citrus United Soccer Club, Inc *- Item received after the agenda was published.*

Approve and authorize the Chairman to execute the Youth Athletic Organization Agreement between Citrus County, Florida and Citrus United Soccer Club, Inc. During the term of this agreement, Citrus County, Florida, at its sole discretion, may inspect the condition of the athletic fields, equipment, concession, and facilities. Citrus United Soccer, Club Inc., will be charged $25.00 per person, per hour for any such inspection during the 2022-2023.

At the request of Chairman Ronald E. Kitchen, Jr., County Attorney Denise A. Dymond Lyn provided the recommended action.

Board discussion ensued with Ms. Lyn.

Consensus of the Board was to direct staff the direction to take and to bring the corrected item back to the Board.

Ms. Lyn commented, followed by further Board discussion.

There was no action taken.

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Ken Cheek/ Dan Sherlock	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP for Communications firm to Assist County	Veronica Kampschroer/ Commissioner Davis	9/30/2022		Workshop completed waiting for FY2022/23 budget adoption

3.	12/8/2020 RETREAT	Ft Island Trail Multi-Purpose Path update	Walt Eastmond	TBD		Project Resubmited
4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	7/12/2022		Advertising to schedule a Public Hearing on 6/27/2022 Public Hearing to be scheduled on 7/12/2022
6.	10/26/2021	Establish Process and criteria for Renting to Non-profits	Susan Boelk	6/27/2022	COMPLETED	
7.	2/22/2022	Monthly Updates on Core Civic Staffing	Erin Dohren	Ongoing		Next Report June 27, 2022
9.	3/8/2022	Benchmark other counties and cities in Florida regarding Affordable Housing	Mike Sherman	COMPLETED		
10.	4/12/2022	Review qualifications for Historical Resources Advisory Board	Joanna Coutu	5/24/2022		
11.	4/26/2022	Suggested Airport improvements from FBOS	Quincy Wylupek	6/4/2022		Received Crystal River, Waiting for Inverness
12.	5/24/2022	Evaluate Further potential changes to waterfront setbacks: vegetative buffers. Distance from Spring Run/sink holes, Define Spring Run and construction of pool cages	Joanna Coutu			Must go through PDC
13.	6/14/2022	Extend CORE contract 1 year for $91,000	Randy Oliver	7/12/2022		
14.	6/14/2022	Density Homes for Low/Medium Income Housing	Joanna Coutu Michelle L. Alford	9/30/2022		

Management and Budget Director Colleen Scott requested the deletion of items 6 and 9.

. Motion to approve item F with the deletion of items 6 and 9.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

No items.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 pm Public Hearing, Solid Waste Management Fees and Assessment Rates for Fiscal Year 2022-2023

Conduct a public hearing, adopt, and authorize the Chairman to execute a resolution to set fees and assessment rates for Solid Waste Management for FY 2022-2023.

Acting Public Works Director Ken Cheek provided the recommendation.

Citizen Bill Harris commented.

Chairman Ronald E. Kitchen, Jr. responded to comments from Mr. Harris.

Motion to approve item H1.

Resolution Number 2022-056

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.2. 1:31 P.M. Public Hearing to Adopt the Solid Waste Residential Assessment Roll for FY 2022-2023

Conduct a Public Hearing and authorize the Chairman to execute a resolution ratifying and confirming the residential solid waste assessment roll for FY 2022-2023.

Acting Public Works Director Ken Cheek provided the recommendation.

There were no public comments.

Motion to approve item H2.

Resolution Number 2022-057

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.3. 1:40 PM Citrus County Utility Rates and Fees

a. Conduct a public hearing to consider proposed revisions to the rates and fees charged to all customers in the Citrus County Utility Service Areas.

b. Adopt and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Citrus County, Florida, sitting as the governing body of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services, adopting revised water, reclaimed water and wastewater rates to be charged to customers of all Citrus County Utility Service Areas and providing an effective date.

Acting Public Works Director Ken Cheek provided the presentation and responded to questions from the Board, followed by Second Vice Chairman Holly Davis acknowledging the staff.

Citizen Barbara Ocasio commented.

Chairman Ronald E. Kitchen, Jr. responded to comments from Ms. Ocasio.

Motion to approve item H3b.

Board discussion ensued.

Resolution Number 2022-058

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. **Following item H3**

At the request of Chairman Ronald E. Kitchen, Jr., consensus of the Board was to move forward with items E15 and E16.

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

No items.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Second Vice Chair Holly Davis shared information from the Citrus County Community Charitable Foundation (CCCCF) Board meeting.

Commissioner Scott Carnahan provided an update from the Gulf Coast Consortium and the Executive Board meetings.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

K.1. Discussion and vote on recently installed Airport road no parking signs *- Item received after the agenda was published.*

Discussion and vote on recently installed Airport road no parking signs

Commissioner Scott Carnahan provided the recommendation.

Motion to direct staff to remove the airport road "no parking signs" on the right of way.

Board discussion ensued.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

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

Commissioner Jeff Kinnard, D.C. requested legal direction from the County Attorney Denise A. Dymond Lyn regarding floating docks. Board discussion ensued with Ms. Lyn.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

No items.

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

Chairman Ronald E. Kitchen, Jr. discussed the editorial that was published.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

P.1. Set a Public Hearing on an Ordinance Pertaining to Noise, Vibration and Air Pollution

Set a Public Hearing on July 12, 2022 at 1:30 p.m. on an Ordinance of Citrus County, Florida, relating to noise, vibration and air pollution; amending Chapter 21, Article I, Section 21-11 entitled "Definitions"; amending Chapter 21, Article II, Section 21-20 entitled "Prohibition"; amending Chapter 21, Article II, Section 21-23 entitled "Noise Sensitive Zones"; amending Chapter 21, Article II, Section 21-25 entitled "Measurement of Sound"; amending Chapter 21, Article II, Section 21-26 entitled "Specific Noise Prohibitions"; amending Chapter 21, Article II, Section 21-32 entitled "Enforcement"; providing for severability; providing for modifications that may arise from consideration at Public Hearing; providing for scrivener's errors; providing for codification; and providing for an effective date.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Motion to approve item P1.

At the request of First Vice Chair Ruthie Schlabach, Ms. Lyn provided clarification regarding the Blue Water zones, followed by Board discussion with Ms. Lyn.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Following Item P1

Chairman Ronald E. Kitchen, Jr. discussed the high level water issues with the Board, followed by Board discussion.

Q. OPEN TO THE PUBLIC

The following citizens addressed the Board on various issues: Alonda McCarty; and Maxine Connor.

Commissioners responded to comments from the public

R. UPCOMING MEETINGS

1. Regular Meeting: **July 12, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting**: July 26, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **August 9, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100,110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. *Workshop*: Use of Boat Launch Funds & *Workshop*: Succession Planning **Tuesday July 12, 2022, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. *Preliminary Budget Hearing*: Governing Library Special District **Tuesday, July 26, 2022**, **at 8:30AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. *Preliminary Budget Hearing*: Fire Protection Special District **Tuesday, July 26, 2022**, **at 8:45AM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
4. *Preliminary Budget Hearing*: BOCC **Tuesday, July 26, 2022 at 9:00AM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
5. *Tentative Budget Hearing*: **Thursday, September 8, 2022 at 5:01PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 3445

Clerk's Note: Meeting was recessed at 4:03 PM.

T. 5:01 P.M. PUBLIC HEARINGS

T.1. 5:01 pm PUD-22-01, 2022 Lecanto Lecanto, LLC for Anchor Ridge, LLC

a. Conduct a public hearing on June 27, 2022, at 5:01 pm to review and discuss application PUD-22-01, 2022 Lecanto Lecanto, LLC for Anchor Ridge, LLC

b. If approved, adopt, and authorize the Chairman and Clerk to execute the ordinance for PUD-22-01, 2022 Lecanto Lecanto, LLC for Anchor Ridge, LLC

County Attorrney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Attorney McGregor Love with Lowndes Law provided the applicant presentation. Mr. McGregor, Abbey Naylor, and Will Anderson responded to questions from the Board.

Land Development Planner Miranda Anaya provided the staff presentation and responded to questions from the Board.

There were no citizen comments.

Motion to approve ordinance for PUD-22-01, item T1a and b, based on confident and substantial evidence, and based on the 15 conditions.

Ordinance Number 2022-A35

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.2. 5:05 PM CPA-AA-PUD-22-06 Law Office of Clark A. Stillwell for Robert and Vicki Root

a. Conduct a public hearing on June 27, 2022, at 5:05 pm to review and discuss application CPA-AA-PUD-22-06, Law Office of Clark A. Stillwell for Robert and Vicki Root.

b. If approved, adopt, and authorize the Chairman and Clerk to execute the ordinances for CPA-AA-PUD-22-06, Law Office of Clark A. Stillwell for Robert and Vicki Root

County Attorrney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Attorney Clark Stillwell provided the applicant information.

Land Development Director Joanna Coutu provided the staff presentation.

There were no citizen comments.

Motion to approve the ordinances for CPA-AA-PUD-22-06, with the 7 conditions, item T2a and b.

Ordinance Numbers 2022-A36 and 2022-A37

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.3. 5:10 pm CPA-22-01 Revision to multiple policies in the Comprehensive Plan regarding open space

a. Conduct a public hearing on June 27, 2022, at 5:10 pm to review and discuss application CPA-22-01, Revision to multiple policies in the Comprehensive Plan regarding open space

b. If approved, authorize staff to transmit application CPA-22-01, Revision to multiple policies in the Comprehensive Plan regarding open space, to the Department of Economic Opportunity

and other State agencies for comment.

Land Development Director Joanna Coutu provided the staff presentation.

Attorney Clark Stillwell addressed the Board.

Motion to approve CPA-22-01, item T3a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

U. ADJOURN

The meeting was adjourned at 5:32 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● JULY 12, 2022

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

July 12, 2022 Citrus County Courthouse
The meeting was called to order at 1:00 PM

1. Invocation

Commissioner Jeff Kinnard, D.C. led the invocation.

2. Pledge of Allegiance

3. Roll Call

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Absent	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Traci Phillips	Chief of Staff	Present	
Amy Novinger	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr. requested no changes to the Agenda.

. Motion to approve the agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

B. CONSENT

Motion to approve the Consent Agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

Minutes

B.1. Board of County Commissioners - Public Workshop - Jun 14, 2022 9:00 AM

B.2. Board of County Commissioners - Regular Meeting - Jun 14, 2022 1:00 PM

Administration

No items.

Attorneys Office

No items.

Clerk

B.3. Southwest Florida Water Management District Annual Comprehensive Financial Reports

Acknowledge receipt of Annual Comprehensive Financial Report and Annual Financial Report for Fiscal Year Ended September 30, 2021 received from Southwest Florida Water Management District.

B.4. Release of Liens for Special Assessments

Approve and authorize the Chairman to execute Releases of Lien for Special

Assessments by and between Citrus County and certain property owners 2008 Citrus Springs Waterline Extensions, 2021 Montezuma Wastewater, 2021 Citrus Springs Waterlines, 2010 Citrus Springs Waterline Extensions special assessment district.

B.5. Clerk Records Disposition 1933

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1933 for the disposal of records that have met their assigned retention periods.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Planning and Development

No items.

Public Works

No items.

Systems Management

B.6. Barracuda 52014

Approve deletion of the following item from the inventory of Systems Management and remove from the County's Asset listing. 52014 - Barracuda messaging achiver- Serial Number - BAR-MA-874438. Serial number of replacement unit is: BAR-MA-1667295

B.7. Shoretel 52244

Approve deletion of the following item from the inventory of Systems Management and remove from the County's Capital Asset listing. 52244 - Shoretel Telephone System

Visitors and Convention Bureau

No items.

Water Resources

B.8. Release of Lien

a. Approve and Authorize the Chairman to execute Releases of Lien for Property Abatement Assessment by and between Citrus County, Florida, and certain property owners.

b. Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida.

Set Public Hearings Workshops

B.9. Proposed 2022 Property Abatement Assessments

a. Adopt and authorize the Chairman to execute a Resolution for the 2022 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.

b. Set a public hearing on August 30, 2022, at 1:30 P.M. regarding the 2022 Property Abatement Assessments.

Resolution Number 2022-059

B.10. Proposed Utility Availability Assessment Roll for FY 2022-2023

a. Adopt and authorize the Chairman to execute a Resolution for the proposed Utility Availability Assessment Roll for FY 2022-2023 relating to the provision of utility availability services in the unincorporated area of the county; estimating the cost of utility availability services to be assessed for the fiscal year commencing October 1, 2022; determining that certain real property will be specially benefited thereby; establishing the method of assessing the utility availability service cost against the real property that will be specially benefited thereby; directing the county manager to prepare or direct the preparation of a preliminary assessment roll based upon the methodology set forth herein; establishing a public hearing to consider imposition of the proposed service assessments and the method of their collection and directing the provision of notice in connection therewith; providing for severability; and providing an effective date.

b. Set a public hearing on August 30, 2022, at 1:31 P.M. regarding the Proposed Utility Availability Assessment Roll for FY 2022-2023.

Resolution Number 2022-060

B.11. Certification of the 2022-23 Non-Ad Valorem Assessment Rolls

a. Adopt and authorize the Chairman to execute a preliminary rate resolution of Citrus County, Florida relating to the Certification of the Fiscal Year 2022-2023 Non-Ad Valorem

Assessment Rolls.

b. Set a public hearing on Tuesday, August 30, 2022, at 1:32 p.m. for the purpose of hearing public comment on the adoption of a final rate resolution adopting and certifying the countywide non-ad valorem assessment rolls for FY 2022-2023 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.

Resolution Number 2022-061

B.12. Proposed Stormwater MSBU for Fiscal Year 2022-2023.

a. Adopt and authorize the Chairman to execute a Resolution of Citrus County, Florida, relating to the provision of stormwater management services; estimating the cost of stormwater management services provided by the county's stormwater utility; establishing the estimated assessment rate for stormwater service assessments against developed property within the stormwater management area for the fiscal year beginning October 1, 2022; directing the preparation of an updated stormwater service assessment roll based upon the methodology set forth herein; establishing a public hearing for the proposed stormwater service assessments and directing the provision of notice in connection therewith; providing for hardship assistance; providing for severability; and providing an effective date.

b. Set a public hearing on August 30, 2022, at 1:32 P.M. regarding the Stormwater MSBU for Fiscal Year 2022-2023.

Resolution Number 2022-062

B.13. Preliminary Rate Resolution for Fire Protection Services

a. Adopt and authorize the Chairman to execute the Preliminary Rate Resolution for Fire Protection Services for FY 2022-23.

b. Set a public hearing on August 30, 2022, at 1:33 P.M. to consider adopting fees and assessment rates for Fire Protection Services for FY 2022-23 and adopting the Fire Protection Services assessment roll prepared by the Property Appraiser's Office.

Resolution Number 2022-063

C. PROCLAMATIONS

Motion to approve item C1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

1. Proclamation - Run for the Money Week- Key Training Center

Approve and authorize the Board to proclaim the week of July 18 through July 23, 2022 as Key Training Center's Run for the Money Week in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Kathy Gates; Tim Gilbert; Marion Hansen; Rhonda Santis; Dr. Bill Dixon, representing of Veterans Village of Citrus County; Eric Williams; Janet Barek, with Citrus Springs Civic Association; Lisa Kearse; James Strasser; and Ron Kearse.

County Administrator Charles R. Oliver, Commissioners, and County Attorney Denise A. Dymond Lyn responded to comments from the public.

E. REGULAR BUSINESS

1. Bids

Motion to approve item E1a, a and b.

Citizen Janet Barek, from Citrus Springs Civic Association commented regarding item E1a.

County Administrator Charles R. Oliver responded to comments from Ms. Barek.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

a. ITB 22-086 Rebid SCOP Road Resurfacing N Forest Ridge Blvd. from CR 486 to W Lake Beverly Blvd.; AJAX Paving Industries of Florida, LLC

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and AJAX Paving Industries of Florida, LLC to provide resurfacing for N. Forest Ridge Blvd. from CR 486 to W. Lake Beverly Drive.

b. Approve related Budget Resolution

Resolution Number 2022-064

E.2. Budget Transfers

Approve budget transfers for Stormwater, Housing Services, Veteran Services, Support Services, Solid Waste, Visitors & Convention Bureau, Supervisor of Elections (2) and Circuit Court (2) for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution amending Transportation Operations Section 5311 grant budget for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-065

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.4. Transit Development Plan (TDP) 2022 Annual Progress Report

Approve and adopt the 2022 Annual Transit Development Plan Progress Report.

Motion to approve item E4.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.5. Citrus County Transit 2022 Title VI Plan - Update

Approve and authorize the chairman to adopt the Citrus County Transit 2022 Title VI Plan update, to include Appendix C content.

Motion to approve item E5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.6. Public Transportation Agency Safety Plan - 2022 Revison

Approve and adopt the annual update to the Citrus County Transit's Public Transportation Agency Safety Plan - 2022 Revision.

Motion to approve item E6.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.7. NCBA - SCSEP Host Agency Agreement

a. Approve and authorize the Chairman to execute The National Caucus And Center on Black Aging, Inc., Senior Community Service Employment Program, Host Agency Application and Worker Request form, Letter of Commitment, and Memo.

b. Approve and authorize the Chairman to execute the Designation of Signature Authority form for the required reporting forms.

Motion to approve item E7a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.8. Health Care Agency Affliliation Agreement - School of EMS

a. Approve and authorize the Chairman to execute a Health Care Agency Affiliation Agreement with the School of EMS establishing roles and responsibilities for establishing a clinical site with Citrus County Fire Rescue for students in the School of EMS's EMT and Paramedic programs to obtain clinical experience.

b. Approve and authorize the Chairman to execute a Business Associate Agreement between Citrus County, Florida, and the School of EMS to facilitate compliance with the HIPAA Rules.

Motion to approve item E8a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.9. Approve Modification of Intergovernmental Agreement with U.S. Marshalls Service

Approve and authorize the Chairman to sign modification 13 for the Intergovernmental Service Agreement with the U.S. Marshall's Service.

Motion to approve item E9.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.10. PCORI FEE

Approve and authorize the Chairman to execute Form 720 IRS Quarterly Federal Excise Tax Return for the PCORI Fee payment of $2,660.00.

Motion to approve item E10.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.11. HUD Annual PHA Civil Rights Certification

Approve and authorize the Chairman to execute the HUD 50077CR - "Civil Rights Certification" as required for the FY2023 Annual PHA Plan.

Motion to approve item E11.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

E.12. Contract with the Citrus County Chamber for the CORE center

Approve and authorize the Chairman to execute the contract with the Citrus County Chamber to extend the partnership to operate the Citrus One Stop Recovery and Economic (CORE) Center in the amount of $91,751.

Motion to approve item E12.

Chairman Ronald E. Kitchen, Jr. commented.

RESULT:	**ADOPTED [3 TO 1]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Schlabach, Davis, Kinnard D.C.
NAYS:	Kitchen Jr.
ABSENT:	Carnahan

E.13. Consider Eighth Modification to Memorandum of Understanding Veteran's Village of Citrus County and/or Consider Offer from Escalante/Black Diamond

a. Approve and authorize the Chairman to execute the Eighth Modification to Memorandum of Understanding with the Veteran's Village of Citrus County Inc., a Florida not-for-profit corporation (Village) to allow the Village additional time to obtain written financial commitments and to expand the lease area to fit the conceptual building plan.

b. Authorize the Clerk of Courts to record the same in the Public Records of Citrus County, Florida.

Motion to approve item E13a and b.

Citizens Janet Barek, Dr. Paresh Desai, and Dr. Bill Dixon commented.

Commissioners responded to comments from the public.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Ken Cheek/ Dan Sherlock	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP for Communications firm to Assist County	Veronica Kampschroer/ Commissioner Davis	9/30/2022		Workshop completed waiting for FY2022/23 budget adoption
3.	12/8/2020 RETREAT	Ft Island Trail Multi-Purpose Path update	Walt Eastmond	TBD		Project Resubmitted
4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	7/12/2022		Advertising to schedule a Public Hearing on 6/27/2022 Public Hearing to be scheduled on 7/12/2022
6.	2/22/2022	Monthly Updates on Core Civic Staffing	Erin Dohren	Ongoing		Next Report July 26, 2022
7.	4/12/2022	Review qualifications for Historical Resources Advisory Board	Joanna Coutu	5/24/2022		
8.	4/26/2022	Suggested Airport improvements from FBO's	Quincy Wylupek	6/4/2022		Received from Crystal River FBO, Waiting for Inverness FBO
9.	5/24/2022	Evaluate Further potential changes to waterfront setbacks: vegetative buffers. Distance from Spring	Joanna Coutu			Must go through PDC

		Run/sink holes, Define Spring Run and construction of pool cages				
10.	6/14/2022	Extend CORE contract 1 year for $91,000	Randy Oliver	7/12/2022		
11.	6/14/2022	Density Homes for Low/Medium Income Housing	Joanna Coutu Michelle L. Alford	9/30/2022		
12.	6/27/2022	Provide info to Board regarding Juneteenth (on June 19th) to consider as a County Holiday	June Randall	8/30/2022		
13.	6/27/2022	Floating Doc	Denise Lyn Joanna Coutu			
14.	6/27/2022	Agenda item: Collaborate with TBRPC & other Counties- Regional High Level Water Issues	Randy Oliver	8/30/2022		

County Administrator Charles R. Oliver requested no changes.

Second Vice Chair Holly Davis requested the addition of "Strategic Plans" and Chairman Ronald E. Kitchen, Jr. pointed out that item 13 "Doc" is misspelled.

. Motion to approve item F with the change to add the Strategic Plan.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. Confirmation of Public Works Director

Approve the confirmation of Mary Jensen as the Public Works Director.

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 PM Public Hearing on an Ordinance Pertaining to Noise, Vibration and Air Pollution

a. Conduct a Public Hearing on an Ordinance of Citrus County, Florida, relating to noise, vibration and air pollution; amending Chapter 21, Article I, Section 21-11 entitled "Definitions"; amending Chapter 21, Article II, Section 21-20 entitled "Prohibition"; amending Chapter 21, Article II, Section 21-23 entitled "Noise Sensitive Zones"; amending Chapter 21, Article II, Section 21-25 entitled "Measurement of Sound"; amending Chapter 21, Article II, Section 21-26 entitled "Specific Noise Prohibitions"; amending Chapter 21, Article II, Section 21-32 entitled "Enforcement"; providing for severability; providing for modifications that may arise from consideration at Public Hearing; providing for scrivener's errors; providing for codification; and providing for an effective date.

b. If approved, authorize the Chairman to execute the ordinance.

c. Authorize the Chairman to execute the Resolution creating noise sensitive zones in specified areas within the County.

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record, provided information, and responded to questions from the Board.

The following citizens addressed the Board: Frank Kapocsi, with the Homosassa River Alliance; Steve Minguy; Terry Green, President of the Homosassa Civic Club; Janet Barek; Kathy MacRae Foulk; and Diana Finegan.

Motion to approve item H1a, b, and c.

Prior to the vote, Board discussion ensued with Ms. Lyn regarding the motion, and Ms. Lyn and the Commissioners responded to comments from the public.

Ordinance Number 2022-A40 and Resolution Number 2022-066

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Code Review and Appeals Board - Nominate/Appoint

a. Nominate and Appoint a Member-At-Large four-year term that begins August 1, 2022 and ends January 31, 2026.

b. Nominate and Appoint a Member-At-Large four-year term that begins August 1, 2022 and ends January 31, 2026.

c. Nominate and Appoint a Member-At-Large for a four-year term that begins August 1, 2022 and ends January 31, 2026.

d. Nominate and Appoint a Member-At-Large for an “Unexpired term” that begins August 1, 2022 and ends January 31, 2024.

e. Nominate and Appoint an Alternate Member to a four-year term that begins August 1, 2022 and ends January 31, 2026.

Board discussion ensued with the County Administrator Charles R. Oliver and County Attorney Denise A. Dymond Lyn, who provided information.

Motion to nominate and appoint Richard "John" Phillips, Kathie L. Atkinson, Michael Rivers, and Roger Asper as the Members-At-Large.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

. Motion to nominate and appoint Linda J. Crindland as the Alternate Member.

Prior to the vote, County Attorney Denise A. Dymond Lyn responded to questions from the Board.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

. Following item I1

County Attorney Denise A. Dymond Lyn addressed the Board regarding the Code Review and Appeals Advisory Board appointments.

I.2. Nominate and Appoint a District 5 Member to the Aviation Advisory Board

Nominate and appoint one (1) regular member for District 5 of the Citrus County Aviation Advisory Board for a two-year term, which began on February 1, 2022, and ends on January 31, 2024.

Motion to nominate and appoint Keith Pullias as the Regular Member for District 5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
ABSENT:	Carnahan

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Jeff Kinnard, D.C. shared information from the Hernando/Citrus Metropolitan Planning Organization Board meeting, followed by comments by Chairman Ronald E. Kitchen, Jr.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

No items.

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

Commissioner Jeff Kinnard, D.C. discussed the floating dock issues and shared information from public concerns regarding safety in the waterways. Chairman Ronald E. Kitchen, Jr. commented.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

Second Vice Chair Holly Davis provided an overview from the Florida Association of Counties annual conference that she attended two weeks ago.

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

First Vice Chair Ruthie Schlabach commented on the noise ordinance.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

Chairman Ronald E. Kitchen, Jr. announced the ground breaking for the new rehabilitation center facility tomorrow and discussed the different speaking engagements that he has appeared at recently.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

Citizen Janet Barek addressed the Board.

Commissioners and County Administrator Charles R. Oliver responded to comments from Ms. Barek.

R. UPCOMING MEETINGS

1. Regular Meeting**, July 26, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **August 9, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **August 30, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. *Preliminary Budget Hearing*: Governing Library Special District **Tuesday, July 26, 2022**, **at 8:30 AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. *Preliminary Budget Hearing*: Fire Protection Special District **Tuesday, July 26, 2022**, **at 8:45AM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. *Preliminary Budget Hearing*: BOCC **Tuesday, July 26, 2022 at 9:00 AM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
4. *Tentative Budget Hearing*: **Thursday, September 8, 2022 at 5:01 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Clerk's Note: Meeting was recessed at 3:12 PM and resumed at 5:01 PM.

T. 5:01 P.M. PUBLIC HEARINGS

T.1. 5:01 PUD-22-02 Law Office of Clark A. Stillwell for Sterling Residential, LLC

a. Conduct a public hearing on July 12, 2022, at 5:01 p.m. to consider application PUD-22-02, Law Office of Clark A. Stillwell for Sterling Residential, LLC

b. If approved, adopt, and authorize the Chairman and Clerk to execute the ordinance for PUD-22-02, Law office of Clark A. Stillwell for Sterling Residential, LLC

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

The following individuals provided the applicant information and responded to questions from the Board : Attorney Clark A. Stillwell; Paul Gibbs, Landscape Architect Land Planner, with Community Land Design; and Avis Marie Craig, Certified Planner.

Land Development Director Joanna Coutu provided the staff presentation.

The following individuals spoke in opposition: John O'Connor; and Paul Daugherty.

Kenneth Ward, with Burrell Engineering on behalf of the applicant responded to comments from the public, and Mr. Ward and Mr. Stillwell responded to questions from the Board.

Motion to accept the evidence that has been presented in this application.

Clerk's Note: Commissioner Jeff Kinnard, D.C. left the meeting during item T1 at 5:30 PM.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis
ABSENT:	Kinnard D.C., Carnahan

. **Based on confident and substantial evidence, motion to approve to adopt and authorize the Chairman and Clerk to execute the ordinance for PUD-22-02, Law office of Clark A. Stillwell for Sterling Residential, LLC with the 15 conditions.**

Ordinance Number 2022-A38

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis
ABSENT:	Kinnard D.C., Carnahan

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T.2. 5:05 CPA/AA/PUD-22-04 Dr. Michael Wilburn for Scott Adams

a. Conduct a public hearing on July 12, 2022 at 5:05 p.m. to consider application CPA/AA/PUD-22-04, Dr. Michael Wilburn for Scott Adams

b. If approved, adopt, and authorize the Chairman and Clerk to execute the ordinances for CPA/AA/PUD-22-04, Dr. Michael Wilburn for Scott Adams

Dr. Michael Wilburn addressed the Board to request a continuance.

County Attorney Denise A. Dymond Lyn responded to questions from the Board regarding the continuance process, followed by Board discussion.

Motion to approve continuance until it can be scheduled.

Citizens Janie Stewart, Jeane DeFelice, Paulette Ritchie, Scott Adams, Terri Hartman, and Tom Ritchie commented.

Commissioners responded to comments from the public.

Ms. Lyn addressed the Board regarding the recommended motion.

Motion was amended to add: CPA/AA/PUD-22-04

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis
ABSENT:	Kinnard D.C., Carnahan

T.3. 5:10 OA-22-02 Land Development Division –Amendment to Land Development Code Multiple Sections

a. Conduct a public hearing on July 12, 2022 at 5:10 p.m. to consider application OA-22-02, Land Development Division -Amendment to Land Development Code Multiple Sections

b. If approved, adopt, and authorize the Chairman and Clerk to execute the ordinance for OA-22-02, Land Development Division -Amendment to Land Development Code Multiple Sections

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

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

There were no public comments.

Motion to approve item T3, to adopt and authorize the Chairman and Clerk to execute the ordinance for OA-22-02, Land Development Division - Amendment to Land Development Code multiple sections.

Ordinance Number 2022-A39

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis
ABSENT:	Kinnard D.C., Carnahan

U. ADJOURN

The meeting was adjourned at 6:12 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● JULY 26, 2022

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

July 26, 2022 Citrus County Courthouse
The meeting was called to order at 1:00 PM
Chairman Ronald E. Kitchen, Jr., explained that the Preliminary Budget Hearing would be reconvened later in the meeting. He then announced that Executive Assistant to the Board and Veteran, Doug Wright, would lead the invocation and Veteran of the U.S. Air Force, Sergeant Arlena Newson, would lead the Pledge of Allegiance.

1. ***Invocation***
2. ***Pledge of Allegiance***
3. ***Roll Call***

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Novinger	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr., requested to change the date of the Special Meeting for item B9 from August 9th to August 30th.

. Motion to approve the agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

B. CONSENT

Motion to accept the Consent Agenda, items B1 through B9.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Minutes

B.1. Board of County Commissioners - Special Meeting Attorney/Client Session - Jun 27, 2022 8:30 AM

B.2. Board of County Commissioners - Public Workshop - Jun 27, 2022 9:00 AM

B.3. Board of County Commissioners - Regular Meeting - Jun 27, 2022 1:00 PM

Administration

No items.

Attorneys Office

No items.

Clerk

B.4. County Warrants

Accept the attached check registers outlining the County warrants.

B.5. Clerk Records Disposition 1945

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1945 for the disposal of records that have met their assigned retention periods.

B.6. Clerk Records Disposition1946

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1946 for the disposal of records that have met their assigned retention periods.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Planning and Development

No items.

Public Works

No items.

Systems Management

B.7. Records Disposition

Approve and authorize the Chairman to execute the following Records Dispositions for the disposal of public records that have met legal retention: BOCC-0404

Visitors and Convention Bureau

No items.

Water Resources

B.8. Proclamation: Smart Irrigation Month

Approve and authorize the Board to execute a Proclamation declaring July 2022 as Smart Irrigation Month in Citrus County.

Set Public Hearings Workshops

B.9. Set a Special Meeting for the IAFF International Association of Fire Fighters

Set a Special Meeting on August 9, 2022 at 8:30AM for the IAFF International Association of Fire Fighters.

Clerk's note: The date for this meeting was changed to August 30, 2022 per the motion and vote for the Consent Agenda.

C. PROCLAMATIONS

Motion to approve items C1 and C2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

1. Proclamation - Purple Heart Day

Approve and authorize the Board to proclaim August 7, 2022 as Purple Heart Day in Citrus County, Florida.

2. Proclamation - Girl Scouts

Approve and authorize the Board to proclaim the week of September 5th as Girl Scout week in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Marion Hansen; Connie Martin Carter, at the request of Beverly Hills Municipal Service Benefit Unit (MSBU); John Hancock; Cheryl Melton; John Woods; John Bodnar; Janet Barek, on behalf of Citrus Springs Civic Association; Marianne Wetherington; Mark Conley; John Labriola, representing the Citrus County Chapter of Florida MassResistance; Mary Seader; Paula Johnson; Donna Rummel; Greg Hoying; Alan Otis; Diane Campbell; Bridgett Fagan; Tim Gilbert; Kathy Gates; Lala Sanders; Vickie Robinson; Marianne Parker; Richard Begin; Dean Bales; Matthew Bonura, Vice President of East Citrus United; Janet Genova; David Shrader, with Brooksville United Soccer Association of Hernando County; Bill Gruzdas; Debbie Weatley; Terry Morriston; Victoria Torres; Tracy Edgmon; and Kathy Bryn.

Commissioners responded to comments from the public.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a through c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

a. RFP 22-063 Emergency Debris Management Services; DRC Emergency Services, LLC, AshBritt, Inc. , D.& J. Enterprises,Inc. and Crowder-Gulf Joint Venture, Inc.

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and DRC Emergency Services, LLC, between Citrus County, Florida and AshBritt, Inc., between Citrus County, Florida and Crowder-Gulf Joint Venture, Inc., and between Citrus County, Florida and D. & J., Enterprises,Inc. to provide emergency debris removal services.

b. ITB 21-063 Amendment No. 4, Sea Otter Path Sewer Addition Project; Constantine Constructors, LLC

Approve and Authorize the Chairman to execute the Amendment No. 4 to the Agreement between Citrus County, Florida, and Constantine Constructors, LLC, to ratify the terms of the amended Notice to Proceed and extend the final completion date to September 1, 2022.

c. PB 22-102 City of Miami Beach No. 21-012-03 Routine and Emergency Repair Services to Water Sewer and Stormwater Systems; EnviroWaste Services Group, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and EnviroWaste Services Group, Inc. to provide routine and emergency repair services to water sewer and stormwater systems on an as needed basis.

E.2. Budget Transfers

Approve budget transfers for Utilities (2), Visitors & Convention Bureau, Road Maintenance, Beverly Hills MSBU, Land Development, Benefit Plans and Human Resources for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution adopting/ amending Transportation Operations Section 5307 County Fuel Expansion, Transportation Disadvantaged Trip & Equipment, Retired Senior Volunteer Program, Aquatic Plant Control and State Housing Initiative Partnership grant budgets for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-067

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.4. Library Policies

Approve and adopt Library Policy 01 through Policy 14.

Motion to adopt the Library Policy, numbers 01 through 14, but under Policy Number 14 the policy will include "display shall not violate community standards and there shall be no displays of sexual orientation".

The following Individuals addressed the Board: John Labriola, with Citrus County Chapter of Florida MassResistance; Anthony W. Mozo; Tracy Edgmon; John Hancock; Donna Rummel; Sandy Price, President of the Friends of the Citrus County Library System; Terry Morriston; April McLaughlin, Chairperson of the Citrus County Library Advisory Board; Vickie Robinson; Janet Barek; Janet Genova; Mary Seader; Diane Campbell; Greg Hoying; and Marianne Parker.

Commissioners responded to the comments from the public.

RESULT:	**DEFEATED [2 TO 3]**
MOVER:	Ronald E. Kitchen Jr., Chair, District 2
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Carnahan
NAYS:	Schlabach, Davis, Kinnard D.C.

. Motion to approve item E4.

RESULT:	**ADOPTED [3 TO 2]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Schlabach, Davis, Kinnard D.C.
NAYS:	Kitchen Jr., Carnahan

E.5. Central Ridge Community Pool

a. Discussion and vote to perforate the pool shell and backfill the Central Ridge Community pool located at 925 Lake Beverly Drive, Beverly Hills in the amount of $9,989.48 (includes labor and equipment).

b. Approve Budget Amendment from General Fund Contingency.

First Vice Chair Ruthie Schlabach commented.

Motion to table this item until other options could be brought back to the Board at a later time.

Short discussion was held prior to the vote.

RESULT:	**TABLED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.6. Update Rocky Mountain Holdings, LLC d/b/a Bayflite COPCN

Approve and authorize the Chairman to execute an updated Certificate of Public Convenience and Necessity to reflect the name change of Rocky Mountain Holdings, LLC d/b/a Bayflite for Advanced Air Life Support service in Citrus County. This Certificate of Public Convenience and Necessity shall be valid until September 30, 2024.

Motion to approve item E6.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.7. Transit Trip Cancellation / No-show policy

Approve the Transit Cancellation / No show policy for use in Transit Services door to door trip program.

Motion to approve item E7.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.8. CoreCivic Contract Monitoring Update for June 2022

Concur with recommended action of a non-performance assessment of $75,000 against CoreCivic's June invoice.

Motion to approve item E8.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.9. East Citrus Soccer League, Inc., d/b/a Citrus United Soccer League

Approve and authorize the Chairman to execute the Youth Athletic Organization Agreement between Citrus County, Florida and East Citrus Soccer League, Inc., d/b/a Citrus United Soccer League. During the term of this agreement Citrus County, Florida, at it's sole discretion, may inspect the condition of the athletic fields, equipment, concession, and facilities. East Citrus Soccer League, Inc., d/b/a Citrus United Soccer League, will be charged $25.00 per person, per hour for any such inspection during the 2022-2023 season.

Motion to approve item E9.

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C.
NAYS:	Carnahan

E.10. FY 2022 Edward Byrne Memorial Justice Assistance Grant JAG

Approve and authorize the Chairman to execute the grant Certification and Assurances for funding assistance through the U.S. Department Office of Justice Programs, Bureau of Justice Assistance, FY 2022 Edward Byrne Memorial Justice Assistance Grant (JAG D) Local Solicitation in the amount of $31,061.

Motion to approve item E10.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.11. Discussion & direction - 3406 N. Turkey Oak Dr., Crystal River (Betz Farm Property)

Discussion and direction regarding the extension of the due diligence period, closing date, and the status of a portion of the deposit for 3406 N. Turkey Oak Dr., Crystal River (Betz Farm Property).

Motion to approve item E11.

Citizen Hamid Ashtari addressed the Board.

Motion was amended to add payment of $25,000.00 monthly deposit, up to 4 months, which becomes non-refundable in exchange for the extension and authorize the Chairman to sign the addendum.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Ken Cheek/ Dan Sherlock	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP for Communications firm to Assist County	Veronica Kampschroer/ Commissioner Davis	9/30/2022		Workshop completed waiting for FY2022/23 budget adoption
3.	12/8/2020 RETREAT	Ft Island Trail Multi-Purpose Path update	Walt Eastmond	TBD		Project Resubmitted

4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	7/12/2022	COMPLETED	
6.	2/22/2022	Monthly Updates on Core Civic Staffing	Erin Dohren	Ongoing		On this Agenda
7.	4/12/2022	Review qualifications for Historical Resources Advisory Board	Joanna Coutu	8/30/2022		
8.	4/26/2022	Suggested Airport improvements from FBO's	Quincy Wylupek	6/4/2022		Waiting for Inverness FBO
9.	5/24/2022	Evaluate Further potential changes to waterfront setbacks: vegetative buffers. Distance from Spring Run/sink holes, Define Spring Run and construction of pool cages	Joanna Coutu			Must go through PDC
10.	6/14/2022	Extend CORE contract 1 year for $91,000	Randy Oliver	7/12/2022	COMPLETED	
11.	6/14/2022	Density Homes for Low/Medium Income Housing	Joanna Coutu Michelle L. Alford	9/30/2022		
12.	6/27/2022	Provide info to Board regarding Juneteenth (on June 19th) to consider as a County Holiday	June Randall	8/30/2022		
13.	6/27/2022	Floating Dock	Denise Lyn Joanna Coutu			
14.	6/27/2022	Collaborate with TBRPC & other Counties- Regional High Level Water Issues	Randy Oliver	8/30/2022		
15.	7/12/2022	Further Develop Parameters for Strategic Plan	Veronica Kampschroer	10/31/2022		
16.	7/12/2022	Establish Parameters/Criteria for No Wake and Quiet Zones	Mark Edwards	10/31/2022		

County Administrator Charles R. Oliver requested the deletion of items 5 and 10.

. Motion to accept item F with the deletion of items 5 and 10.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

County Administrator Charles R. Oliver noted that he had no items.

Short discussion ensued regarding the Sheriff's budget.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 P.M. Public Hearing Citrus Springs 2022 Assessment Area (Waterline Extensions)

a. Conduct a public hearing to consider the imposition of special assessments for the provision of water distribution facilities within the Citrus Springs 2022 Assessment Area, for the upcoming fiscal year.

b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the construction and funding of water distribution facilities; creating the Citrus Springs 2022 Assessment Area; imposing assessments against the properties within the Citrus Springs 2022 Assessment Area to fund the project cost of the local improvement; approving the assessment roll; providing for collection of the assessments; imposing an assessment lien; and providing an effective date.

c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Citizen Janet Barek with Citrus Springs Civic Association spoke in favor.

Motion to approve item H1b and c.

Resolution Number 2022-068

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.2. 1:31 P.M. Public Hearing - Certification of the Fiscal Year 2022-2023 Beverly Hills MSBU Assessment Roll

a. Conduct a public hearing for the purpose of hearing public comment on the adoption of a resolution adopting and certifying the Fiscal Year 2022-2023 Beverly Hills MSBU Assessment Roll.

b. Adopt and authorize the Chairman to execute a Final Rate Resolution of Citrus County, Florida to adopt and certify the Fiscal Year 2022-2023 Beverly Hills MSBU Assessment Roll in compliance with Florida Statutes Chapter 197.3632.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Citizen Janet Barek spoke in opposition.

Motion to approve item H2b.

Resolution Number 2022-069

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
NAYS:	Schlabach

H.3. 1:33 Public Hearing Proposed Habitat at Citrus Springs Phase I Assessment Area

a. Conduct a public hearing to consider the imposition of special assessments for the provision of street lighting within the Proposed Habitat at Citrus Springs Phase I Assessment Area for the upcoming fiscal year.

b. Adopt and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Citrus County, Florida, relating to the construction and funding of Street Lighting Services; creating the Habitat at Citrus Springs Phase I Assessment Area; Imposing assessments against the properties within the Habitat at Citrus Springs Phase I assessment area to fund the project cost of the local improvement; approving the assessment roll; providing for collection of the assessments; imposing an assessment lien; and providing an effective date.

c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida.

County Administrator Charles R. Oliver provided the recommendation.

Citizen Janet Barek with Citrus Springs Civic Association spoke in favor.

Motion to approve item H3b and c.

Resolution Number 2022-070

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.4. PV-22-01 Brian and Regina DeWitt

a. Conduct a public hearing to consider application PV-22-01, Brian and Regina DeWitt.

b. Authorize the Chairman to execute the resolution approving PV-22-01 for Brian and Regina DeWitt.

County Administrator Charles R. Oliver provided the recommendation.

Citizens Carolyn Austin and Billie Sala spoke in opposition.

Applicants Regina DeWitt and Brian DeWitt addressed the Board.

Land Development Director Joanna Coutu responded to comments from the public and responded to questions from the Board.

Motion to approve item H4a and b.

Resolution Number 2022-071

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Citrus Springs Advisory Council -Nominate & Appoint

Nominate and appoint Wayne Nagel to the Citrus Springs Advisory Council as a regular member to fill a term that will be for two years and will expire on 1/31/2024.

Motion to approve item I1 to nominate and appoint Wayne Nagel to the Citrus Springs Advisory Council as a regular member to fill a term that will be for two years and will expire on January 31, 2024.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

J. COMMITTEE REPORTS FROM COMMISSIONERS

Second Vice Chair Holly Davis announced that she attended the Tourist Development Council (TDC), Aviation Advisory Board, Withlacoochee Regional Water Supply Authority (WRWSA) Board, and Citrus County Community Charitable Foundation (CCCCF) Board meetings.

First Vice Chair Ruthie Schlabach shared information from the Veterans Services Advisory Board.

Commissioner Scott Carnahan announced that the Springs Steering Committee would meet tomorrow, July 27th.

Chairman Ronald E. Kitchen, Jr., announced that he would be attending the Tampa Bay Regional Planning Council (TBRPC) meeting on the second Monday in August.

Commissioner Jeff Kinnard, D.C. discussed the WRWSA and County Administrator Charles R. Oliver provided clarification. Board discussion ensued.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

No items.

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

No items.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

No items.

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

Chairman Ronald E. Kitchen, Jr., discussed the ground breaking of the Clear Sky Rehabilitation Center.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

County Attorney Denise A. Dymond Lyn acknowledged the Board for resolving various issues during the meeting.

Chairman Ronald E. Kitchen, Jr., requested an update on the Sheriff's Budget. Short discussion ensued.

Q. OPEN TO THE PUBLIC

Janet Barek, on behalf of Citrus Springs Civic Association addressed the Board on various issues.

Commissioners and County Administrator Charles R. Oliver responded.

R. UPCOMING MEETINGS

1. Regular Meeting**, August 9, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **August 30, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **September 13, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

T. 5:01 P.M. PUBLIC HEARINGS

Chairman Ronald E. Kitchen, Jr., reviewed the rules of decorum for the public hearing.

T.1. 5:01 pm PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest Development of Regional Impact)

a. Conduct a public hearing on July 26, 2022, at 5:01 pm to review and discuss PUD-22-03, Green Mills, LLC for Gulf to Lakes Associates, LLLP

b. If approved, adopt and authorize the Chairman to execute the ordinance for PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP and direct the Clerk to execute the ordinance.

Motion to accept the back up materials into evidence, as presented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. **Continued Item T1**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Shaun Mosheim, Development Manager at Green Mills and Oscar Sol, Principal of Green Mills provided the applicant presentation and responded to questions from the Board.

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

The following individuals spoke in favor of the application: Linda Myers; Terry LaGree; Tim Gilbert; Nancy Doyle; and Barbara Wheeler, representing Mid Florida Homeless Coalition, as well as, a member of the Affordable Housing Advisory Committee.

The following individuals spoke in opposition to the application: Attorney Ralf Brookes, representing Save Our Village, LLC; Les Cook; Stephen Shaner; Debra Cleary; Trish Nicholas; LaQuietta Davis; Nancy Sgro; Doris Herd; Mary Ellen Aliberti; Richard Wich; Brian Nicolas; Dr. Ron Nykiel; Liz Hobba; Barbara Carson; Briget Brothers; Cheri Burgess; Lynn David Clem; Joel Scime; Jamie Hobba; Claire Newcombe; Carol Lefler; Dr. William Maurer; Kevin Kelly; and Sylvain Robitaille.

Mr. Sol and Joe Cappuccilli, with Gulf to Lakes Associates responded to comments from the public and questions from the Board.

Discussion ensued.

Ms. Lyn read the three suggested conditions into the record.

. **Based on confident and substantial evidence and findings of fact, motion to adopt and authorize the Chairman to execute the ordinance for PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP and direct the Clerk to execute the ordinance, including the three conditions recommended by the PDC.**

Prior to the vote, Second Vice Chair Holly Davis commented.

Ordinance Number 2022-A41

RESULT:	**ADOPTED [3 TO 2]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Davis, Kinnard D.C., Carnahan
NAYS:	Kitchen Jr., Schlabach

U. ADJOURN

The meeting was adjourned at 7:42 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● AUGUST 30, 2022

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

August 30, 2022 Citrus County Courthouse
The meeting was called to order at 1:00 PM

1. Invocation

Senior Pastor Kevin Ballard from Calvary Chapel in Inverness led the invocation.

2. Pledge of Allegiance

Executive Director to the Board of County Commissioners Doug Wright led the Pledge of Allegiance.

3. Roll Call

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Charles R. Oliver	County Administrator	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Angela Vick	Clerk of the Circuit Court and Comptroller	Present	
Tifani White	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr., requested the addition of items B17 and E20, and removal of item B15.

. Motion to approve the agenda as amended.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

B. CONSENT

Motion to approve the Consent Agenda, B1 through B17.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Minutes

B.1. Board of County Commissioners - Preliminary Budget Hearing - Jul 26, 2022 8:45 AM

B.2. Board of County Commissioners - Preliminary Budget Hearing - Jul 26, 2022 9:00 AM

B.3. Board of County Commissioners - Regular Meeting - Jul 26, 2022 1:00 PM

B.4. Board of County Commissioners - Regular Meeting - Aug 9, 2022 1:00 PM

Administration

No items.

Attorneys Office

No items.

Clerk

B.5. County Warrants

Accept the attached check registers outlining the County warrants.

B.6. Release of Special Assessments

Approve and authorize the Chairman to execute Releases of Lien for Special Assessments by and between Citrus County and certain property owners 8E_9C_10A Citrus Springs Waterline Extensions and Las Brisas special assessment district.

B.7. Proof of Publication of Unclaimed Monies

Acknowledge the proof of publication for the Notice of Unclaimed Monies held in the office of the Clerk of the Circuit Court and Comptroller for year 2020.

Community Services

No items.

Fire Services

B.8. Original Home Show Vendor Registration

Approve and authorize the Chairman to execute the 2022 Original Home Show Vendor Registration form.

Human Resources

No items.

Management and Budget

B.9. City of Inverness Annual Financial Report

Acknowledge receipt of the Annual Financial Report for the City of Inverness for the Fiscal Year Ending September 30, 2021.

Planning and Development

B.10. PLT-22-05 Beery Subdivision

a. Review and approve replat PLT-22-05, Beery Subdivision.

b. Authorize the Chairman to execute the plat and direct the Clerk to record the plat in the public records of Citrus County, Florida.

B.11. PLT-22-07 Brookside Place Subdivision

a. Review and approve application PLT-22-07, Brookside Place Subdivision.

b. If approved, direct the Chair to sign the plat and the Clerk to execute and record the plat in the public records of Citrus County, Florida.

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.12. Release of Lien - Water and Wastewater Services

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 Roy & Michelle Campbell, and Ida Deitrich.

B.13. Release of Lien - Connection Fee Lien Agreement

Approve and authorize the Chairman to execute the Release of Liens for the following Connection Charge Installment Lien Agreements: Anthony Hale (2), Sylvia Thomas, and Phillip & Melissa Mullen

Set Public Hearings Workshops

B.14. Set a Public Hearing on an Ordinance Pertaining to Animal Control

Set a public hearing on September 27, 2022 at 2:15 p.m. on an ordinance of Citrus County, Florida, a political subdivision of the State of Florida, pertaining to animal control, amending Article II, Section 14-37 entitled "Adoption and Redemption of Animals"; amending Article II Section 14-45 entitled "Dangerous Dogs"; deleting Article II, Section 14-47 entitled "special Fees and costs"; providing for severablility; providing for codification and inclusion into the code; providing for modifications that may arise from consideration at public hearing; and providing for an effective date.

B.15. Set a Public Hearing on a Medicaid Assessment Program Resolution *- This item was pulled during the meeting.*

a. Adopt and authorize the Chairman to execute a Resolution of the Board of County Commissioners authorizing and adopting a non-ad valorem special assessment within the County for the purpose of benefiting assessed properties through enhanced Medicaid payments for local services; finding and determining that certain real property and interests in property is specially benefited by the assessment; collecting the assessment against the real property; establishing the method of collection; providing for certain other authorizations and delegations of authority as necessary; and providing an effective date.

b. Set a public hearing on September 27, 2022 at 1:45 PM regarding the Medicaid Assessment Program.

B.16. SV-22-01 Strickland

a. Set a public hearing on September 27, 2022, at 1:50 p.m. to consider SV-22-01, William E. Strickland, Sr. for Sheryl R. Strickland (Lyles), to vacate a portion of S Division Avenue and an adjacent alley lying in the Town of Homosassa plat.

b. If approved, direct the Chairman to execute the Resolution setting the public hearing.

Resolution Number 2022-074

B.17. Set a Special Meeting/Public Hearing relating to the International Association of Firefighters *- Item received after the agenda was published.*

CANCEL Special Meeting/Public Hearing on September 7, 2022 at 8:30 a.m. for the International Association of Firefighters.

C. PROCLAMATIONS

No items.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Marion Hansen, Rhonda Santis, Kathy Gates, Janet Barek representing Citrus Springs Civic Association, Alan Otis, Tim Gilbert representing the Citrus County Young Democrats, Daniel McKee, Bill Harris, Dr. Carmen Koubicek, and Kenneth Ferguson. Commissioners responded to comments from the public.

E. REGULAR BUSINESS

1. Bids

. Motion to approve items E1b through E1h, as amended and pull E1a for discussion.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

a. ITB 21-148 SCOP Project: Road Resurfacing of : Citrus County Road - W. Yulee Drive (CR 490) from W. Bradshaw Street to US 19; Superior Asphalt, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Superior Asphalt. Inc., to provide the construction of the SCOP Project - Road Resurfacing of: Citrus County Road - W. Yulee Drive (CR 490) from W. Bradshaw Street to US 19.

First Vice Chair Ruthie Davis Schlabach discussed concerns and questions she had. County Administrator Charles R. Oliver responded.

Motion to approve item E1a.

Prior to the vote, citizen Janet Barek commented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

b. RFP 19-059 Amendment No. 4, Professional Real Estate Broker Services; One Real Estate, Inc.

Approve and Authorize the Chairman to execute the Amendment No. 4 to the Agreement between Citrus County, Florida and One Real Estate, Inc. to extend the duration of the Agreement until November 4, 2023.

Clerk's Note: This item was approved and included in the motion under item E1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

c. RFQ 22-067 Continuing Contract for Professional Services for Solid Waste Management; Jones, Edmunds & Associates, Inc

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Jones, Edmunds & Associates, Inc. to provide various engineering services associated with Solid Waste Management on an as needed basis.

Clerk's Note: This item was approved and included in the motion under item E1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

d. QTE 19-072 Amendment No. 2; Mowing Citrus County Libraries; Gamco Properties, III, Inc. dba Third Generation Services

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Gamco Properties III, Inc, dba Third Generation Services to extend the Agreement to September 23, 2023.

Clerk's Note: This item was approved and included in the motion under item E1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

e. SGS 22-122 SCADA Telemetry Replacement and Repair Services; Data Flow Systems, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Data Flow Systems, Inc., for SCADA System Telemetry Replacement and Repair services throughout the County on an as needed basis.

Clerk's Note: This item was approved and included in the motion under item E1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

f. AGR 22-135 Approve Contract Renewal with Sunrise Consulting Group for Lobbying

a. Approve and authorize a bid waiver to award to Sunrise Consulting Group and approve the issuance of a Purchase Order.

b. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Sunrise Consulting Group for Lobbying Services in the amount of $60,000.

Clerk's Note: This item was approved and included in the motion under item E1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

g. PB 22-100 GSA GS-35F-0251U Software Services; TT Faster LLC dba Faster Asset Solutions

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and TT Faster LLC dba Faster Asset Solutions to provide software and maintenance for the Fleet Management Division and approve related budget transfer.

Clerk's Note: This item was approved and included in the motion under item E1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

h. PB 22-099 Sourcewell 032119-JDC Heavy Construction Equipment with Related Accessories, Attachments, and Supplies ; John Deere Construction Retail Sales

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and John Deere Construction Retail Sales to purchase heavy construction equipment from their authorized dealer.

Clerk's Note: This item was approved and included in the motion under item E1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Introduction of Public Works Director

County Administrator Charles R. Oliver introduced Mary Jensen as the new Public Works Director. Ms. Jensen addressed the Board.

E.2. Budget Transfers

Approve budget transfers for Road Maintenance (2), Building, Local Provider Participation Assessment, Gas Tax, Utilities (5), Housing Services (2), Health Department, Grounds Maintenance, Solid Waste (4), Beverly Hills MSBU, Transit, Fire, Community Services, Drug Court and Human Resources for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution adopting/ amending State Housing Initiative Partnership and various grant budgets for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-075

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.4. Collective Bargaining Agreement - Teamsters

Approve and authorize the Chairman to execute and sign the Agreement between Citrus County, Florida, and the International Brotherhood of Teamsters Local Union No. 79 with an effective date of March 9, 2022.

Motion to approve item E4 with an effective date of October 1, 2022.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.5. Acceptance Perpetual, Non-Exclusive Utility and Access Easement from Stillwater Estates, Inc.

a. Approve and authorize the Chairman to accept a Perpetual Utility and Access Easement from Stillwater Estates Inc., a Florida Profit Corporation.

b. Authorize Clerk to place acceptance stamp on the Perpetual Utility and Access Easement and record in the Public Records of Citrus County, Florida.

Motion to approve item E5a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.6. Accept a Perpetual Access & Maintenance Agreement and a Public Access Easement - Caliber Car Wash

a. Approve and authorize the Chairman to accept and execute an Access and Maintenance Agreement for purposes of granting the county rights for accessing and maintaining/replacing, at the discretion of County's sole option, the highway road sign, and the right of reasonable ingress and egress to perform maintenance/replacement of the highway road sign from Caliber Lecanto Op Co, LLC, a Florida Limited Liability Company.

b. Approve and authorize the Chairman to accept and execute a Public Access Easement for vehicular and pedestrian ingress and egress, over, across and through a portion of the Caliber Parcel from Caliber Lecanto Op Co, LLC, a Florida Limited Liability Company.

c. Authorize Clerk to place acceptance stamp on the Access and Maintenance Agreement and Public Access Easement and record both in the Public Records of Citrus County, Florida.

Motion to approve item E6a, b and c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.7. Settlement of Liability Claim Number #972973

Approve and authorize the General Release and Hold Harmless Agreement ("Settlement Agreement") between John Malloy and Citrus County, Florida, as full and final settlement to

include all attorney's fees and costs of Claim Number #972973, in the amount of $25,000.

Motion to approve item E7.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.8. WRWSA FY22/23 Grant Funding Agreement

Approve and authorize the Chairman to execute the grant agreement between Citrus County, a political subdivision of the State of Florida, and the Withlacoochee Regional Water Supply Authority for the Local Government Water Supply Funding Assistance Program in the amount $35,075, with a Citrus County Utilities enterprise fund match of $35,075.

Motion to approve item E8.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.9. Forestry Contract Amendment

Approve and authorize the Chairman to sign the contract amendment for protected acres with the Florida Department of Agriculture and Consumer Services reducing the fire protection assessment from $13,062.42 to $9,843.19.

Motion to approve item E9.

Prior to the vote First Vice Chair Ruthie Davis Schlabach commented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.10. Meadowcrest WWTF Denitrification Filters Retrofit

Approve and authorize the Chairman to execute the grant funding agreement, WG030, between Citrus County, Florida and FDEP for the project known as Meadowcrest WWTF Denitrification Filters Retrofit.

Motion to approve item E10.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.11. Ft. Island Trail Septic to Sewer Remediation Project

Approve and authorize the Chairman to execute grant funding agreement, WG039, between Citrus County, Florida and the Florida Department of Environmental Protection for the Ft. Island Trail Septic to Sewer Remediation project.

Motion to approve item E11.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.12. Suncoast Parkway II Water and Sewer Utility Improvements Release of Retainage

Accept the completed Suncoast Parkway II Water and Sewer Utility Improvements Project and approve the release of retainage in the amount of $505,603.64 to Royal American Construction Company, Inc.

Motion to approve item E12.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.13. Sea Otter Path Sewer Extension

Approve and authorize the execution of the CAA#2 in the amount of $25,875.00

Motion to approve item E13.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.14. West Grover Cleveland to the Peach Orchard Water Plant Interconnect Project Release of Retainage

Accept the completed West Grover Cleveland to the Peach Orchard Water Treatment Plant Interconnect Project and approve the release of retainage in the amount of $33,907.48 to Pave-Rite, Inc.

Motion to approve item E14.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.15. Meals on Wheels America Master Services Agreement, Statement of Work #1, and Business Associate Agreement

Approve and authorize the Chairman to execute the Master Services Agreement, Statement

of Work #1, and Business Associate Agreement between Meals on Wheels America ("MOWA") and Citrus County, Florida to provide nutritional meals and friendly visits to Humana clients. The agreement runs from the effective date until December 31st, 2023. No cash match required.

Motion to approve item E15.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.16. Funds Bequeathed to Citrus County Animal Services

Authorize the Chairman to execute a resolution authorizing the County Administrator to execute and submit a LifeShield National Insurance Co. Claimant Form on behalf of Citrus County, Florida to receive funds bequeathed to Citrus County Animal Services.

Motion to approve item E16.

Resolution Number 2022-076

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.17. Application for SWFWMD Cooperative Funding Initiative

a. Staff recommends that the Board approve funding for the listed projects and authorize application for SWFWMD CFI funds for the FY 2024 funding cycle.

b. Staff requests the Board rank the projects in the order presented.

c. Staff requests the County Administrator to execute the ranking and funding letter required for application.

Motion to approve item E17a, b, and c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.18. Arbitrage Rebate Compliance Services

Approve and authorize the Chairman to execute the Agreement with Hilltop Securities Asset Management, LLC for the provision of arbitrage rebate services commencing on date of execution for a period of five (5) years.

Motion to approve item E18.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.19. CoreCivic Contract Monitoring Update for July 2022

Concur with recommended action of a non-performance assessment of $116,250 against CoreCivic's July invoice.

Motion to approve item E19.

Prior to the vote, citizen Janet Barek and Warden Orlando Rodriguez commented. Following discussion, the Board directed staff to invite CoreCivic back for a presentation.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Motion to reconsider item E4.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. Motion to approve item E4 with the effective date of March 9, 2022.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.20. Release of Retainage for ITB 21-065 Crystal River Rehabilitate Runway 9-27 project & ITB 20-037 Inverness Airport Taxiway A1 Relocation, Taxiways B, C and Aprons Rehabilitation Projects *- Item received after the agenda was published.*

a. Accept the completed projects ITB 21-065- Crystal River Airport Rehabilitate Runway 9-27 and ITB 20-037-Inverness Airport Taxiway A1 Relocation, Taxiways B,C, and Aprons Rehabilitation Projects.

b. Approve and authorize the Clerk's office to release the retainage amounts of $53,874.78 and $36,270.93, respectively, to the contractor, C.W. Roberts Contracting, Inc.

Motion to approve item E20.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

F. OUTSTANDING COMMISSION ITEMS

1.	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
2.	12/12/2017 RETREAT	Resolve Landfill Issues	Ken Cheek/ Dan Sherlock	Ongoing		
3.	12/8/2020 RETREAT	Ft Island Trail Multi-Purpose Path update	Walt Eastmond	TBD		Project Resubmitted
4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	2/22/2022	Monthly Updates on Core Civic Staffing	Erin Dohren	Ongoing		8/30/2022 Agenda
6.	4/12/2022	Review qualifications for Historical Resources Advisory Board	Joanna Coutu	8/30/2022		
7.	4/26/2022	Suggested Airport improvements from FBO's	Quincy Wylupek	6/4/2022		Still have not received information from Inverness FBO
8.	5/24/2022	Evaluate Further potential changes to waterfront setbacks: vegetative buffers. Distance from Spring Run/sink holes, Define Spring Run and construction of pool cages	Joanna Coutu			Must go through PDC
9.	6/14/2022	Density Homes for Low/Medium Income Housing	Joanna Coutu Michelle L. Alford	9/30/2022		
10.	6/27/2022	Provide info to Board regarding Juneteenth (on June 19th) to consider as a County Holiday	June Randall	9/27/2022		
11.	6/27/2022	Collaborate with TBRPC & other Counties- Regional High Level Water Issues	Randy Oliver	8/30/2022		
12.	7/12/2022	Further Develop Parameters for Strategic Plan	Veronica Kampschroer	10/31/2022		
13.	7/12/2022	Establish Parameters/Criteria for No Wake and Quiet Zones	Mark Edwards	10/31/2022		
14.	8/9/2022	Agenda Item for Appointment to TBRPC	Randy Oliver	8/30/2022		On this Agenda

County Administrator Charles R. Oliver noted there were no requested changes.

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. Proposed Development Agreement - Cardinal Farms

Authorize staff to pursue negotiations with Attorney Robert W. Batsel, Jr., on behalf of Cardinal Farms Group, LLC and Lennar Corporation, to consider a Development Agreement pursuant to Florida Statutes.

Motion to approve item G1.

Prior to the vote, Attorney Rob Batsel commented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G.2. 2023 Residential Resurfacing List -- $6 Million

Direction on proceeding with FY2023 Residential Road Resurfacing Bids

Motion to approve item G2.

Prior to the vote, citizen Janet Barek commented. Commissioners responded.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G.3. Confirmation of Troy Hess as Interim Emergency Management Director

Confirm Troy Hess as Interim Emergency Management Director.

Motion to approve item G3.

Prior to the vote, Colonel of Bureau of Support Operations Elena Vitt commented.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G.4. Relocation of Water Resources Offices

Approve and authorize staff to proceed with relocation of the Water Resources Department to the vacant buildings previously occupied by Nature Coast EMS.

Motion to approve item G4.

Prior to the vote, citizen Janet Barek commented. Short Board discussion followed.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 p.m. Public Hearing Proposed 2022 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 2022 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.

County Administrator Charles R. Oliver provided an overview of the request.

Citizen Greg Schweighart commented.

Motion to approve item H1a, b, and c.

Resolution Number 2022-077

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.2. 1:31 P.M. Public Hearing Proposed Utility Availability Assessments for Fiscal Year 2022-2023.

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, 2022, 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.

County Administrator Charles R. Oliver explained the request.

There was no public comment.

Motion to approve item H2a and b.

Resolution Number 2022-078

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.3. 1:32 p.m. Public Hearing Proposed Stormwater MSBU for Fiscal Year 2022-2023.

a. Conduct a public hearing to consider the creation of the 2022 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 2022-2023.

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 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.

County Administrator Charles R. Oliver briefly discussed the request.

There was no public comment.

Motion to approve item H3a and b.

Resolution Number 2022-079

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
NAYS:	Schlabach

H.4. 1:33 p.m. Public Hearing to adopt the Annual Rate Resolution for Fire Protection Services for FY 2022-23

a. Conduct a public hearing to consider adopting fees and assessment rates for Fire Protection Services for FY 2022-23 and adopting 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.

County Administrator Charles R. Oliver gave an overview of the request.

There was no public comment.

Motion to approve item H4a and b.

Resolution Number 2022-080

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.5. 1:34 p.m. Public Hearing - Certification of the Fiscal Year 2022-2023 Non-Ad Valorem Assessment Rolls

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 2022-2023 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.

Chairman Ronald E. Kitchen, Jr., and County Administrator Charles R. Oliver discussed the request.

There was no public comment.

Motion to approve item H5a and b.

Resolution Number 2022-081

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.6. 1:45 PM Discuss the Publication of Public Notices

Provide direction regarding the appropriate venue for the placement of public notices.

County Administrator Charles R. Oliver explained the request. Clerk of the Circuit Court and Comptroller Angela Vick provided a brief presentation and responded to questions from the Board.

Motion to set a public hearing for October 18, 2022.

Citizens Janet Barek representing Citrus Springs Civic Association, Kenneth Ferguson, John Murphy representing the Citrus County Chronicle, President of the Florida Press Association Jim Fogler, Sam Worley, Florida Department of Health Director Ernesto Rubio, Executive Director of the Citrus County Education Foundation Shaunda Burdette, and President and CEO of the Citrus County Chamber of Commerce Josh Wooten addressed the Board. Commissioners responded.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Value Adjustment Board, Announce the vacancy of the BOCC appointed citizen member position

a. Accept with regret the resignation of the Board appointed citizen member Patrick Crippen from the Value Adjustment Board.

b. Announce vacancy available and the taking of applications for one citizen member

position on the Value Adjustment Board. The citizen member must own homestead

property in Citrus County. Applications are available on the Clerk of the Circuit Court and Comptroller website www.citrusclerk.org

Motion to approve item I1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

J. COMMITTEE REPORTS FROM COMMISSIONERS

Second Vice Chair Holly Davis discussed meetings she recently attended for the Tourist Development Council (TDC), Medical Examiner Board, and the Citrus County Community Charitable Foundation (CCCCF). At the request of Commissioner Davis, Florida Department of Health Director Ernesto Rubio provided further information.

First Vice Chair Ruthie Davis Schlabach talked about a recent meeting of the Value Adjustment Board (VAB).

Commissioner Scott Carnahan spoke about the Gulf Coast Restoration Committee.

Chairman Ronald E. Kitchen, Jr., provided updates regarding the Canvassing Board and Tampa Bay Regional Planning Council (TBRPC). He then discussed the County Administrator search process. Discussion ensued.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

No items.

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

L.1. Discuss Financial Participation on FDOT Projects

Discuss financial participation on FDOT projects, specifically the proposed traffic signal at Gospel Island and SR44.

Commissioner Jeff Kinnard, D.C. discussed the item. Board discussion followed.

L.2. Amend Salvation Army Contract to provide additional $60,000

Approve payment of up to $15,000 per Quarter beginning October 1, 2022 and direct the County Attorney to amend the existing agreement and authorize Chairman to sign the Amendment.

Commissioner Jeff Kinnard, D.C., reviewed the request. Board discussion followed.

There was no action taken on this item.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

Second Vice Chair Holly Davis spoke about strategic planning.

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

First Vice Chair Ruthie Davis Schlabach spoke about a recent event she attended celebrating 102 years of women having the right to vote. She also discussed the Marion County State of the County address that she recently attended.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

O.1. Appoint Commissioner Jeff Kinnard to TBRPC

Appoint Commissioner Jeff Kinnard to the Tampa Bay Regional Planning Council (TBRPC) effective October 1, 2022.

Chairman Ronald E. Kitchen, Jr., provided an overview of the request.

Motion to approve item O1.

Prior to the vote, citizen Janet Barek commented. Chairman Kitchen responded. Board discussion ensued and County Attorney Denise A. Dymond Lyn provided clarification on more than one Commissioner attending the meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., Chair, District 2
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

Citizens Janet Barek, Doug Lobel, and Major Hank Harwell addressed the Board. Commissioners responded.

R. UPCOMING MEETINGS

1. Regular Meeting: **September 13, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **September 27, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **October 18, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1.Special Meeting/Public Hearing: International Association of Fire Fighters **Wednesday**, **September 7, 2022 at 8:30 AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2.Tentative Budget Hearing: **Thursday, September 8, 2022 at 5:01 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Final Budget Hearing: **Tuesday, September 27, 2022 at 5:01 PM** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. 5:01 P.M. PUBLIC HEARINGS

Chairman Ronald E. Kitchen, Jr., reviewed the procedures for the public hearings.

T.1. 5:01PM AA-22-03 Brenda McKenzie for Hollynn Properties, Inc; Pospiech, and Flanagan

a. Conduct a public hearing on August 30, 2022 at 5:01 p.m. to review and consider AA-22-03 - McKenzie for Hollynn Properties, Inc., Pospiech, and Flanagan.

b. If approved, adopt, and authorize the Chairman and Clerk to execute the ordinance for AA-22-03 - McKenzie for Hollynn Properties, Inc., Pospiech, and Flanagan.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Motion to adopt the backup and materials into evidence.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

. **Presentations**

Brenda McKenzie representing the applicant discussed the request. Land Development Planner Jen Perkins provided the staff presentation.

There was no public comment.

. **Motion to approve item T1a and b based on confident and substantial evidence.**

Ordinance Number 2022-A42

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.2. 5:05 CPA-22-01 Revisions to Comprehensive Plan regarding open space

a. Conduct a public hearing on August 30, 2022, at 5:10 p.m. to consider application CPA-22-01, Revisions to Comprehensive Plan regarding open space

b. If approved, adopt, and authorize the Chairman and Clerk to execute the ordinance for CPA-22-01, Revisions to Comprehensive Plan regarding open space

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

Land Development Director Joanna Coutu explained the request.

Clark Stillwell spoke in favor of the request. There were no comments in opposition.

Motion to approve item T2 based on confident and substantial evidence.

Ordinance Number 2022-A43

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

T.3. 5:10 CPA/AA/PUD-22-04 Dr. Michael Wilburn for Scott Adams

a. Conduct a public hearing on August 30, 2022, at 5:10 p.m. to consider application CPA/AA/PUD-22-04, Dr. Michael Wilburn for Scott Adams

b. If approved, adopt, and authorize the Chairman and Clerk to execute the ordinances for CPA/AA/PUD-22-04, Dr. Michael Wilburn for Scott Adams

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Dr. Michael Wilburn representing the applicant discussed the request and responded to questions from the Board.

Land Development Principal Planner Joe Hochadel gave the staff presentation.

Citizen Ray Morris and President and CEO of the Chamber of Commerce Josh Wooten spoke in favor of the application.

Citizens Bob Rutemiller, Laura Hennings, Jeane DeFelice, Deborah North, Tom Ritchie, Paulette Ritchie, Terry Hartman, Don Clark, Tim Dutton, Janet Donovan, Cathy Duff, Vaughn McIntire, Janie Stewart, Chris McIntire, William Gilmore, Marcia Beasley, Winn Webb, Angela Hamilton, and Dr. Mary Martinase expressed opposition.

Dr. Wilburn responded to comments from the public.

Board discussion ensued.

Motion to deny the application based on confident and substantial evidence, and findings of fact.

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Ronald E. Kitchen Jr., Chair, District 2
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Carnahan
NAYS:	Kinnard D.C.

U. ADJOURN

The meeting was adjourned at 7:06 PM

BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

November 29, 2022 - 1:00 PM

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

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

A. CALL TO ORDER

November 29, 2022 Citrus County Courthouse
The meeting was called to order at 01:00 PM

Chair Ruthie Schlabach provided an announcement regarding Charles Randy Oliver and requested a moment of silence in his memory.

A.1. Invocation

Chair Ruthie Schlabach led the Invocation.

A.2. Pledge of Allegiance

U.S. Airforce Veteran, Philip Watson, led the Pledge of Allegiance.

A.3. Roll Call

Present: Holly L. Davis, Ruthie Davis Schlabach, Jeff Kinnard D.C., Rebecca Bays, Diana Finegan County Attorney Denise Lyn, County Administrator Steve Howard, Deputy Clerk Amy Novinger

Absent: Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

Chair Ruthie Schlabach requested the addition of item G1.

Motion to approve the Agenda with the addition of item G1.

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

B. CONSENT

Motion to approve the Consent Agenda.

Second Vice Chair commented regarding item B4.

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

Following item B, Chair Ruthie Schlabach recognized the new County Administrator Steve Howard and Mr. Howard addressed the staff and citizens.

County Attorney Denise A. Dymond Lyn announced that a presentation for item B4 will be scheduled at a future meeting.

Minutes

B.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners: September 27, 2022 Regular Meeting

Administration

No items.

Attorneys Office

No items.

Clerk

B.2. County Warrants

Accept the attached check registers outlining the County warrants.

B.3. SWFWMD Fiscal Year 2023 Schedule of Meetings & Boundary Map

Acknowledge receipt of correspondence received from SWFWMD regarding the Fiscal Year 2023 Schedule of Meetings & Boundary Map.

B.4. SWFWMD Proposed FY 2023 Five-Year Water Resource Development Program

Acknowledge receipt of correspondence received from Southwest Florida Water Management District regarding SWFWMD Proposed FY 2023 Five-Year Water Resource Development Program.

B.5. Release of Special Assessment

Approve and authorize the Chairman to execute Releases of Lien for the completed special assessments by and between Citrus County and property owners in the 8E 2008 Citrus Springs Waterline Extensions MSBU; 13A Country Oaks MSBU; and 13B Crystal River Wastewater- Harbor Isle MSBU.

B.6. Release of Special Assessment

Approve and authorize the Chairman to execute Releases of Lien for Special Assessments by and between Citrus County and certain property owners 14C Flying Dutchman, 22A 2022 Citrus Springs Waterlines, 8E Citrus Springs Waterlines Extensions special assessment district.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Growth Management

B.7. PLT-21-01 Chaney-Horn Subdivision

a. Consider PLT-21-01, Chaney-Horn Subdivision, to reconfigure three lots in the Woodward Park 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.

B.8. PLT-22-22 Ferderer Subdivision

a. Review and discuss PLT-22-22 Ferderer 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.

B.9. PLT-22-10 Spyt Subdivision

a. Review and discuss PLT-22-10, Spyt 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.

Public Works

B.10. Deletion of Surplus Property

Approve the deletion of the following items from the inventory of the Department of Public Works, Division of Solid Waste Management and the removal of the same items from the county's capital asset listing. Asset #06741 - Truck Mate Scale, Outbound Scale Replacement, Inbound Scale Upgrade and Asset #16570 Outbound Scale, Jag Extreme Controller Board.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

No items.

C. PROCLAMATIONS

C.1. Proclamation Diabetes Awareness Month

Approve and authorize the Board to proclaim the month of November, 2022 as Diabetes Month in Citrus County, Florida.

Motion to approve item C1.

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

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Paul John Reinhardt
Steve Mecten
Joe Meek, Mayor of the City of Crystal River
Jack Martin
Sabrina Watson, on behalf of Xceptional Life Project
Beryl St. Jacques
Barbara Ocasio
Margaret Mardis
Karen Hoadley, Chair of the Citrus Hills Cambridge Greens Property Owners Association
Ken Hinkle
Lynne Laura
Marianne Wetherington
Donna Rummel
Donald Clark
Diana Bollas
Nicole Joyner
Tammi Fields
Nancy Hochmuth
Janet Barek
Alonda McCarty
Tod Cloud
Bob Rutemiller
Tracy Edgmon
Tracey Duncan

Commissioners responded to comments from the public.

Clerk's Note: This item was completed in between the time certains (items H1, H2, and H3).

PUBLIC SPEAKER FORMS FOR ITEM D

ADDITIONAL INFORMATION FOR ITEM D - SUBMITTED BY BARBARA OCASIO

ADDITIONAL INFORMATION FOR ITEM D - SUBMITTED BY GASTON HALL

E. REGULAR BUSINESS

E.1. Bids

Motion to approve the bids, items E1a through f.

Citizen Diana Bollas commented and Chair Ruthie Schlabach responded to comments from Ms. Bollas.

Commissioner Diana Finegan commented regarding item E1c, followed by Board discussion.

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

PUBLIC SPEAKER FORM FOR ITEM E1

E.1.a. RFP 19-046 Amendment No. 4; Congregate & Home Delivered Meals; GA Food Service, Inc.

Approve and Authorize the Chairman to execute Amendment No. 4 to the Agreement between Citrus County, Florida and G.A. Food Services of Pinellas County, Inc. dba G.A. Food Service, Inc. to extend the duration of the Agreement for OAA to December 31, 2023, and for CCE Programs to June 30, 2024.

E.1.b. PB 22-126 Polk County RFP 22-411; Fire Fighter Physicals; Life Extension Clinics, Inc. dba Life Scan Wellness Centers

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Life Extension Clinics, Inc. dba Life Scan Wellness Center to provide physicals for our County Firefighters.

E.1.c. ITB 22-139 Pest Control Services; Power Exterminators, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Power Exterminators, Inc. to provide preventative and reactive pest control services.

E.1.d. ITB 22-119 Residential Road Resurfacing Project FY 2022/2023; Superior Asphalt, Inc.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Superior Asphalt, Inc. to provide residential roadway-resurfacing services for various roadways throughout Citrus County.

b. Approve and Authorize staff to add/delete additional ranked roadways at the unit costs noted in the bid and to expend the total FY2023 budgeted amount of $7,300,000.

E.1.e. ITB 22-111 Landfill Alternate Daily Cover; LSC Environmental Products, LLC

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and LSC Environmental Products, LLC to provide Alternate Daily Cover to the Landfill.

E.1.f. SGS 22-020 Assignment of Agreement; On-Site Medical Services at County Employee Wellness Center; Medical Risk Solutions, LLC dba My Health Onsite

a. Approve and Authorize the Chairman to execute the Assignment of Agreement between Citrus County, Florida and Medical Risk Solutions, LLC dba My Health Onsite, as the provider for the County's Onsite Employee Wellness Center.

b. Approve and Authorize the Chairman to execute the Business Associate Agreement between Citrus County, Florida, and Medical Risk Solutions, LLC dba My Health Onsite.

E.2. Budget Transfers

a. Approve budget transfers for Parks and Recreation, Transit Services, Extension Services, Stormwater, Engineering, Aviation, Solid Waste (2), Supervisor of Elections, Veteran Services, Community Services, Utilities, Article V Law Library, Support Services (6), Road Maintenance, Public Works, Fire Rescue (2), Library Services (2), Utilities - WRWSA, and Emergency Medical Services for fiscal year 2021-22.

b. Approve budget transfers for Citrus Springs MSBU, Visitor's & Convention Bureau, Utilities (3) and General Fund CIP for fiscal year 2022-23.

Motion to approve item E2a and b.

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

E.3. Budget Resolutions

a.Adopt and authorize the Chairman to execute a resolution amending Older Americans Act Title III B grant budget for fiscal year 2021-22.

b. Adopt and authorize the Chairman to execute a resolution adopting/ amending CR 491 Widening Loan Proceeds budget, Fire Rescue, State Housing Initiative Partnership, Withlacoochee Regional Water Supply Authority, Fire Hazardous Materials and Crystal River Airport Wildlife Hazard Management Plan grant budgets for fiscal year 2022-23.

Motion to approve item E3a and b.

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

Resolution Numbers 2022-109 and 2022-110

E.4. Citrus County Forfeiture Fund Report and Request

a. Acknowledge receipt of the fiscal year 2021/2022 Drug Seizure Fund report.
b. Provide staff direction regarding funding in the amount of $6,004.51 for the Anti-Drug Coalition of Citrus County, Inc.

Motion to approve item E4a and b.

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

E.5. Equitable Sharing Agreement & Certification FY22

Approve and authorize the Chairman to execute the Equitable Sharing Agreement and Certification for the Annual Equitable Sharing Reporting.

Motion to approve item E5.

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

E.6. Cambridge Greens Septic to Sewer - LP09019

Approve and authorize the Chairman to execute the amended Agreement LP09019 between Citrus County, Florida and the Florida Department of Environmental Protection.

Motion to approve item E6.

Citizens Karen Hoadley, Ken Hinkle, Greg Hoying, Sandra Price, Alonda McCarty, and Tammi Fields commented.

Water Resources Director Ken Cheek responded to comments from the public and responded to questions from the Board.

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

PUBLIC SPEAKER FORMS FOR ITEM E6

ADDITIONAL INFORMATION FOR ITEM E6 - SUBMITTED BY KAREN HOADLEY

E.7. Memorandum of Understanding between Citrus County Sheriff's Office and Citrus County, Florida Titled Citrus/Sheriff E911 Agreement for Fire Dispatch Services

Approve and authorize the Chairman to execute a Memorandum of Understanding with Citrus County Sheriff's Office (CCSO) establishing roles and responsibilities for providing emergency fire dispatch services at the Communications Center to perform the general functions of fire dispatchers for Citrus County Fire Rescue beginning on October 1, 2022 and ending on September 30, 2023.

Motion to approve item E7.

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

E.8. Memorandum of Understanding between Citrus County Sheriff's Office and Citrus County, Florida titled Citrus/Sheriff E911 Agreement for EMS dispatch services

Approve and authorize the Chairman to execute a Memorandum of Understanding with Citrus County Sheriff's Office (CCSO) establishing roles and responsibilities for providing emergency EMS dispatch services at the Communications Center to perform the general functions of an EMS dispatcher for Citrus County Fire Rescue beginning on October 1, 2022 and ending on September 30, 2023.

Motion to approve item E8.

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

E.9. Withlapopka Community Center Operating Agreement Renewal

A. Discussion and consideration of a request from the Withlapopka Civic Association, Inc., a Florida not-for-profit corporation to renew the Operating Agreement between Citrus County, Florida, a political subdivision of the State of Florida, and the Withlapopka Civic Association, Inc., a Florida not-for-profit corporation, for the management of the County-owned Withlapopka Community Center located at 11104 E. Flounder Drive, Floral City, Florida 34436.

B. Adopt and authorize the Chairman to execute a Resolution of the Board acknowledging the request to renew the Operating Agreement between Citrus County, Florida, a political subdivision of the State of Florida, and the Withlapopka Civic Association, Inc., a Florida not-for-profit corporation on a property owned by the County.

C. Approve and authorize the Chairman to execute the Withlapopka Community Center Operating Agreement between Citrus County, Florida, a political subdivision of the State of Florida, and the Withlapopka Civic Association, Inc., a Florida not-for-profit corporation for a period of five (5) years, commencing December 5, 2022, and ending on December 4, 2027.

Motion to approve item E9a, b, and c.

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

Resolution Number 2022-111

E.10. CoreCivic Contract Monitoring Update for October 2022

Concure with the recommended action of the non-performance assessment of $116,250 against CoreCivic's October's invoice.

Motion to approve item E10.

Citizen Sabrina Watson commented.

Commissioner Rebecca Bays responded to comments from Ms. Watson, followed by Board discussion.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Jeff Kinnard D.C.

AYES:	Davis, Davis Schlabach, Kinnard D.C., Finegan, Bays
NAY:	None

PUBLIC SPEAKER FORM FOR ITEM E10

E.11. Citrus County Septic Connection Incentive Program Grant: LPF0902 Amendment 2

Approve and authorize the Chairman to execute amendment #2 to agreement LPF0902 between Citrus County, Florida and FDEP.

Motion to approve item E11.

Board discussion ensued.

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

E.12. Airport Ground Lease Agreements – Douglas Doty

Approve and authorize the Chairman to execute Airport Ground Lease Agreements (Agreements), with Douglas Doty, for a period of twenty-five (25) years, from the date the parties have executed the Agreements, with an option in favor of the Lessees to renew for five (5) additional five (5) year periods. Rent is at the rate of $0.16 per square foot of the Premises per year, plus any applicable sales tax. Rent will be adjusted annually, per the terms of the agreement. Proof of required insurances must be provided prior to commencement of construction.

Motion to approve item E12 was made by Commissioner Jeff Kinnard, D.C. and seconded by Second Vice Chair Rebecca Bays.

Citizen Don Clark commented, followed by Board discussion.

Motion was withdrawn by Second Vice Chair Rebecca Bays and Commissioner Jeff Kinnard, D.C.

Motion was made to table this item by First Vice Chair Holly Davis.

Board discussion ensued with County Attorney Denise A. Dymond Lyn.

Motion was withdrawn by First Vice Chair Holly Davis.

Chair Ruthie Schlabach provided direction for staff to bring this item back at a later date.

PUBLIC SPEAKER FORM FOR ITEM E12

E.13. Release of Retainage ITB 21-135 W Citrus Springs Blvd from N Santos Dr to US 41

a. Accept the completed project, acknowledge pay application number 3 as Final Completion of SCOP Resurfacing of W Citrus Springs Blvd from N Santos Dr to us 41.

b. Approve the release of retainage and authorize the Clerk to release retainage to the contractor, Anderson Columbia, Inc. for the amount of $77,608.27.

Motion to approve item E13a and b.

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

E.14. Release of Retainage ITB 21-135 N Deltona Blvd from W Homeway Loop to W Citrus Springs Blvd

a. Accept the completed project, acknowledge pay application number 3 as Final Completion of SCOP Resurfacing of N Deltona Blvd from W Homeway Loop to W Citrus Springs Blvd.

b. Approve the release of retainage and authorize the Clerk to release retainage to the contractor, Anderson Columbia, Inc. in the amount of $24,679.81.

Motion to approve item E14a and b.

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

E.15. Release of Retainage ITB 21-135 S Canary Palm Ter from W Green Acres St to W Oaklawn St

a. Accept the completed project, acknowledge pay application number 3 as Final Completion of SCOP Resurfacing of S Canary Palm Ter from W Green Acres St to W Oaklawn St.

b. Approve the release of retainage and authorize the Clerk to release retainage to the contractor, Anderson Columbia, Inc. in the amount of $3,426.39.

Motion to approve item E15a and b.

RESULT:	**Adopted**
MOVER:	Holly L. Davis

SECONDER: Jeff Kinnard D.C.
AYES: Davis, Davis Schlabach, Kinnard D.C., Finegan, Bays
NAY: None

F. OUTSTANDING COMMISSION ITEMS

County Administrator Steve Howard requested that the staff make some corrections.

Motion to approve the corrections to item F.

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

Citizen ~~S~~abrina Watson commented.

First Vice Chair Holly Davis and Public Works Director Mary Jensen responded to comments from Ms. Watson regarding item 11, followed by Board discussion with Ms. Jensen.

PUBLIC SPEAKER FORM FOR ITEM F

F.1. Outstanding Commission Items

Outstanding Commission Items

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017	Resolve Landfill Issue	Mary Jensen Dan Sherlock	Ongoing		
2.	12/8/2020	Ft. Island Trail Multi-Purpose Path Update	Walt Eastmond	TBD		Project Not Funded
3.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing it in phases: First phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified.

4.	2/22/2022	Monthly Updates on Core Civic Staffing	Erin Dohren	Ongoing		On December 13th Meeting
5.	4/26/2022	Suggested Airport Improvements FBO's	Quincy Wylupek	6/4/2022		Have not received information from Right Rudder
6.	5/24/2022	Evaluate further potential changes to waterfront setbacks, vegetative buffers, distance from spring run and construction of pool cages	Joanna Coutu	1st Qtr. 2023		Must go through PDC Scheduled for January 2023
7.	6/14/2022	Density Homes for Low/Medium Income Housing	Joanna Coutu Michelle Alford	9/30/2022		Scheduled for 11/29/2022 Agenda
8.	6/27/2022	Collaborate with TBRPC and other counties on Regional High Level Water Issues	Randy Oliver	Ongoing		Received Uniform Resilient Shoreline Protection Model Ordinance Template from TBRPC
9.	7/12/2022	Further develop parameters for the Strategic Plan	Veronica Kampschroer			Survey Open until 10/31/2022
10.	7/12/2022	Establish parameters/criteria for No Wake and Quiet Zones	Mark Edwards			Draft Written and in Legal Review
11.	9/13/2022	Set Workshop for FWC/UF to discuss Aquatics	Mark Edwards Mary Jensen	12/15/2022		Setting Up Meetings with Commissioners
12.	9/27/2022	Motroala Contract Modification for	Denise Lyn	11/7/2022	COMPLETED	

		Cell Tower Upgrages				

G. COUNTY ADMINISTRATOR -STEVE HOWARD

G.1. 2023 BOCC Meeting Dates Update

a. Approve the January 10, 2023 meeting as proposed.

b. Cancel the May 9, 2023 BOCC meeting and schedule Thursday, May 11, 2023.

Motion to approve item G1.

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

ADDITIONAL ITEM G1

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 p.m. Public Hearing Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem Assessments.

a. Conduct a public hearing pursuant to Section 197.3632, Florida Statutes, for the purpose of hearing public comment on the utilization of the uniform method for the levy, collection and enforcement of non-ad valorem special assessments, throughout the unincorporated and all incorporated areas of the County for the cost of providing fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs commencing for the Fiscal Year beginning on October 1, 2023.
b. Adopt and authorize the Chairman to execute a resolution of Citrus County, Florida electing to use the uniform method of collecting non-ad valorem special assessments

levied within Citrus County, Florida; stating a need for such levy; providing for the mailing of this resolution; and providing for an effective date.

County Administrator Steve Howard provided the recommendation.

There were no public comments.

Motion to approve item H1a and b.

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

Resolution Number 2022-112

H.2. 1:40 PM Public Hearing on an Ordinance Pertaining to Criminal Background Checks

a. Conduct a public hearing on an ordinance of Citrus County, Florida, amending Chapter 2, Article III, Section 2-67 entitled "Criminal History Screening Requirements"; providing for severability; providing for modifications that may arise from consideration at public hearing; providing for scrivener's errors; providing for codification; and providing for an effective date.

b. If approved, authorize the Chairman to execute the ordinance.

County Administrator Steve Howard provided the recommendation and County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

There were no public comments.

Motion to approve item H2a and b.

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

Ordinance Number 2022-A46

H.3. 1:45 PM Presentation from the Wildlife Corridor Foundation

Presentation from the Wildlife Corridor Foundation

Jason Lauritsen, Chief Conservation Officer for the Florida Wildlife Corridor Foundation, provided the presentation.

Second Vice Chair Rebecca Bays and First Vice Chair Holly Davis commented and Mr. Lauritsen responded to the Board.

There was no action taken on this item.

ADDITIONAL INFORMATION FOR ITEM H3

ITEM H3 - FWCF POWER POINT

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Planning and Development Commission (PDC) - select alternate member

Nominate and Appoint one alternate member for the Planning and Development Commission for an unexpired term to 1/31/2025.

Motion to nominate and appoint Timothy Gilbert as the alternate member to the Planning and Development Commission.

Board discussion ensued.

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

I.2. Planning and Development Commission (PDC) - announce two expiring terms

Announce two expiring terms for regular members of the Planning and Development Commission on 1/31/23. The new terms will extend to 1/31/27.

County Administrator Steve Howard provided the announcement.

I.3. Special Library District Advisory Board - Announce Expiration of Terms

Announcement of the expiration of terms for four (4) regular positions and the taking of applications for the Special Library District Advisory Board. These terms will expire January 31, 2023. The new two-year terms will begin on February 1, 2023 and will expire on January 31, 2025. Deadline for application is December 30, 2022 with nominations and appointments to occur at the January 24th, 2023 meeting of the Special Library District Governing Board.

County Administrator Steve Howard provided the announcement.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Chair Ruthie Schlabach shared information from the Tampa Bay Regional Planning Council (TBRPC) meeting.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

No items.

L. COMMISSIONER REBECCA BAYS - DISTRICT 4

No items.

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

M.1. Moving from SWFWMD to SRWMD

Discussion and vote on directing staff to explore the option of moving from Southwest Florida Management District (SWFWMD) to Suwannee River Water Management District (SRWMD)

Commissioner Jeff Kinnard, D.C. provided the recommendation.

Motion to direct staff to explore the options of what the process would be to move from under the jurisdiction of Southwest Florida Water Management District (SWFWMD) to Suwannee River Water Management District (SRWMD) and to see if this would benefit the citizens.

Board discussion ensued.

Citizens Dr. Paul John Reinhardt, Don Clark, Sabrina Watson, and Bob Rutemiller commented.

Commissioners responded to comments from the public.

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

PUBLIC SPEAKER FORMS FOR ITEM M1

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

No items.

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

O.1. Board Liaison/Committee Appointments

Discussion and approval of the Citrus County Board of County Commissioners Board and Committee Liaison Appointments for 2022-2023.

Chair Ruthie Schlabach provided the recommendation, followed by Board discussion regarding Florida Association of Counties (FAC), National Association of Counties (NACo), and Citrus County Strategic Plan (CCSP) committees.

Motion to approve item O1.

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

O.2. Public Participation

Motion and vote to direct staff to adjust the Agenda to provide Open to the Public at the end of our Agenda.

Chair Ruthie Schlabach provided the recommendation, followed by Board discussion.

Motion was made to approve item O2, with the stipulation that the Board would start off with a time certain of 3:30 PM and only have one Open to the Public, by First Vice Chair Holly Davis and seconded by Chair Ruthie Schlabach.

Board discussion ensued with County Attorney Denise A. Dymond Lyn.

Citizens Sabrina Watson, Jack Martin, Alonda McCarty, Ken Hinkle, Diana Bollas, Don Clark, Dr. Paul Reinhardt, Tracey Duncan commented.

Board discussion continued.

The motion was rescinded by First Vice Chair Holly Davis and by Chair Ruthie Schlabach.

First Vice Chair Holly Davis provided a recommendation.

There was no action taken.

PUBLIC SPEAKER FORMS FOR ITEM O2

ADDITIONAL INFORMATION FOR ITEM O2

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Ken Hinkle
Joshua Hicks, Owner of Handy Hicks Corp. and President of the Skill Building Class
Tracey Duncan

Commissioners responded to comments from the public.

PUBLIC SPEAKER FORMS FOR ITEM Q

R. UPCOMING MEETINGS

1. Regular Meeting, December 13, 2022 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

No items.

T. PUBLIC HEARINGS

Chair Ruthie Schlabach provided the Public Hearing procedures.

T.1. 5:01 p.m. AA-22-04 & PLT-22-24 Joseph and Heather Flynn

Conduct a Public Hearing on November 29, 2022 at 5:01 p.m. to review and discuss application, AA-22-04, Joseph and Heather Flynn.
If approved, authorize the Chairman and the Clerk to execute the Ordinance for AA-22-04, Joseph and Heather Flynn.
Review and approve PLT-22-24, Flynn Subdivision, and direct the Chair and Clerk to execute the plat and the Clerk to record the plat in the public records of Citrus County, Florida.

Motion to adopt the back up materials into the record.

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

County Attorney Denise A. Dymond Lyn polled the Board for exparte communications and read the proposed ordinance title into the record.

Applicant, Heather Flynn, introduced herself to the Board.

Land Development Director Joanna Coutu provided the staff presentation.

There were no citizen comments.

Based on confident and substantial evidence, the motion was made to approve and authorize the Chairman and the Clerk to execute the Ordinance for AA-22-04, Joseph and Heather Flynn.

The motion was amended to add: Review and approve PLT-22-24 for the Flynn Subdivision, direct the Chair and Clerk to execute the plat, and the Clerk to record the plat in the public records of Citrus County, Florida.

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

Ordinance Number 2022-A47

ADDITIONAL INFORMATION FOR ITEM T1

ITEM T1 - PLANNER POWER POINT

T.2. 5:05 p.m. CPA/AA/PUD-22-11 Clark A. Stillwell for Soffron Holdings, LLC

a. Conduct a Public Hearing on November 29, 2022, at 5:05 p.m. to review and discuss application CPA/AA/PUD-22-11 Clark A. Stillwell for Soffron Holdings, LLC.
b. If approved, direct the Chair and Clerk to execute the Ordinances for CPA/AA/PUD-22-11, Clark A. Stillwell for Soffron Holdings, LLC.

County Attorney Denise A. Dymond Lyn polled the Board for exparte communications and read the proposed ordinance titles into the record.

Motion to adopt the back up materials into the record.

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

Attorney Clark Stillwell provided the applicant information.

Land Development Principal Planner Joe Hochadel provided the staff presentation and responded to questions from the Board.

Second Vice Chair Rebecca Bays commented.

Citizen Mike Wilburn commented.

Mr. Hochadel responded to questions from the Board, followed by Board discussion.

Motion to approve and direct the Chair and Clerk to execute the Ordinances for CPA/AA/PUD-22-11 with the conditions, except for the cross access to the north.

Board discussion continued.

RESULT:	**Defeated**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Diana Finegan
AYES:	Kinnard D.C.
NAY:	Finegan, Davis, Schlabach, Bays

PUBLIC SPEAKER FORM FOR ITEM T2

ITEM T2 - PLANNER POWER POINT

ITEM T2 - APPLICANT POWER POINT

T.3. 5:10 p.m. PUD-22-04 Local Engineering, Inc. for Bret Martin

a.Conduct a public hearing on November 27, 2022, at 5:10 p.m. to review and discuss application PUD-22-04 Local Engineering, Inc. for Bret Martin.
b.If approved, authorize the Chair and the Clerk to execute the Ordinance for PUD-22-04, Local Engineering, Inc. for Bret Martin.

County Attorney Denise A. Dymond Lyn polled the Board for exparte communications and read the proposed ordinance title into the record.

Motion to adopt the back up material into the record.

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

Mike Wilburn with Local Engineering provided the applicant information and responded to questions from the Board.

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

The following citizens addressed the Board: Gaston Hall ; Shannon Stelle; Mike Cozzi; Curtis Hitchcock; Herb Sickler; Idona Davis; Dr. Paul Reinhardt; Tom Ehlman; Douglas Dahlaurst; Lori Montgomery; Daniel Griffith; and Ilona Mendicino.

Mike Wilburn provided a rebuttal regarding the public comments.

Ms. Coutu and Mr. Wilburn responded to questions from the Board, followed by Board discussion with County Administrator Steve Howard, Ms. Coutu, Mr. Wilburn, and County Attorney Denise A. Dymond Lyn.

Motion to grant the continuance was made by Commissioner Jeff Kinnard, D.C. and was seconded by Second Vice Chair Rebecca Bays.

Board discussion continued with Ms. Coutu, Mr. Wilburn, and Ms. Lyn.

The motion was withdrawn by Second Vice Chair Rebecca Bays and died for a lack of a second.

Motion to deny the application.

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

PUBLIC SPEAKER FORMS FOR ITEM T3

ITEM T3 PLANNER POWER POINT

T.4. 5:15 p.m. PUD-22-05- Furman Civil Designs, Inc. for David Lemonde and Brandi McCabe

a. Conduct a Public Hearing on November 29, 2022, at 5:15 p.m. to review and discuss Application PUD-22-05, Furman Civil Designs, Inc. for David Lemonde and Brandi McCabe.

b. If approved, authorize the Chair and the Clerk to execute the Ordinance for PUD-22-05, Furman Civil Designs, Inc. for David Lemonde and Brandi McCabe.

County Attorney Denise A. Dymond Lyn polled the Board for exparte communications and read the proposed ordinance title into the record.

Motion to adopt the back up material into evidence for the record.

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

Paul Furman with Furman Civil Designs provided the applicant information.

Land Development Senior Planner Miranda Anaya provided the staff presentation.

Citizens Christine Singleton and David Lemonde commented.

Motion to approve and authorize the Chair and the Clerk to execute the Ordinance for PUD-22-05, Furman Civil Designs, Inc. for David Lemonde and Brandi McCabe, based on confident and substantial evidence.

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

Ordinance Number 2022-A48

PUBLIC SPEAKER FORMS FOR ITEM T4

ITEM T4 PLANNER POWER POINT

U. ADJOURN

The meeting was adjourned at 07:42 PM.

PROOF OF PUBLICATION

BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

December 13, 2022 - 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

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

A. CALL TO ORDER

December 13, 2022 Citrus County Courthouse
The meeting was called to order at 01:00 PM

A.1. Invocation

Pastor Justin Strickland of the Crystal River Church of God led the invocation.

A.2. Pledge of Allegiance

U.S. Air Force Veteran, Bud Osborne, led the Pledge of Allegiance.

A.3. Roll Call

Present: Holly L. Davis, Ruthie Davis Schlabach, Jeff Kinnard D.C., Diana Finegan, Rebecca Bays County Attorney Denise Lyn, County Administrator Steve Howard, Deputy Clerk Amy Novinger

Absent: Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

Chair Ruthie Schlabach requested items B8 and E5 be pulled and to move items N1 and N2 to the beginning of the agenda.

Motion to approve the Agenda, with the modifications.

RESULT: Adopted

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

B. CONSENT

Motion to approve the Consent Agenda, with the adjustment of pulling item B8.

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

County Attorney Denise A. Dymond Lyn addressed the Board regarding item B6.

Motion to reconsider the Consent Agenda.

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

Ms. Lyn addressed the Board regarding the motion.

Motion to approve the Consent Agenda, pulling item B6 for discussion and to pull item B8 from the agenda.

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

Minutes

B.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:
November 22, 2022 Regular Meeting

B.2. Minutes of the Board of County Commissioners
Approve the minutes of the Board of County Commissioners regular meeting held on November 7, 2022.

Administration

B.3. Disposal of Surplus Property
Approve deletion of the following item from the inventory of the Health Department and removal of same item from the county's capital asset listing. Asset # 20337, 07 Ford Freestyle SUV.

Attorneys Office

No items.

Clerk

B.4. Clerk IT Equipment for Disposal
Approve and authorize removal of asset 90453, Toshiba UPS 1600 EP.

Community Services

B.5. Transit Asset Management Plan 2022
Approve the 2022 Transit Asset Management (TAM) Plan

Fire Services

No items.

Human Resources

No items.

Management and Budget

B.6. American Rescue Plan Act - Local Assistance and Tribal Consistency Fund (LATCF)

a. Approve the designation of the County Administrator as primary agent and the Management & Budget Director as alternate agent to execute any Request for Reimbursement, Certification, or other necessary documentation.
b. Provide staff direction on the use of funds.

Motion to approve item B6a and b.

At the request of Commissioner Jeff Kinnard, D.C., Chair Ruthie Schlabach and County Attorney Denise A. Dymond Lyn provided clarification.

Prior to the vote, County Administrator Steve Howard and Management and Budget Director Erin Dohren responded to questions from the Board, followed by Board discussion.

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

This item was pulled for discussion.

Growth Management

B.7. PLT-22-29 Mills Subdivision

a. Consider PLT-22-29, Mills Subdivision, to combine two lots in the Citrus Springs Unit 27 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.

B.8. PLT-22-14 Palmetto-Citrus Avenue

a. Review and discuss PLT-22-14, Palmetto-Citrus Avenue plat
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.

This item was pulled during the meeting.

Public Works

B.9. Acknowledgement of Airport Hangar Lease Agreement(s)

Staff requests that the Board of County Commissioners acknowledge the attached, executed T-Hangar lease agreement(s) with Mr. Robert Newhall.

B.10. Lease Termination Letter to Filter Family Solutions

Approve and authorize the Chairman to sign the Lease Termination Letter for Filter Family Solution, Inc., fka Filter Youth Development, Inc.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.11. Release of Lien- Water and Wastewater Utility Services

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 Douglas Allen Burris, Joe D Brown, Frank Shaffer, Davis Eugene Snell, and William Echols.

B.12. Connection Charge Installment Lien Agreement

Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for Andrew Carlton & Stuart Bozeman.

B.13. Release of Lien - Connection Charge Lien Agreement

Approve and authorize the Chairman to execute the Release of Liens for the following Connection Charge Installment Lien Agreements: Wayne P Welshans, Frances Kemper, Ned & Karen Holderbaugh, Anthony B Whitehead & Dian L Eckels, James M & Cheryl Jorgensen, Russell & Sherry Burghorn, Colleen E Legg, Michael K Wilson, Digital Landscape Solutions LLC.

B.14. Release of Lien

Approve and authorize the Chairman to execute the Release of Liens for the following Connection Charge Installment Lien Agreements: Jager Prame Investments LLC, Matthew B & Suzanne S Meister, Megan E Day, and Charles E Slider, Jr.

Set Public Hearings Workshops

C. PROCLAMATIONS

No items.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Thomas Williford

Rory Wells
Krista Rauch
Lil Gilbert
Dr K. C. Nayfiield
Marti Little
Don Clark
Tracey Duncan
Tammi Fields
Alan Otis
Ernesto "Tito" Rubio, Florida Department of Health of Citrus County
Lisa Pohl
John Labriola
Bob Rutemiller

Commissioners responded to comments from the public.

Additional Information for item D - Submitted by Bob Rutemiller

Public Speaker Forms for item D

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through E1e.

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

E.1.a. ITB 20-005 Amendment No. 2; Traffic Signal Emergency-Planned Repair & Installation; Traffic Control Devices, LLC

Approve and Authorize the Chairperson to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Traffic Control Devices, LLC to provide Traffic Signal Emergency-Planned Repair through Citrus County.

E.1.b. SGS 23-016 Legal Advertising and Publishing Services; Citrus Publishing, LLC, a subsidiary of Paxton Media Group, LLC

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and Citrus Publishing, LLC, a subsidiary of Paxton Media Group, LLC, for advertising and publishing services.

E.1.c. RFQ 21-095 Work Authorization and FDOT FY 23 Grant Agreement, FPN 451464-1-94-01; Crystal River Airport Fuel Tanks Replacement; Infrastructure Consulting & Engineering, PLLC, LLC (ICE)

a. Approve and Authorize the Chairman to execute the Work Authorization for Infrastructure Consulting & Engineering, PLLC, LLC, to perform design, bidding, and construction administration services to replace two fuel tanks at the Crystal River Airport.

b. Authorize the Chairman to execute the related FDOT agreement FPN 451464-1-94-01.

Resolution Number 2022-117

E.1.d. RFQ 21-095 Professional Services-Continuing Services Contract for Engineering; Work Authorization-CEI Services-County Resurfacing Projects; Tierra, Inc.

a. Approve and Authorize the Chairman to execute the Work authorization for Tierra, Inc. to provide inspection services on road resurfacing projects.

b. Approve related Budget Transfer

E.1.e. PB 23-018 Palm Beach County Contract No. 19-020/SS, Florida Certified Public Expenditure Program for Emergency Medical Transportation (PEMT); Public Consulting Group LLC

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Public Consulting Group LLC to assist the County with the collection of additional transport funds.

b. Approve and Authorize the Chairman to execute the Business Associates Agreement between Citrus County, Florida and Public Consulting Group LLC once received by staff, reviewed and approved by the County Attorneys office.

E.2. Budget Transfers

Approve budget transfers for Supervisor of Elections, Solid Waste (2), Citrus Springs MSBU, Housing Services (3), Visitors & Convention Bureau, Utilities and other various departments for fiscal year 2022-23.

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending Section 8 Rental Assistance Program and State Housing Initiative Partnership grant budgets for fiscal year 2022-23.

Motion to approve item E3.

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

Resolution Number 2022-113

E.4. Declaration of County Owned Properties as Surplus

a. Approve the declaration of Lot 30, Blk 3, River Lake Manor Unit 1; Lot 11 & East ½ of lot 10, Blk 428, Inverness Highlands West 1st Addition, as surplus and authorize Land Section to proceed with the sale of said properties pursuant to Florida Statute 125.35, Chapter 2, Article IV.I of the Citrus County Code and Administrative Regulation 8.03-2.
b. Authorize staff to earmark proceeds for affordable housing unless any of said properties were purchased with designated or restricted revenue.
c. Approve and authorize the Chairman to sign subsequent County Deed for the properties after the County Attorney has reviewed them.

Motion to approve item E4a, b, and c.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Rebecca Bays

AYES: Davis Schlabach, Kinnard D.C., Finegan, Bays
NAY: None

E.5. User Access to the U.S. Marshals LEEP & Capture System

Provide staff direction on who will be designated to create LEEP and Capture accounts to amend the agreement with the USM.

This item was pulled during the meeting.

E.6. Land Acquisitions for Stormwater Management

a. Approve and authorize the Chairman to execute Purchase and Sale Agreements from Howard Gustafson R., AK 2010193 - 6731 N. Dawson Dr., Hernando., and James Lavoie & Vicki Lavoie, AK 2402521 – 7832 W. Tolle Ln., Dunnellon.
b. Authorize staff to order a title search and execute all other documents related to the closing of the property, except for recordable documents; approve and authorize payment of related closing costs associated with these property acquisitions.
c. Approve and authorize the Chairman or designee to execute all related closing documents and authorize the Clerk to place the acceptance stamp on the deeds upon receipt and record all documents in the Public Records of Citrus County, Florida.

Motion to approve item E6a, b, and c.

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

E.7. 1st Amendment to Chassahowitzka Watershed Mgmt. Plan Agreement

Approve an authorize the Chairman to execute the First Amendment to Agreement between the Southwest Florida Water Management District and Citrus County for the Chassahowitzka Watershed Plan (N873).

Motion to approve item E7.

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

E.8. Land Donation for Stormwater Management

a. Approve and authorize the Chairman to execute Purchase and Sale Agreements from Donna Haas, as Personal Representative of the Estate of John Henry Atzberger, Sr., A/K/A John H. Atzberger, Deceased, for AK 1153590, 8830 W. Aurora Ln. Homosassa; AK 2818166, 8862 W. Aurora Ln. Homosassa; and AK 1152216, 10111 W. New York St. Homosassa.
b. Authorize staff to order a title search and execute all other documents related to the closing of the property, except for recordable documents; approve and authorize payment of related closing costs associated with these property acquisitions.
c. Approve and authorize the Chairman or designee to execute all related closing documents and authorize the Clerk to place the acceptance stamp on the deeds upon receipt and record all documents in the Public Records of Citrus County, Florida.

Motion to approve item E8a, b, and c.

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

E.9. Village Green Unit 1 Acceptance of Perpetual County Maintenance

Approve the request to accept the roadways and associated roadside drainage facilities within Village Green Unit 1 PB 8, PG 80 for perpetual County maintenance.

- South Friar Point, platted as Village Drive from State Road 470 to end.
- West Lane from South Friar Point, platted as Village Drive to East Village Green Circle, platted as Park Circle.
- East Village Green Circle, platted as Park Circle from West Lane to West Lane.
- East Gable Court, platted as Palm Court from East Village Green Circle, platted as Park Circle to end
- East Dame Court, platted as East Lane from East Village Green Circle, platted as Park Circle to the end

Motion to approve item E9.

At the request of Commissioner Jeff Kinnard, D.C., Public Works Director Mary Jensen provided clarification.

RESULT: **Adopted**
MOVER: Jeff Kinnard D.C.
SECONDER: Rebecca Bays

AYES: Davis Schlabach, Kinnard D.C., Finegan, Bays
NAY: None

E.10. 2022-2023 Emergency Medical Services County Grant Funds Resolution

Approve and authorize the Chairman to execute the resolution authorizing the County Administrator to submit the application requesting funds from the State of Florida Emergency Medical Services (EMS) Trust Fund, contract documents, amendments, or modifications thereto and any related documents. This resolution certifies that the monies from the EMS County Grant will be used to improve and expand the County's existing pre-hospital EMS system and not to supplant current levels of county expenditures.

Motion to approve item E10.

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

Resolution Number 2022-114

E.11. Roll Forward Purchase Order Budget Resolution

Adopt and authorize the Chairman to execute a resolution amending the County Budget for outstanding purchase orders from fiscal year 2021/2022 that will be brought forward into fiscal year 2022/2023.

Motion to approve item E11.

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

Resolution Number 2022-115

E.12. Accept Blanket Utility Access Agreement and License – Rolling Oaks Utilities, Inc.

A. Approve and authorize the Chairman to accept a Blanket Utility Access Agreement and License from Rolling Oaks Utilities, Inc., a Florida Profit Corporation, for the purposes stated therein and execute same.

B. Authorize Clerk to place acceptance stamp on the Blanket Utility Access

Agreement and License and record in the Public Records of Citrus County, Florida.

Motion to approve item E12a and b.

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

E.13. Section 8 Housing Choice Voucher Program Certification

Adopt and authorize the Chairman to execute a Resolution authorizing the approval and execution HUD-50071 “Certification of Payments to Influence Federal Transactions” for the Citrus County Housing Choice Voucher Program to be submitted to the Department of Housing and Urban Development, and authorize the signatories for such instruments including certifications, amendments, modifications to the program, and any other documents or forms as required to carry out the said terms and conditions of said program after review by the County Attorney.

Motion to approve item E13.

At the request of Second Vice Chair Rebecca Bays, Housing Services Director Michelle Alford provided clarification.

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

Clerk's Note: Following item E13, County Administrator Steve Howard brought to the Board's attention that item E11 was skipped.

Resolution Number 2022-116

E.14. Harbor Lights Plant Interconnect Release of Retainage ITB 21-091

Accept the completed Harbor Lights Plant Interconnect Project and approve the release of retainage in the amount of $31,158.62 to Hartman Civil Contracting, Inc

Motion to approve item E14.

RESULT:	**Adopted**

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

F. OUTSTANDING COMMISSION ITEMS

County Administrator Steve Howard announced that the list had been updated.

Motion to approve item F1, numbers 1 through 15.

Mr. Howard requested the deletion of item 14.

Motion was amended to add: minus number 14.

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

F.1. Outstanding Commissioners' List

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017	Resolve Landfill Issue/Land Swap with Forestry	Mary Jensen Dan Sherlock	3 Years		
2.	12/12/2017	Resolve Landfill Issue/Rate Study	Mary Jensen Dan Sherlock	December, 2023		
3.	12/12/2017	Resolve Landfill Issue/Citizens Service Area	Mary Jensen Dan Sherlock	Ongoing		
4.	12/8/2020	Ft. Island Trail Multi-Purpose Path Update	Walt Eastmond	TBD		Project Not Funded.
5.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing it in phases: First phase Crumps to River Haven)		TBD		Funding has not been identified.
6.	2/22/2022	Monthly Updates on Core Civic Staffing	Erin Dohren	Ongoing		On December 13, 2023 Meeting

7.	4/26/2022	Suggested Airport Improvements FBO's	Quincy Wylupek	March, 2023		Have not received information from Right Rudder.
8.	5/24/2022	Evaluate further potential changes to waterfront setbacks, vegetative buffers, distance from spring run and construction of pool cages	Joanna Coutu	1st Qtr. 2023		Must go through PDC.
9.	6/14/2022	Density Homes for Low/Medium Income Housing	Joanne Coutu Michelle Alford	September 30, 2022		Scheduled for December 13, 2022 Agenda.
10.	6/27/2022	Collaborate with TBRPC and other counties on Regional High Level Water Issues		Ongoing		Received Uniform Resilient Shoreline Protection Model Ordinance Template from TBRPC.
11.	7/12/2022	Further develop parameters for the Strategic Plan	Veronica Kampschroer			PIO preparing strategic initiatives for the January BOCC Retreat.
12.	7/12/2022	Establish parameters/criteria for No Wake and Quiet Zones	Mark Edwards			Draft Written and in Legal Review.
13.	9/13/2022	Set Workshop for FWC/UF to discuss Aquatics	Mark Edwards Mary Jensen	December 15, 2022		UF expert 1:1 meeting with Commissioners scheduled for December 13, 2022.
14.	9/27/2022	Motorola Contract Modification for Cell Tower Upgrades	Denise Lyn	November 7, 2022	Completed	Ask for approval to be removed from this list at the December 13, 2022 BOCC meeting.
15.	12/13/2022	Examine the process of moving to a new Water Management District	Steve Howard Denise Lyn	March 14, 2023		
16.						

G. COUNTY ADMINISTRATOR - STEVE HOWARD

G.1. BOCC Strategic Planning Retreat

a. Discuss and schedule the BOCC Strategic Planning Retreat to be held on Wednesday, January 25, 2023 at the Lecanto Government Building, Room 166, from 9:00 a.m. to 3:00 p.m.

b. Discuss the use of purchasing card for food for the January 25, 2023 BOCC Strategic Planning Retreat, not to exceed $500.

County Administrator Steve Howard provided the recommendation, followed by Board discussion.

Motion to approve item G1a, but the Chair buys the food.

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

Following the vote, at the request of Chair Ruthie Schlabach, County Administrator Steve Howard will follow regarding scheduling the Leadership Summit.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 pm Animal Shelter Project

Board discussion and consensus on project direction.

Miguel Antonio Martin, Project Architect with MLM-Martin Architects and Charles Sohm, Engineer with TOCOI Engineering provided the presentation and responded to questions from the Board, followed by Board discussion.

Interim Director of Engineering Walt Eastmond, Animal Services Director Colleen Yarbrough, Mr. Martin, and Mr. Sohm responded to questions from the Board, followed by Board discussion.

Consensus of the Board was to direct staff to bring back another quote without the

additions that would be added later with the donations.

Additional Information for item H1

H.2. 1:35 p.m. Discussion regarding Affordable Housing and Density Bonuses
Review and discuss Affordable Housing Incentive Strategies.

Land Development Director Joanna Coutu provided the staff presentation and Ms. Coutu and Housing Services Director Michelle Alford responded to questions from the Board.

There was no action taken on this item.

Clerk's Note: First Vice Chair Holly Davis left the meeting following this item.

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

No items.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Second Vice Chair Rebecca Bays gave an overview of the Tampa Bay Regional Planning Council (TBRPC), followed by Board discussion with the County Attorney Denise A. Dymond Lyn regarding the 5:01 P.M. Public Hearings.

Commissioner Diana Finegan shared information from the Early Learning Coalition (ELC) Board meeting.

Chair Ruthie Schlabach provided updates from the Suncoast Transportation Planning Alliance meeting.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

No items.

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

Commissioner Jeff Kinnard, D.C., discussed the intersection of Horace Allen Street and Highway 491 and regulating the boat speed in residential canals, followed by Board discussion.

M. 2ND VICE CHAIR REBECCA BAYS - DISTRICT 4

At the request of Second Vice Chair Rebecca Bays, County Administrator Steve Howard will research the timeline on the Highway 491 project and the Suncoast

Parkway entrance at Crystal Oaks, followed by Board discussion with Mr. Howard and County Attorney Denise A. Dymond Lyn.

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

N.1. Inverness Villages IV

Discussion regarding staff preparing an estimate of probable costs to remedy the right of way and drainage issues within Inverness Villages IV.

First Vice Chair Holly Davis provided the recommendation.

Motion to obtain quotes for preparing preliminary engineering plans and an estimate of probable costs to remedy the right of way and drainage issues in Inverness Villages IV was made by First Vice Chair Holly Davis, after discussion with County Attorney Denise A. Dymond Lyn, First Vice Chair Holly Davis rescinded the motion.

At the request of County Administrator Steve Howard, Director of Public Works Mary Jensen and Interim Director of Engineering Walt Eastmond responded to questions from the Board, followed by Board discussion with Ms. Lyn.

Concensus to direct staff to obtain quotes for preparing preliminary engineering plans and an estimate of probable costs to remedy the right of way and drainage issues in Inverness Villages IV.

County Attorney Denise A. Dymond Lyn addressed the Board.

Motion to proceed with engineering and MSBU for the road paving and the drainage issues.

Citizens Dr. Carmen Koubicek and Don Martin commented.

At the request of Second Vice Chair Rebecca Bays, Mr. Howard and Ms. Lyn provided clarification regarding permits.

Board discussion continued.

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

Public Speaker forms for item N1

N.2. Attendance at NACo Conference

Discussion and approval to attend the National Association of Counties (NACo) Legislative Conference in Washington, DC from February 10-15, 2023.

Chair Ruthie Schlabach provided the recommendation, followed by Board discussion.

Motion to approve item N2.

Prior to the vote, Second Vice Chair Rebecca Bays commented.

Citizen Bob Rutemiller commented.

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

Public Speaker Form for item N2

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

O.1. Attendance at NACo Legislative Conference

Discussion and approval to attend the National Association of Counties (NACo) Legislative Conference in Washington, DC from February 10-15, 2023 for committee meetings.

Chair Ruthie Schlabach provided the recommendation.

Motion to approve paying $570 for travel to Washington, D.C. for the National Association of Counties (NACo) convention registration fees.

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

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Tracey Duncan
Tammi Fields

County Administrator Steve Howard responded to the public comments.

Public Speaker Forms for item Q

R. UPCOMING MEETINGS

1. Regular Meeting, January 10, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, January 24, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting,February 7, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

T. PUBLIC HEARINGS

T.1. 5:01 p.m. AA-22-05 Amy Barbieri

a. Conduct a public hearing on December 13, 2022, at 5:01 p.m. to review and discuss AA 22-05, Amy Barbieri
b. If approved, adopt and authorize the Chairman and Clerk to execute the ordinance for AA 22-05 ,Amy Barbieri..

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Amy Barbieri provided the applicant information.

Land Development Planner Jen Perkins provided the staff presentation.

There were no citizen comments.

Based on confident and substantial evidence, motion to approve the Atlas Amendment, AA-22-05, and authorize the Chairman and Clerk to execute the ordinance.

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

Ordinance Number 2022-A49

Additional Information for item T1

U. ADJOURN

The meeting was adjourned at 05:24 PM.

Proof of Publication

BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

January 24, 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

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

A. CALL TO ORDER

January 24, 2023 Citrus County Courthouse
The meeting was called to order at 01:00 PM

A.1. Invocation

Chair Ruthie Schlabach led the Invocation.

A.2. Pledge of Allegiance

Fire Chief Craig Stevens led the Pledge of Allegiance.

A.3. Roll Call

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

Absent:

A.4. Approval of Agenda

Motion to approve the agenda.

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

B. CONSENT

Motion to approve the Consent Agenda.

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

Minutes

No items.

Administration

No items.

Attorneys Office

No items.

Clerk

B.1. State of Florida Auditor General Financial Audit - Report No. 2023-060
Acknowledge receipt of correspondence from the State of Florida Auditor General regarding the State Board of Administration Local Government Surplus Funds Trust Fund (Florida Prime) Financial Report No. 2023-060 for the Fiscal Years Ended June 30, 2022 and June 30, 2021.

B.2. County Warrants
Accept the attached check registers outlining the County warrants.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Growth Management

B.3. PLT-22-35 Red Wolf Den

a. Consider PLT-22-35, Red Wolf Den, to combine two lots in the Lake Tsala Gardens Addition 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. **(Joanna Coutu, Land Development Division Director)**

Public Works

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.4. Satisfaction of Lien for Water and Wastewater Utility Services

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 Patrick Blake Roberts, and Charles Tepe. **(Deborah Velez, Billing Supervisor)**

B.5. Connection Charge Installment Lien Agreement - Mather

Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for Christopher Ian Mather. (Bernadine Flood-Nichols, Utility Billing & Customer Service Division Director)

B.6. Connection Charge Installment Lien Agreement - Short

Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for Wendy Short. **(Bernadine Flood-Nichols, Utility Billing & Customer Service Division Director)**

B.7. Release of Lien Connection Fee Lien Agreement

Approve and authorize the Chairman to execute the Release of Liens for the following Connection Charge Installment Lien Agreements: Habitat for Humanity of Citrus County (2), JSKA, Inc. **(Deborah Velez, Billing Supervisor)**

Set Public Hearings Workshops

B.8. Set a Public Hearing on an Ordinance Pertaining to Noise, Vibration and Air Pollution

Set a Public Hearing on February 28, 2023 at 1:30 p.m. on an Ordinance of Citrus County, Florida, relating to noise, vibration and air pollution; amending Chapter 21, Article II, Section 21-28 entitled "Exemptions"; amending Chapter 21, Article II, Section 21-32 entitled "Enforcement"; providing for severability; providing for modifications that may arise from consideration at public hearing; providing for scrivener's errors; providing for codification; and providing for an effective date. **(Denise A. Dymond Lyn, County Attorney)**

C. PROCLAMATIONS

C.1. Proclamation -- Certified Registered Nurse Anesthetist Week

Approve and authorize the Board to proclaim the week of January 22-28, 2023, as Certified Registered Nurse Anesthetist Week in Citrus County, Florida.

Motion to approve the Proclamation.

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

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:
Steven Schwartz
Janet Barek
Joe Lese
Harvey Gerber
Bonnie Schaefer
Rhonda Santis
Sabrina Watson, representing the Xceptional Life Project
Beryl St. Jacques
Deb Spence
Heiko Kallenbach

Commissioners responded to comments from the public.

Public Speaker Forms for item D

Additional Information for item D - Submitted by Harvey Gerber

Additional Information for item D - Submitted by Heiko Kallenbach

Additional Information for item D - Submitted by Joe Lese

Additional Information for item D - Submitted by Rhonda Santis

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through e.

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

E.1.a. ITB 22-108 Parking Lot Expansion Project at the Citrus County Inverness Airport; Earthscapes Unlimited Inc.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Earthscapes Unlimited Inc., to provide the parking lot expansion at the Inverness Airport.
b. Approve and Authorize the Chairman to execute FDOT Grant FPN 436830-1-9401 Amendment between the State of Florida, Florida Department of Transportation and Citrus County, Florida, which provides the additional funding

needed to complete the Project. The grant amendment is for a total of $142,475, of which $113,980 is from FDOT and the remaining $28,495 is the County's matching funds.
c. Approve related Resolution. **(Mary Jensen, Public Works Director)**

Resolution Number 2023-006

E.1.b. QTE 22-152 SaaS Web & PDF Quality Assurance; Monsido, LLC
Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Monsido, LLC to provide website and document scanning quality assurance. **(Veronica Kampschroer, Public Information Officer/ Steve Howard, County Administrator)**

E.1.c. ITB 19-036, Amendment No. 1, Promotional Products and Logo Apparel; Prison Rehabilitative Industries and Diversified Enterprises, Inc. (PRIDE)
Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Prison Rehabilitative Industries and Diversified Enterprises, Inc. (PRIDE) to continue to provide Promotional Products and Logo Apparel to the County. **(Erin Dohren, Management & Budget Director / Linda Morse, Purchasing & Contracts Manager)**

E.1.d. ITB 22-128 Aids to Navigation - Installation and Repairs; Live Flyer, Inc.
Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Live Flyer, Inc. to provide installation and repair services of Navigational Aids within the Citrus County waterways. **(Mary Jensen, Public Works Director)**

E.1.e. ITB 22-116, Citrus County Detention Facility Upper Housing Pod HVAC Replacement; Climate Control Mechanical Services, Inc.
Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Climate Control Mechanical Services, Inc., to provide all labor, materials, equipment, electrical connections to existing controls, electric, gas, and fire safety for eleven (11) HVAC rooftop units at the Citrus County Detention Facility. (**Carlton Hall, Assistant Public Works, Director**)

E.2. Budget Transfers
Approve budget transfers for Visitors & Convention Bureau (2), EMS, Utilities and County Administrator for fiscal year 2022-23. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/ adopting various budgets and the Low- Income Home Energy Assistance Program grant budget for fiscal year 2022-23. **(Erin Dohren, Director Management and Budget)**

Motion to approve item E3.

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

Resolution Number 2023-005

E.4. Garcia Point Septic to Sewer Project Amendment #3

Approve and authorize the Chairman to execute Amendment #3 to Agreement LP09017 between the Florida Department of Environmental Protection and Citrus County, Florida. **(Ken Cheek, Director Water Resources/Jeanette Smith, Water Resources Project Manager)**

Motion to approve item E4.

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

E.5. Approve purchase of Sensus Water Meters

Approve the purchase of Sensus Water Meters in the amount of $52,245. **(Ken Cheek, Director of Water Resources)**

Motion to approve item E5.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Jeff Kinnard D.C.

AYES: Davis, Davis Schlabach, Kinnard D.C., Finegan, Bays
NAY: None

E.6. Drug and Alcohol Rules for Commercial Driver License Holders

Authorize the Chairman to approve the Drug and Alcohol Rules for Commercial Driver License Holders policy and remove AR 7.05-2. **(Jessica Flynn, Human Resources Manager)**

Motion to approve item E6.

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

E.7. State Aid to Libraries Grant Agreement for Fiscal Year 2023

a. Approve and authorize the Chairman to execute a State Aid to Libraries Grant Agreement between the Florida Department of State, Division of Library and Information Services and Citrus County, Florida for Fiscal Year 2023. Estimated grant amount is $59,446. No matching funds required.

b. Approve and authorize the Chairman to execute supporting documents including the Certification of Hours, Free Library Service and Access to Materials Form, and the Annual Plan of Service for Fiscal Year 2023. **(Eric Head, Library Services Director)**

Motion to approve item E7a and b.

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

E.8. CoreCivic Contract Monitoring Update for December 2022

Concur with the recommended action of the non-performance assessment of $116,250 against CoreCivic's December invoice. **(Erin Dohren, Director of Management & Budget/Erin Kluis, Contract Monitor)**

Motion to approve item E8.

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

E.9. Airport Ground Lease-Royal Oaks of Citrus Homeowners Association Inc.

Approve and authorize the Chairman to execute the Airport Ground Lease Agreement between Citrus County, Florida, a political subdivision of the State of Florida and Royal Oaks of Citrus Homeowners Association Inc., a Florida Non-Profit Corporation for the use of a portion of the Inverness Airport for the subdivision entrance sign at the rate of $194.23 plus tax, per year, subject to an annual ten percent (10%) escalator. (Mary C. Jensen, Public Works Director)

Motion to approve item E9.

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

F. OUTSTANDING COMMISSION ITEMS

F.1. Outstanding Commission Items

Outstanding Commission Items

County Administrator Steve Howard requested the approval to remove item 2.

At the request of Second Vice Chair Rebecca Bays, Mr. Howard provided clarification on item 6.

Motion to approve item F1, with the deletion of item 2.

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

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

Item F1 - Outstanding Commissioners' Items

G. COUNTY ADMINISTRATOR - STEVE HOWARD

G.1. Confirmation of Community Services Director

Confirmation of the appointment of Eric Head as the Community Services Director effective January 24, 2023.

County Administrator Steve Howard provided the recommendation and responded to questions from the Board.

Motion to confirm the appointment of Eric Head as the Community Services Director effective February 6, 2023.

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

Additional Information for item G1

G.2. Confirmation of Economic Development Director

Confirmation of the appointment of Frank Calascione as the Economic Development Director effective January 24, 2023.

County Administrator Steve Howard provided the recommendation and responded to questions from the Board.

Motion to confirm the appointment of Frank Calascione as the Economic Development Director effective February 6, 2023.

Prior to the vote, Second Vice Chair Rebecca Bays requested that this item be postponed, followed by Board discussion with Mr. Howard.

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

Following the vote, Eric Head and Frank Calascione addressed the Board.

Additional Information for item G2

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 PM Presentation - Annual Investment Performance and Policy Update

Approve and adopt the updated County Investment Policy.

Presentation of the County's investment performance for calendar year 2022 by Honorable Angela Vick, Clerk of the Circuit Court and Comptroller for Citrus County,
Florida.

Citrus County Clerk of Circuit Court and Comptroller Angela Vick provided the presentation and Ms. Vick and Chief of Staff Traci Phillips responded to questions from the Board.

The motion to approve and adopt the updated County Investment Policy was made by Commissioner Jeff Kinnard, D.C. and was seconded by Second Vice Chair Rebecca Bays.

Ms. Vick addressed the Board regarding the motion.

The motion was rescinded by Commissioners Kinnard and Bays.

There was no action taken on this item.

Clerk Presentation

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. AHAC Nominate and Appoint

Nominate and appoint four (4) positions for membership on the Affordable Housing Advisory Committee (AHAC). The terms will be for two years starting on February 1, 2023 and ending on January 31, 2025. **(Michelle Alford, Director of Housing Services)**

Motion to nominate and appoint Lorrie Hamilton, Carmen Hernandez, Bruce Kaufman, and Willie White for membership on the Affordable Housing Advisory Committee.

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

I.2. Beverly Hills Advisory Council - Nominate and Appoint

Nominate and appoint 3 individuals to the Beverly Hills Advisory Council as regular members to fill terms that will be for two years and will expire on 1/31/25. **(Mary Jensen, Director of Department of Public Works)**

Motion to nominate and reappoint James Barrows and appoint Cynthia Oswald and Eric Stawicki to the Beverly Hills Advisory Council as regular members.

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

I.3. Citrus Springs Advisory Council - Nominate and Appoint

Nominate and appoint one individual to the Citrus Springs Advisory Council as a regular member to fill a term that will be for two years and will expire on 1/31/2025. **(Mary Jensen, Director of Department of Public Works)**

At the request of First Vice Chair Holly Davis, Public Works Director Mary Jensen provided clarification regarding the openings.

Motion to nominate and reappoint Louise Bono and appoint Vince Micklem to the Citrus Springs Advisory Council.

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

I.4. Planning and Development Commission (PDC) - select two regular members

Nominate and Appoint two regular members for expiring terms on the Planning and Development Commission. The new terms will expire 1/31/27. **(Joanna Coutu, Director of Land Development, Growth Management)**

The motion to approve Carol Scragg and Timothy Gilbert that was made by Commissioner Jeff Kinnard, D.C., died for lack of a second.

Motion to nominate and reappoint Michael Facemyer and James Roys as regular members of the Planning and Development Commission.

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

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Diana Finegan discussed the Career Source Board and a meeting with Gene McGee.

Commissioner Jeff Kinnard, D.C. shared information from the Affordable Housing Advisory Committee.

Second Vice Chair Rebecca Bays announced the appointment of Commissioner Kinnard as the Chair to the Withlacoochee Regional Water Supply Authority Board.

First Vice Chair Holly Davis provided information from the Tourist Development Council (TDC) meeting.

Chair Ruthie Schlabach gave an overview from the Veterans Advisory Board.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

No items.

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

First Vice Chair Holly Davis discussed Inverness Villages.

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

O.1. Central Ridge Community Pool

Approve to perforate the pool shell, backfill, and finish with concrete pad of the Central Ridge Community pool located at 925 Lake Beverly Drive, Beverly Hills at a cost not to exceed $24,620.00

Motion to approve item O1.

Harvey Gerber, President of the Beverly Hills Civic Association commented.

Prior to the vote, Board discussion ensued.

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

Public Speaker Forms for item O1

Additional Information for item O1 - Public Messages

Additional Information for item O1 - Submitted by Harvey Gerber

Additional Information for item O1

Additional Information for item O1 - Part 2

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:
Harvey Gerber
Chet Bradshaw

Commissioners responded to comments from the public.

Consensus of the Board was to direct staff to review the submitted information and give the Board direction.

Public Speaker Forms for item Q

Additional Information for item Q - Submitted by Harvey Gerber

Additional Information for item Q - Submitted by Chet Bradshaw

R. UPCOMING MEETINGS

1. Regular Meeting, **February 7, 2023 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, **February 28, 2023 at 1:00 PM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, **March 14, 2023 at 1:00 PM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Governing Body of the Special Library District of Citrus County: **January 24, 2023, at 10:00 AM,** Citrus County Courthouse, Room # 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. BOCC Strategic Planning Retreat: **Wednesday January 25, 2023 at 9:00AM**, Lecanto Government Building, 3600 W. Sovereign Path Conference Room #166, Lecanto, FL. 34461

T. PUBLIC HEARINGS

T.1. 5:01 pm CPA/AA/PUD-22-17 Restaurant, cabins & offsite parking

Conduct a public hearing on January 24, 2023, to review and consider CPA/AA/PUD-22-17, Law Office of Clark A. Stillwell for SKC Homosassa Campground, LLC; Patrick Sean Drees and Christopher D. Lynn, Jr. **(Joanna Coutu, Director of Growth Management, Land Development)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Attorney Clark Stillwell provided the applicant presentation and responded to questions from the Board.

Land Development Principal Planner Joe Hochadel provided the staff

presentation.

Josh Wooten, President and CEO of Citrus County Chamber of Commerce spoke in favor and Steve Schwartz spoke in opposition.

Motion to approve item T1, with the 12 conditions.

Prior to the vote, Commissioners responded to comments from the public.

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

Ordinance Numbers 2023-A01 & 2023-A02

Public Speaker Form for item T1

Item T1 - Staff Presentation

Item T1 - Applicant Presentation

T.2. 5:05 pm CPA/AA/PUD-22-18 Pigeon/CR 486 LLC - non-res uses **5:05 pm CPA/AA/PUD-22-18 Non-res and multi-family uses**

Conduct a public hearing on January 24, 2023, to review and consider CPA/AA/PUD-22-18, Chuck Pigeon for CR 486 LLC. **(Joanna Coutu, Director of Land Development, Growth Management)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Chuck Pigeon, Professional Engineer with Pigeon-Ardurra & Associates provided the applicant presentation and Mr. Pigeon and Joe Cappuccilli responded to questions from the Board.

Land Development Director Joanna Coutu provided the staff presentation and responded to questions from the Board, followed by Board discussion with Ms. Lyn.

Josh Wooten, President and CEO of Citrus County Chamber of Commerce spoke in favor.

Board discussion ensued with Ms. Lyn, Ms. Coutu, Mr. Pigeon, and Mr. Cappuccilli.

Based on confident and substantial evidence, motion to approve, adopt,

and authorize the Chairman to execute the ordinances for CPA/AA/PUD-22-18, Chuck Pigeon for CR 486 LLC, with the 15 conditions, modifying condition number 11, which was read into the record by staff.

Prior to the vote, Board discussion continued with Ms. Lyn and Ms. Coutu, followed by Mr. Pigeon and Mr. Cappuccilli responding to the Board.

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

Ordinance Numbers 2023-A03 and 2023-A04

Public Speaker Form for item T2

Additional Information for item T2

Item T2 - Staff Presentation

Item T2 - Applicant Presentation

T.3. 5:10 pm PUD-22-09 Single & multi-family uses

a. Conduct a public hearing on January 24, 2023, at 5:10 p.m., to review and discuss
application PUD-22-09, Pigeon-Ardurra for CR 486, LLC and Elizabeth Olsen.
b. If approved, adopt and authorize the Chairman and Clerk to execute the ordinance. **(Joanna Coutu, Land Development Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Chuck Pigeon, Professional Engineer with Pigeon-Ardurra & Associates provided the applicant presentation.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

Steven Schwartz spoke in opposition.

Based on confident and substantial evidence, motion to approve, adopt, and authorize the Chairman to execute the ordinance for PUD-22-09, Pigeon-Ardurra for CR 486, LLC, with the 16 conditions.

Prior to the vote, Second Vice Chair Rebecca Bays and Chair Ruthie Schlabach

addressed the applicant.

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

Ordinance Number 2023-A05

Public Speaker Form for item T3

Item T3 - Staff Presentation

Item T3 - Applicant Presentation

U. ADJOURN

The meeting was adjourned at 07:11 PM.

Proof of Publication

BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

March 14, 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 Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Angela Vick, Clerk of the Circuit Court and Comptroller

A. CALL TO ORDER

March 14, 2023 Citrus County Courthouse
The meeting was called to order at 01:05 PM

A.1. Invocation

Reverend Lou Ellen Hartley from First Presbyterian Church of Inverness led the invocation.

A.2. Pledge of Allegiance

Heiko Kallenbach 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, Deputy Clerk Amy Novinger

Absent: Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

County Administrator Steve Howard requested the addition of items P1 (request to obtain outside counsel) and E20 (Revenue Study Proposal from Nabors, Giblin & Nickerson), provided additional information for item E12 (Designation of Signatory Authority to the County Administrator), and requested to pull items T3, E16 and E19 (correspondence was received from the Tourist Development Council requesting items be pulled).

Prior to the motion, Board discussion ensued regarding Tourist Development Council (TDC) funding and Second Vice Chair Rebecca Bays requested to pull

all TDC items and to schedule a presentation.

Motion was made to approve the Agenda, with the recommended additional items and information (adding items P1 and E20, additional information for item E12), and to pull items T3, E16, E17, E18, and E19 by Second Vice Chair Rebecca Bays, which died for lack of a second.

Motion to approve the Agenda, with the recommended addition of items P1 and E20, additional information for item E12, and pulling items T3, E17, E18, and E19.

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

B. CONSENT

Motion to approve the Consent Agenda, items B1 through B13, pulling B12 for discussion.

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

Minutes

No items.

Administration

B.1. Crime Stoppers of Citrus County, Inc.

Approve and authorize the Chairman to execute a letter acknowledging Crime Stoppers of Citrus County, Inc. as the official Crime Stoppers program of Citrus County in to qualify for grant funds through the Florida Attorney Generals' Office.

Attorneys Office

No items.

Clerk

B.2. Clerk Records Disposition #2066

Approve and authorize the Chairman to execute the Clerk's Records Disposition Documents #2066 for disposal of records that have met their assigned retention periods.

B.3. Release of Special Assessment

Approve and authorize the Chairman to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners 2008 CitrusSprings Waterline Extensions special assessment district.

B.4. Release of Special Assessment

Approve and authorize the Chairman to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners for Crystal River WasteWater special assessment.

B.5. Release of Special Assessment

Approve and authorize the Chairman to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners for 2018 Limerock Road Paving special assessment district.

Community Services

B.6. Central Citrus Little League, Inc. - Youth Athletic Organization Agreement

Approve and authorize the Chairman to execute the Youth Athletic Organization Agreement between Citrus County, Florida, a political subdivision of the State of Florida, and Central Citrus Little League, Inc. for the 2023 Season.

B.7. Crystal River Little League, Inc. - Youth Athletic Organization Agreement

Approve and authorize the Chairman to execute the Youth Athletic Organization Agreement between Citrus County, Florida, and Crystal River Little League, Inc. for the 2023 Season.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Growth Management

B.8. PLT-23-03 Evans-Wilson Subdivision

a. Consider PLT-23-03, Evans-Wilson 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. **(Joanna Coutu, Land Development Division Director)**

B.9. PLT-23-08 Brookside Place Two subdivision

a. Consider PLT-23-08, Brookside Place Two.
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. **(Joanna Coutu, Land Development Division Director)**

Public Works

B.10. Vehicle & Equipment Surplus

Authorize staff to sell equipment as listed through an online auction service and remove assets from the County's Capital Asset list. In the event an item does not sell, authorize staff to dispose of the surplus property according to County policy. **(Carlton Hall, Assistant Director, Public Works).**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.11. Deletion of Surplus Property

Approve deletion of the following items from the inventory of the Water Resources Utility Division and the removal of the same items from the county's capital asset listing. Asset #17885 obsolete Infrared Camera; Asset #17808 obsolete Tri Plex Control panel.

Set Public Hearings Workshops

B.12. Set Public Hearing - Sec 22-1 Permit for fortunetellers

Set a public hearing on March 28, 2023, at 2:00 p.m. to consider removal of Section 22-1, Permit for fortunetellers, clairvoyants, palmists, etc., from the Code of Ordinances.

Motion to approve item B12 for discussion was made by Commissioner Diana Finegan and seconded by First Vice Chair Holly Davis.

Board discussion ensued.

Commissioner Diana Finegan and First Vice Chair Holly Davis rescinded the motion.

Motion for item B12, to leave the ordinance as it currently stands.

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

This item was pulled for discussion.

B.13. Set a Public Hearing on Street Vacation (SV) 21-01 Gaffney for Qualls

a. Set a public hearing on March 28, 2023 at 1:50 p.m. for Street Vacation (SV) 21-01, Karen O. Gaffney for James and Penny Qualls.
b. Approve and authorize the Chairman to execute the resolution setting the public hearing. **(County Attorney, Denise A. Dymond Lyn)**

Resolution Number 2023-019

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items C1 through 6.

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

C.1. Proclamation and presentation for the 21st Annual March For Meals Month

a. Approve and Authorize the Citrus County Board of County Commissioners to execute the Proclamation of "21st Annual March For Meals Month"
b. Approve and Authorize the Presentation of Proceeds from the Circle of Friends Gift Shop

Additional Information for item C1

C.2. Proclamation - EPA Fix A Leak Week

Approve and authorize the Board to execute a proclamation declaring the week of March 20-26, 2023 as “Fix a Leak Week” in Citrus County, Florida.

C.3. Proclamation - National Agriculture Week

Approve and authorize the Citrus County Board of County Commissioners to execute a proclamation to proclaim the week of March 21 through March 27, 2023 as "National Agriculture Week".

C.4. Proclamation - Hal Porter 4-H Scholarship Endowment

Approve and authorize the Citrus County Board of County Commissioners to execute a proclamation to recognize Hal Porter for his service to the UF/IFAS Extension Citrus County 4-H program.

C.5. Proclamation Irish American Heritage Month

Approve and authorize the Board to proclaim the month of March 2023 as Irish American Heritage Month in Citrus County, Florida.

C.6. Proclamation - One Hundred Fortieth Anniversary of the Laying-Out & Surveying of Floral City

Approve and authorize the Board to recognize the One Hundred and Fortieth Anniversary of the Laying-Out and Surveying of Floral City.

D. OPEN TO THE PUBLIC

The following individual addressed the Board on various issues:

Dr. Carmen Koubicek

Commissioners responded to comments from Dr. Koubicek, followed by Board discussion with Assistant County Administrator Mariselle Rodriguez and Growth Management Director Eric Landon.

Public Speaker Form for item D

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through e.

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

E.1.a. QTE 23-035 Purchase of 4 New 30-Yard Rectangle Roll-off Containers; Iron Container, LLC

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and Iron Container, LLC to purchase four new 30-yard rectangle roll-off containers for the landfill. **(Mary Jensen, Public Works Director)**.

E.1.b. PB 23-036 Sourcewell #060122-VTL Roadway Paving Equipment; ST Engineering Leeboy, Inc.

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and ST Engineering Leeboy, Inc. to purchase road maintenance paving equipment from their authorized dealer. **(Carl Hall, Public Works, Assistant Director).**

E.1.c. PB 23-043 City of Ocala Contract CIP 220762 Water Resources Improvement Program; Miller Pipeline, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Miller Pipeline, LLC to provide maintenance, repair and construction of various utilities within our service area on an as needed basis.**(Ken Cheek, Water Resources Director).**

E.1.d. LOI 21-067 Amendment No. 2; Code Compliance Special Master & Alternate Special Master Services; Christian W. Waugh, Waugh Grant, PLLC

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Christian W. Waugh, Waugh Grant, PLLC to provide services as the Code Compliance Special Master through April 12, 2024. **(Eric Landon, Growth Management Director).**

E.1.e. RFQ 22-067 Work Authorization; Continuing Contract for Professional Services for Solid Waste Management; Jones Edmunds & Associates, Inc.

Approve and Authorize the Chairman to execute a Work Authorization for Jones, Edmunds & Associates, Inc. to monitor Ground Water and Landfill Gas for Compliance with FDEP rules and the facility permit for the operation of the Citrus County Landfill. **(Mary Jensen, Public Works, Director)**.

E.2. Budget Transfers

Approve budget transfers for Solid Waste, Housing, Community Centers, Code Compliance, Support (8) and Visitor Convention Bureau for fiscal year 2022-23. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/ adopting the State Housing Initiatives Partnership (SHIP) Grant Budget, Habitat at Citrus Springs Phase 1 Street Lighting District and Coordinated Opioid Recovery Program budgets for the fiscal year 2022-23. **(Erin Dohren, Director Management and Budget)**

Motion to approve item E3.

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

Resolution Number 2023-021

E.4. Water Resources – Citrus HMA LLC proposed Temporary Construction Easement and Utility and Access Easement.

a. Approve and authorize the Chairman to accept a new Temporary Construction Easement from Citrus HMA LLC, a Florida Limited Liability Company.
b. Authorize the Clerk to place an acceptance stamp on the Temporary Construction Easement and record in the Public Records of Citrus County, Florida.
c. Approve and authorize the Chairman to accept the donation of a subsequent Utility and Access Easement from Citrus HMA LLC, a Florida Limited Liability company after completion of construction.
d. Authorize the Clerk to place an acceptance stamp on the Utility and Access Easement upon receipt and record in the Public Records of Citrus County, Florida. **(Ken Cheek, Water Resources Director & Mary Jensen, Public Works Director)**

Motion to approve item E4a, b, c, and d.

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

E.5. Amendment 1 to Grant LP09015 Citrus County AWT Upgrades to the Brentwood WWTF

Approve and authorize the Chairman to execute Amendment No. One (1) to the Agreement LP09015 between Florida Department of Environmental Protection and Citrus County for the time extension needed to complete the AWT Upgrades to the Brentwood WWTF (Project).

Motion to approve item E5.

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

E.6. Addendum to Purchase & Sale Agreement – Sanderson Henigar Enterprises LLC.

Approve and authorize the Chairman to accept an Addendum to Purchase and Sale Agreement between Citrus County, Florida and Sanderson Henigar Enterprises, LLC, a Florida Limited Liability Company, for the purposes stated therein and execute same. (Mary C. Jensen, Public Works Director)

Motion to approve item E6.

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

E.7. MFAAA/Elder Options OAA Grant Application for Funding Years 2024-2026

Adopt and authorize the Chairman to execute a Resolution authorizing an application for funding, execution of the resulting contract, amendments and necessary documents for the Mid Florida Area Agency on Aging dba Elder Options Older American's Act Title IIIB, IIIC1, IIIC2, and IIIE Programs for the period effective January 1, 2024 through December 31, 2026.

Funding is expected to be $732,483. The required match is $81,387 (Cash of $50,500 to be budgeted in FY 24, and $30,887 In-Kind). **(Eric Head, Community Services Director)**

Motion to approve item E7.

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

Resolution Number 2023-022

E.8. County-wide Stormwater Utility Operations, Management and Assessments Proposal Letter - NGN

Authorize Chairman to execute the County-wide Stormwater Utility Operations and Management Assessments Proposal Letter from Nabors, Giblin & Nickerson for fiscal year 2023-24.

Motion to approve item E8.

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

E.9. Amendment to Collective Bargaining Agreement
Local 4562 Professional Firefighters of Citrus County
Supervisory Unit - Captain & Lieutenants

a. Approve and authorize the Chairman to execute the Amendment to Collective Bargaining Agreement between Citrus County, Florida and the Local 4562 Professional Firefighters of Citrus County, International Association of Firefighters.

b. Provide the wage increase for all bargaining unit members and

c. Adjust the current pay grades to match the increase.
Craig Stevens, Fire Chief

Motion to approve item E9a, b, and c.

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

E.10. Amendment to Collective Bargaining Agreement
Local 4562 Professional Firefighters of Citrus County
Rank and File - Firefighters, Driver Engineers, Fire Inspectors

a. Approve and authorize the Chairman to execute the Amendment to Collective Bargaining Agreement between Citrus County, Florida and the Local 4562 Professional Firefighters of Citrus County, International Association of Firefighters.

b. Provide the wage increase for all bargaining unit members and

c. Adjust the current pay grades to match the increase.
Craig Stevens, Fire Chief

Motion to approve item E10a, b, and c.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Diana Finegan

AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.11. Fire Rescue Fee Schedule

Adopt and authorize the Chairman to sign the Resolution to adopt the fee schedule for the Department of Fire Rescue.
(Craig Stevens, Fire Chief)

Motion to approve item E11.

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

Resolution Number 2023-023

E.12. FY22 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program

a. Adopt and authorize the Chairman to execute a Resolution authorizing an application for funding to The Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) Fiscal Year (FY) 2022 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program

b. Approve and authorize the Chairman to execute the "Designation of Signatory Authority".
(Craig Stevens, Fire Chief)

Motion to approve item E12a and b.

Prior to the vote, Second Vice Chair Rebecca Bays and Commissioner Jeff Kinnard, D.C. commented, followed by Board discussion with Fire Chief Craig Stevens and County Administrator Steve Howard.

Citizen Chris Caravetto commented.

Board discussion continued with County Attorney Denise A. Dymond Lyn, Mr. Howard, and Mr. Stevens.

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

Resolution Number 2023-024

Public Speaker Form for item E12

Additional Information for item E12

E.13. Release of Retainage ITB 22-086

a.Accept the completed project, acknowledge pay application number 3 as Final Completion of SCOP Resurfacing of N Forest Ridge Blvd from CR 486 to W Lake Beverly Dr.
b.Approve the release of retainage and authorize the Clerk to release retainage to the contractor, Ajax Paving Industries of Florida, LLC for the amount of $74,964.95.
c. Return any encumbered funds back to the appropriate accounts. **(Mary C. Jensen, Public Works Director)**

Motion to approve item E13a, b, and c.

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

E.14. Approve purchase of Sensus Water Meters

Approve the purchase of Sensus Water Meters in the amount of $57,474. **(Ken Cheek, Director of Water Resources)**

Motion to approve item E14.

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

E.15. Florida Development Finance Corp (FDFC) Interlocal Agreement

a. If approved, authorize the Chairman to execute the Resolution Authorizing Interlocal Agreement with Florida Development Finance Corporation (FDFC).

b. Authorize the Chairman to execute an Interlocal Agreement between Citrus County, Florida and Florida Development Finance Corporation (FDFC). **(Denise A. Dymond Lyn, County Attorney)**

Motion to approve item E15a and b.

Prior to the vote, County Attorney Denise A. Dymond Lyn provided clarification.

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

Resolution Number 2023-020

E.16. TDC Request for Save Crystal River Project

a. Approve the Tourist Development Council's unanimous recommendation to award Save Crystal River $250,000.00 to match the grant from the Southwest Florida Water Management District for the completion of the Kings Bay Restoration Project.
b. Approve related budget transfer. **(John Pricher, Visitors and Convention)**

Motion to approve item E16a and b.

Prior to the vote, Board discussion ensued.

Visitors & Convention Bureau Director John Pricher provided clarification to Second Vice Chair Rebecca Bays, followed by Board discussion with Mr. Pricher and County Attorney Denise A. Dymond Lyn.

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

Additional Information for item E16

E.17. TDC Request for Local Lines Television Partnership

a. Approve the Tourist Development Council's unanimous recommendation for partnership with Local Lines Television.
b. Approve related budget transfer. **(John Pricher, Visitors and Convention)**

This item was pulled during the meeting.

E.18. TDC Request for Zoo Activation Conservation Campaign

a. Approve the Tourist Development Council's unanimous recommendation to fund the Zoo Activation Conservation Campaign with Madden Media.
b. Approve related budget transfer. **(John Pricher, Visitors and Convention)**

This item was pulled during the meeting.

E.19. TDC Request for Diversity, Equity, and Inclusion Campaign

a. Approve the Tourist Development Council's unanimous recommendation to fund the Diversity, Equity, and Inclusion Video/Photoshoot Campaign with Madden Media.
b. Approve related budget transfer. **(John Pricher, Visitors and Convention)**

This item was pulled during the meeting.

E.20. Nabors, Giblin & Nickerson proposal for County Revenue Analysis Update

a. Approve the roposal by Nabors, Giblin & Nickerson for completion of a revenue study for Citrus County

Motion to approve item E20a and b.

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

This item was received after the agenda was published.

Additional Item E20

F. OUTSTANDING COMMISSION ITEMS

Update Outstanding Commissioners' List

County Administrator Steve Howard requested no changes.

Item F - Outstanding Commissioners' List

G. COUNTY ADMINISTRATOR - STEVE HOWARD

No items.

H. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

H.1. Nominate and Appoint Members to the Aviation Advisory Board

a. Nominate and Appoint one (1) Member-at-Large position to the Aviation Advisory Board.
b. Nominate and Appoint one (1) District 2 regular member position to the Aviation Advisory

Board.
c. Nominate and Appoint one (1) District 3 regular member position to the Aviation Advisory
Board.
The terms will be for two (2) years.

Board discussion ensued.

Motion to nominate and reappoint Heiko Kallenbach as member-at-large position to the Aviation Advisory Board.

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

Motion to nominate and appoint Mark Klingel as District 2 regular member position to the Aviation Advisory Board.

Prior to the vote, Board discussion ensued.

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

Motion to nominate and reappoint Luis Michaels as District 3 regular member position to the Aviation Advisory Board.

Prior to the vote, Board discussion ensued.

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

I. PRESENTATIONS/PUBLIC HEARINGS

I.1. 1:30 P.M. PFM Financial Advisors - Citrus County Debt Overview

Discussion and staff direction regarding further information or funding options for potential projects.

Laura Howe, Director with PFM Financial Advisors, provided the presentation.

Concensus of the Board was to direct staff to bring back to the Board budget: mandates; alternative funding mechanisms; and a list of needs.

Item I1 Power Point

I.2. 1:45 PM Public Hearing on Gas Tax Interlocal Agreements

a. Conduct a Public Hearing for the purpose of hearing public comment on the Gas Tax Interlocal Agreements.
b. Approve and authorize the Chairman to sign the Florida Department of Revenue confirmation of the tax distribution percentages for the Regular and Local Option Gas Taxes. **(Erin Dohren, Management and Budget Director, Barbara Luckham, Management and Budget).**

Budget and Management Director Erin Dohren provided the recommendation.

There were no public comments.

Motion to approve item I2a and b.

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

Item I2 Proof of Publication

I.3. 2:00 pm Presentation - Camp Izzard Boat Ramp

Presentation by Chris Wynn, North Central Regional Director, Florida Fish and Wildlife Conservation Commission, regarding dissolution of easement at the site known as Withlacoochee River at S.R. 200, Citrus County, Boat Ramp #51 (Camp Izzard).

Provide Staff Direction on existing MOU. (Eric Head, Community Services Director)

Chris Wynn, North Central Regional Director of the Florida Fish and Wildlife Conservation (FWC) Commission provided a presentation and responded to questions from the Board and County Attorney Denise A. Dymond Lyn.

Board discussion ensued with Ms. Lyn.

Consensus of the Board was to direct staff to request FWC submit the discussed terms in writing.

Item I3 Power Point

J. COMMITTEE REPORTS FROM COMMISSIONERS

First Vice Chair Holly Davis announced her reappointment last August as Chair to the Value Adjustment Board (VAB) and shared information from the National Association of Counties Community and Economic Workforce Development Committee and the Medical Examiner's Office Board meetings.

Chair Ruthie Schlabach announced the celebration of her 30th Wedding Anniversary.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

No items.

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

Commissioner Jeff Kinnard, D.C. discussed the funding coming from Tallahassee.

M. 2ND VICE CHAIR REBECCA BAYS - DISTRICT 4

Second Vice Chair Rebecca Bays announced that the "Heritage Days" will be held on March 25th in Floral City.

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

No items.

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

Chair Ruthie Schlabach discussed the possibility of future funds for District 3 and provided an update from the meeting with Senate President Wilton Simpson ,who requested funding for the Homosassa Wildlife Park.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

P.1. Chassahowitzka River Boat Ramp
Motion and vote to authorize our office to ascertain fees and costs to retain outside counsel.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Motion to approve item P1.

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

This item was received after the agenda was published.

Additional Item P1

Q. OPEN TO THE PUBLIC

The following individual addressed the Board on various issues:

Heiko Kallenbach

R. UPCOMING MEETINGS

Commissioner Jeff Kinnard, D.C. announced that he will not be attending the April 25, 2023 and July 19, 2023 meetings and Second Vice Chair Rebecca Bays discussed scheduling Board meetings regarding the Florida Association of Counties (FAC) Legislative Day Session.

1. Regular Meeting, **March 28, 2023** at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, **April 11, 2023** at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, **April 25, 2023** at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Citrus County Elected Community Leadership Summit, **Wednesday March 29, 2023, at 9:00 A.M.**, Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, Florida 34461

2. Board of County Commissioners Strategic Planning Retreat: **Wednesday, July 19, 2023 9:00AM - 12:00 p.m** , Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Preliminary Budget Hearing: **Wednesday July 26, 2023,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
Governing Body of the Special Library District 8:30 A.M.
Fire Protection Special District 8:45 A.M.
BOCC at 9:00 A.M.

4. Tentative Budget Hearing: **Thursday September 7, 2023, at 5:01 P.M**., Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. Final Budget Hearing, **Tuesday, September 26, 2023 at 5:01 P.M.,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

Clerk's Note: Meeting was recessed from 4:15 PM until 5:01 PM.

T.1. 5:01 PM CPA/AA/PUD-22-14 Wilburn for Carpenter

1. Conduct a public hearing on March 14, 2023, to review and consider CPA/AA/PUD-22-14, Dr. Michael Wilburn for Michael Carpenter. **(Joanna Coutu, Director of Growth Management, Land Development)**
2. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-22-14.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Dr. Michael Wilburn provided the applicant presentation and responded to questions from the Board.

Land Development Principal Planner Joe Hochadel provided the staff presentation and responded to questions from the Board.

Citizens May Jones, Michael Carpenter, and Michael Czerwinski commented.

Commissioner Jeff Kinnard, D.C. commented.

Motion to approve and direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-22-14 Wilburn for Carpenter, based on confident and substantial evidence.

Prior to the vote, Board discussion ensued with Mr. Hochadel and Dr. Wilburn.

Motion was amended to add the 9 conditions.

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

Ordinance Numbers 2023-A09 and 2023-A10

Item T1 Applicant Power Point

Item T1 Planner Power Point

Item T1 Public Speaker Forms

T.2. 5:05 PM PUD-22-08 Local Eng. for Homosassa Civic Club

1. Conduct a public hearing to review and consider PUD-22-08, Local Engineering, Inc. for Homosassa Civic Club. **(Joanna Coutu, Director of Land Development, Growth Management)**
2. If approved, direct the Chair and Clerk to execute the Ordinance for PUD-22-08.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Dr. Michael Wilburn provided the applicant presentation.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

Citizen Kathy Beck commented.

Commissioner Diana Finegan commented and Mr. Hochadel provided clarification to Second Vice Chair Rebecca Bays regarding the boat slips.

Motion to approve and direct the Chair and Clerk to execute the ordinance for PUD-22-08 with the 17 conditions, based on confident and substantial evidence.

Prior to the vote, Board discussion ensued.

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

Ordinance Number 2023-A11

Item T2 Planner Power Point

Item T2 Public Speaker Form

T.3. 5:10 PM CPA-22-10 SR 44 Interchange Management Area (IMA)

1. Conduct a Public Hearing to review and consider CPA-22-10 - SR 44 Interchange Management Area (IMA).
2. Direct staff to transmit the application to the Department of Economic Opportunity and State agencies for review and comment. **[Joanna Coutu, Land Development Division]**

This item was pulled during the meeting.

Item T3 Planner Power Point

Additional Information for item T3

U. ADJOURN

The meeting was adjourned at 06:10 PM.

Proof of Publication

BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

March 28, 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 Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Angela Vick, Clerk of the Circuit Court and Comptroller

A. CALL TO ORDER

March 28, 2023 Citrus County Courthouse
The meeting was called to order at 01:00 PM.

A.1. Invocation

Pastor Adam Jones from Seven Rivers Church led the invocation.

A.2. Pledge of Allegiance

U.S. Army Veteran, Joe Noonan, 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 Eric Sigler

Absent: None

A.4. Approval of Agenda

County Administrator Steve Howard submitted additional information for item E12a and requested to move item P1 to after the Open to the Public.

Motion to approve the agenda with the changes.

RESULT: **Adopted**
MOVER: Jeff Kinnard D.C.
SECONDER: Diana Finegan

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

B. CONSENT

Motion to approve the Consent Agenda, in its entirety.

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

Following the vote, County Attorney Denise A. Dymond Lyn addressed the Board.

Minutes

B.1. Minutes of the Board of County Commissioners
Approve the following minutes of the Board of County Commissioners: February 28, 2023 Regular Meeting

Administration

No items.

Attorneys Office

No items.

Clerk

B.2. County Warrants
Accept the attached check registers outlining the County warrants.

Community Services

B.3. Deletion of Surplus Property

Approve deletion of the following items from the inventory of Transit Services and the removal of same item from the county's capital asset listing. Asset# 50488 - Motorola XTS 2500 Handheld 2-Way Radio. **(Eric Head, Director & Joanne Granger, Transit Services Director)**

Fire Services

No items.

Human Resources

No items.

Management and Budget

B.4. Asset Deletion - Claim 1127461

Approve the deletion of Asset #52563 from the Building Division due to the total loss on November 28, 2023.

B.5. Settlement of Claim #902396

Approve and authorize the Chairman to execute the Settlement Agreement and General Release between Kristin Demers and Citrus County, Florida, in the total amount of $60,000, inclusive of all fees and costs.

Growth Management

B.6. PLT-22-21 Kempton Subdivision

a. Consider PLT-22-21, Kempton 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. **(Joanna Coutu, Land Development Division Director)**

B.7. PLT-22-34 Dennis Subdivision

a. Consider PLT-22-34, Dennis 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. **(Joanna Coutu, Land Development Division Director)**

B.8. PLT-22-26 Weber Subdivision

a. Consider PLT-22-26, Weber 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. **(Joanna Coutu, Land Development Division Director)**

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.9. Release of Special Assessment

Approve and authorize the Chairman to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners 2009 Citrus Springs Waterline and 2020 Limerock Paving special assessment district.

B.10. Connection Charge Installment Lien Agreement - Bourque

Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services and Robert R. Bourque, Jr.

B.11. Connection Charge Installment Lien Agreement - Casero

Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for Miriam Casero.

B.12. Connection Charge Installment Lien Agreement - Einsmann

Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for Francis G Einsmann.

B.13. Connection Charge Installment Lien Agreement - Nocco

Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for George Wolf & Christina M Nocco.

Set Public Hearings Workshops

B.14. Set a Workshop for New Animal Shelter Presentation

Set a Workshop on April 25, 2023 at 9:00 am for the new animal shelter presentation and discussion. Provide staff direction.

B.15. Set a Workshop for the Pay and Class Study

Set a Workshop on Thursday May 11, 2023 at 10:00 A.M. to discuss Pay and Class Study.

B.16. Set a Workshop for Crystal River & Inverness Airports Presentation

Set a Workshop for a presentation on the Crystal River and Inverness Airports Master Plans for June 6, 2023, at 9:00am.

B.17. SV-23-01 Adams - set hearing

a. Set a public hearing on April 25, 2023, at 1:40 p.m. for SV-23-01, Kevin and Cathy Adams.
b. Approve and authorize the Chairman to execute the resolution setting the public hearing.

Resolution Number 2023-025

B.18. SV-22-03 Logan for Citrus Partners - set hearing

a. Set a public hearing on April 25, 2023, at 1:35 p.m. for SV-22-03, Chris R. Logan of SRPG 98 River LLC, for Citrus Partners, LLC.
b. Adopt and authorize the Chairman to execute the resolution setting the public hearing.

Resolution Number 2023-026

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

C.1. Proclamation - National Library Week

Approve and authorize the Board to execute a proclamation declaring April 23 through April 29, 2023, as “National Library Week” in Citrus County.

Motion to approve item C1.

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

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:
Dr. Paul John Reinhardt
Sabrina Watson
Don Clark
Brad Benson
Greg Hoying
George Reinhardt
Patty DeWan
Diane Liptak
Richard Wagner
Dr. Carmen Koubicek
Gwendolyn Benyo-Martin
Terry Weber-Nelles
Attorney Bill Grant, on behalf of the Citrus County Hospital Board

Commissioners responded to comments from the public.

Public Speaker Forms for item D

Additional Information for item D - Submitted by Terry Weber-Nelles

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through d.

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

E.1.a. RFP 21-050 Work Authorization; Construction Services-Continuing Services Contract; Daly & Zilch (Florida), Inc.

Approve and Authorize the Chairman to execute a Work Authorization for Daly & Zilch (Florida), Inc. to replace the HVAC at the Floral City Library. **(Carl Hall, Public Works, Assistant Director)**

E.1.b. RFQ 21-025, Amendment No. 1; Citrus County Landfill Scale Infrastructure Upgrade and Modernization Project; Mettler- Toledo, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Mettler-Toledo, LLC to extend the Final Completion date to July 13, 2023 for the construction and services for the Citrus County Landfill Scale Infrastructure Upgrade and Modernization Project**. (Mary Jensen, Public Works, Director)**.

E.1.c. AGR 20-035, Amendment No. 1; VendorLink Software; Vendorlink, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Vendorlink, LLC for the use of web-based software access for Contractors registration, solicitation and electronic submittals through April 30, 2025. **(Erin Dohren, Management & Budget Director)**.

E.1.d. LOI 21-067, Amendment No. 2; Code Compliance Special Master & Alternate Special Master; CPLS, P.A.

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and CPLS, PA to provide services as the Code Compliance Alternate Special Master through May 3, 2024 on an as needed basis. **(Eric Landon, Growth Management Director)**

E.2. Budget Transfers

Approve budget transfers for Road Maintenance, Extension Services and Utilities (2) for fiscal year 2022-23. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the Urban Research & Rescue Sustainment Program, Older American's Act - Title III B, Older American's Act - Title III C-1, Older American's Act - Title III C-2, Older American's Act - Title III E and the Cambridge Greens Septic and Sewer Project grant budgets for fiscal year 2022-2023. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E3.

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

Resolution Number 2023-027

E.4. Interlocal Agreement Between Sumter County and Citrus County, Florida for Fire Rescue Mutual Aid

Approve and authorize the Chairman to execute the Interlocal Agreement between Sumter County and Citrus County, Florida titled "Interlocal Agreement between Sumter County and Citrus County, Florida, for Fire Rescue Mutual Aid" approved by the Board of Sumter County Board of County Commissioners at their meeting on February 14, 2023.
(Craig Stevens, Fire Chief)

Motion to approve item E4.

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

NAY: None

E.5. Westlaw Renewal for Citrus County Law Library

Approve and authorize the Chairman to execute the Order Form for Westlaw allowing the Library Services Division to renew the subscription to Westlaw online legal resources, including West Proflex terminal access for a monthly recurring cost of $1,398.99. **(Eric Head, Director)**

Motion to approve item E5.

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

E.6. Ferrovial Services Infrastructure, Inc. Security Bond Continuation for Bond No. K40347628

Authorize Chairman to accept Continuation Certificate for Federal Insurance Company Security Bond No. K40347628 extending the period to April 13, 2024, and to be made part of Ferrovial Services Infrastructure, Inc., Waste Disposal Account Agreement dated June 8th, 2020. **(Mary Jensen, Public Works Director)**

Motion to approve item E6.

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

E.7. Notice Regarding Property from List of Land Available for Taxes.

a. Approve and Authorize the Chairman to execute notices regarding: Pine Lake PB 4 Pg 67 Lot 31 Blk L – AK 2020130 – 8035 E Garner Ln., Floral City; Apache Shores PB 4 Pg 39 Lots 1, 2 & 3 Blk 2 less and except the east 25 feet of Lot 1 - AK 3109546 – 3455 E Deer Run Ln., Hernando
b. Authorize the staff to forward the document to the Clerk of the Circuit Court.
(Mary C. Jensen, Public Works Director)

Motion to approve item E7a and b.

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

E.8. Floral City Sign Replacement

a. Approve and authorize the Chair to sign the Florida Boating Improvedment Program Grant Application through Florida Fish and Wildlife Conservation Commission (FFWCC) for the Floral City Pool of Lake Tsala Apopka signage. This project totals $64,501.12, of which $60,473 will be requested from FFWCC.
b. Adopt and authorize the Chair to execute a Resolution authorizing Mark Edwards, Aquatic Services Director, as the Project Manager to sign on follow-up documents for the Regulatory Waterway Signage Replacement. **(Mary Jensen, Public Works Director)**

Motion to approve item E8a and b.

Prior to the vote, Board discussion ensued.

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

Resolution Number 2023-028

E.9. Waste Disposal Account Agreement for Sheffield Structures, Inc.

a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Sheffield Structures, Inc. for disposal fees up to $1,000.00
b. Approve termination of the existing Waste Disposal Account Agreement with Sheffield Structures, Inc. dated February 8, 2022, and transfer cash deposit to new agreement. **(Mary Jensen, Public Works Director)**

Motion to approve item E9a and b.

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

E.10. CoreCivic Contract Monitoring Update for February 2023

Concur with the recommended action of the non-performance assessment of $28,000 against CoreCivic's February 2023 invoice. **(Erin Dohren, Director of Management & Budget/Erin Kluis, Contract Monitor)**

Motion to approve item E10.

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

E.11. Administrative Regulation (AR) 18.03 Special Events Requesting a Fire Rescue Dedicated Unit REVISED

Approve and adopt the following revised Administrative Regulation:
AR 18.03 Special Events Requesting a Fire Rescue Dedicated Unit **(Craig Stevens, Fire Chief)**

Motion to approve item E11.

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

E.12. Precinct Boundary Changes due to Annexations

Approve and authorize the Chairman to approve the precinct boundary changes. The new boundary lines will be submitted to the Division of Elections once approved by the Board of County Commissioners as required by the Florida Statutes. **(Mo Baird, Supervisor of Elections)**

Motion to approve item E12 and E12a.

Prior to the vote, County Administrator Steve Howard provided clarification to the Board regarding the additional information submitted for item E12a.

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

Additional Information for item E12a

E.13. Noise Sensitive Zone Ordinance Signage

Review and approve the final draft of the Noise Sensitive Zone signage and related budget transfer. (Mary Jensen, Public Works Director)

Board discussion ensued with County Attorney Denise A. Dymond Lyn.

Second Vice Chair Rebecca Bays made a motion to approve item E13 for discussion, which was seconded by First Vice Chair Holly Davis.

Board discussion ensued with County Administrator Steve Howard.

Motion and the second were rescinded.

Board discussion continued.

Motion to approve: Get new quotes and allow staff to transfer up to $35,000 for payment; Give staff the latitude to provide strong language on signs (Violation of this CCC Section 21-23 can be fined up to $500) or whatever is permissible by the Florida Fish and Wildlife Conservation Commission (FWC); and Authorize the Chair to sign after legal review.

Prior to the vote: Management and Budget Director Erin Dohren addressed the Board; Board discussion ensued with Ms. Dohren and Public Works Director Mary Jensen; and Deputy Clerk Amy Novinger restated the motion into the record.

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

E.14. TDC Request for Zoo Activation Conservation Campaign

a. Approve the Tourist Development Council's unanimous recommendation to fund the Zoo Activation Conservation Campaign with Madden Media.
b. Approve related budget transfer. **(John Pricher, Visitors and Convention)**

Motion was made by First Vice Chair Holly Davis to approve item E14a and b and was seconded by Commissioner Jeff Kinnard, D.C.

Prior to the vote, Commissioner Diana Finegan commented, followed by Board discussion.

The second was rescinded by Commissioner Jeff Kinnard, D.C.

Chair Ruthie Schlabach seconded the motion for discussion.

Prior to the vote, Visitor & Convention Bureau Director John Pricher responded to questions from the Board, followed by Board discussion with Mr. Pricher.

RESULT: **Defeated**

MOVER:	Holly L. Davis
SECONDER:	Ruthie Davis Schlabach
AYES:	Davis Schlabach, Davis
NAY:	Bays, Kinnard D.C., Finegan

F. OUTSTANDING COMMISSION ITEMS

Update Outstanding Commissioners' List

County Administrator Steve Howard announced that he would add to the list updates on the Betz Farm.

Item F - Outstanding Commissioners List

G. COUNTY ADMINISTRATOR - STEVE HOWARD

G.1. Set the FY 23-24 Capital Improvement Program Presentation

Set the Capital Improvement Program Presentation for fiscal years 2024-2028 on Tuesday, April 25, 2023 at 2:00 p.m. at the Citrus County Courthouse, 110 N. Apopka Avenue, Room 100, Inverness, FL.

County Administrator Steve Howard provided the recommendation.

Motion to approve item G1.

Prior to the vote, Commissioner Jeff Kinnard, D.C. announced that he would not be in attendance.

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

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:20 PM Annual Financial Report

a. Acknowledge receipt of Citrus County's Annual Comprehensive Financial Report and condensed Popular Annual Financial Report for the fiscal year ended September 30,2022
b. Approve and authorize the Chair and Clerk as the Chief Financial Officer to authorize the Financial Analyst to submit their signatures electronically on the Annual Financial Report.

Citrus County Clerk of Circuit Court and Comptroller Angela Vick addressed the Board and introduced Jeff Wolf, Senior Manager of Audit with Moore Stephens Lovelace (MSL) CPAs & Advisors, who provided the presentation.

Motion to approve item H1a and b.

There were no citizen comments.

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

Item H1 Presentation

H.2. 1:30pm Presentation TBRPC Suncoast Parkway 2 from Sean Sullivan
Presentation from Sean Sullivan, TBRPC, Suncoast Parkway 2

Wren Krahl, Deputy Executive Director, introduced Sarah Batalli, Principal Urban Designer of the Tampa Bay Regional Planning Council (TBRPC), who provided the presentation and responded to questions from the Board.

Growth Management Director Eric Landon responded to questions from the Board.

Consensus of the Board was to direct staff to have TBRPC provide a full study and design for the Citrus County Airports.

TBRPC Presentation

H.3. 1:40 PM FY 23/24 Budget Development Presentation
Conduct Budget Presentation to receive direction regarding the development of the 2023/2024 budget.

Budget and Management Director Erin Dohren acknowledged the Budget and Management staff, provided the presentation, and responded to questions from the Board.

Board discussion ensued.

Consensus of the Board was given to direct staff on the budget development.

Ms. Dohren announced the dates for the Preliminary Budget Hearings, Tentative Budget Hearings, and the Final Budget Hearing.

Board discussion continued with County Administrator Steve Howard and Ms. Dohren.

Item H3 Presentation

H.4. 1:50 PM Public Hearing on Street Vacation (SV) 21-01 Gaffney for Qualls

a. Conduct a public hearing for Street Vacation (SV) 21-01, Karen O. Gaffney for James and Penny Qualls, to vacate a portion of N. Palm Ridge Avenue (f/k/a N. Palmetto Street) lying between W. Moss Lane (f/k/a W. Moss Avenue) and W. Goldenleaf Lane (f/k/a W. Palm Avenue), Crystal Heights Development Co. Section One, as recorded in Plat Book 1, Page 42, Public Records of Citrus County, Florida (Section 36, Township 18 South, Range 17 East), in Crystal River, Florida.
b. If approved, authorize the Chairman to execute the resolution approving SV-21-01 and record the resolution in the Public Records. **(County Attorney, Denise A. Dymond Lyn)**

Land Development Director Joanna Coutu provided the staff presentation.

Karen Gaffney provided the applicant information.

Citizen Judith Malis commented.

Motion to approve item H4a and b.

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

Resolution Number 2023-029

Public Speaker Form for item H4

Item H4 - Planner Power Point

Item H4 - Proof of Publication

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Announce Vacancies - Citrus County Veterans Services Advisory Board
Announce the terms of three (3) positions, and the taking of applications. The terms will be for two years, which begin on April 1, 2023, and will end on March 31, 2025. **(Philip Watson, Veterans Service Officer Manager)**

County Administrator Steve Howard announced the vacancies.

I.2. Citrus Springs Advisory Council - Announce Expiration of Terms/Vacancy
Announce the vacancy (expiration of terms) for one regular member position on the Citrus Springs Advisory Council. The current terms will expire on January 31, 2025.

Announce the taking of applications for one regular member position on the Citrus Springs Advisory Council with terms to begin at the next scheduled Citrus Springs Advisory Council meeting after the Board makes a confirmation and appointment, through the expiration date of January 31, 2025. **(Carlton Hall, Public Works Assistant Director)**

County Administrator Steve Howard announced the vacancies.

J. COMMITTEE REPORTS FROM COMMISSIONERS

No items.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

No items.

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

L.1. Discussion and staff direction on options for the dock at 2160 N Watersedge Dr, Crystal River
Discussion and staff direction on options for the dock at 2160 N Watersedge Dr, Crystal River

Commissioner Jeff Kinnard, D.C. recognized First Vice Chair Holly Davis and provided the recommendation.

M. 2ND VICE CHAIR REBECCA BAYS - DISTRICT 4

No items.

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

No items.

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

Chair Ruthie Schlabach provided an overview from the Florida Association of Counties (FAC) Legislative Day conference.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

P.1. Lifestream Baker Act Facility Project

a. Provide direction on the DRAFT agreement; and
b. Motion and vote to authorize the Chairman to execute the agreement once it incorporates the Board's direction, or
c. Direct staff to bring back a finalized document for the Board's consideration, taking into account the Board's direction on the DRAFT agreement.

County Attorney Denise A. Dymond Lyn provided the recommendation and responded to questions from the Board, followed by Board discussion with Ms. Lyn.

Jon Cherry, CEO of LifeStream Behavioral Center, addressed the Board and responded to questions from the Board.

Motion to approve the Attorney, Denise A. Dymond Lyn, to have a Memorandum of Understanding constructed with the Citrus County Hospital Board and to have two options of 4 or 6 million dollars to choose from was made by First Chair Holly Davis and seconded by Second Vice Chair Rebecca Bays.

Board discussion ensued with Ms. Lyn.

Motion was amended to: remove the 4 million dollar option; and to include Hernando County in the Memorandum of Understanding.

Citizens Dr. Paul John Reinhardt and Florida Department of Health of Citrus County, Administrator Ernesto "Tito" Rubio commented.

Commissioners responded to comments from the public.

RESULT: **Adopted**
MOVER: Holly L. Davis

SECONDER: Rebecca Bays
AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

Public Speaker Form for item P1

Clerk's Note: This item was postponed at 3 pm and was resumed at 4:47 pm.

Q. OPEN TO THE PUBLIC

No items.

R. UPCOMING MEETINGS

1. Regular Meeting, **Tuesday**, **April 11, 2023 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, **Tuesday, April 25, 2023 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, **Thursday, May 11, 2023 at 1:00 PM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Citrus County Elected Community Leadership Summit, **Wednesday March 29, 2023, at 9:00AM**, Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, Florida 34461

2. BOCC Strategic Planning Retreat, **Wednesday, July 19, 2023, at 9:00AM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Preliminary Budget Hearing, **Wednesday July 26, 2023**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34461
Governing Body of the Special Library District 8:30 A.M.
Fire Protection Special District 8:45 A.M.
BOCC at 9:00 A.M.

4. Tentative Budget Hearing, **Thursday September 7, 2023 at 5:01 P.M**., Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. Final Budget Hearing, **Tuesday, September 26, 2023 at 5:01 P.M.**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

T.1. 5:01 pm CPA/AA-23-01 Furman for Sweet -expand/amend RV park

1. Conduct a public hearing on March 28th, 2023, to review and consider CPA/AA-23-01, Furman Civil Designs, Inc. for Donald D. Sweet, II and Patricia A. Sweet, Co-Trustees of the Donald D. Sweet, II and Patricia A. Sweet Revocable Trust. **(Joanna Coutu, Director of Land Development, Growth Management)**

2. If approved, direct the Chair and Clerk to execute the Ordinances for CPA/AA-23-01.

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Paul Furman, with Furman Civil Designs provided the applicant information.

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

There were no citizen comments.

Board discussion ensued with Ms. Coutu.

Motion to approve Ordinances for CPA/AA-23-01 with the 9 conditions and modification of the 25 foot type B buffer on the south property line, based

on confident and substantial evidence.

Prior to the vote, Board discussion ensued with Ms. Coutu and Ms. Lyn.

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

Ordinance Numbers 2023-A12 and 2023-A13

Item T1 - Planner Power Point

U. ADJOURN

The meeting was adjourned at 06:42 PM.

Proof of Publication

BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

April 11, 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 Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Angela Vick, Clerk of the Circuit Court and Comptroller

A. CALL TO ORDER

April 11, 2023 Citrus County Courthouse
The meeting was called to order at 01:00 PM.

A.1. Invocation

Chair Ruthie Schlabach requested a moment of silence for Lexington, Kentucky and led the Invocation.

A.2. Pledge of Allegiance

First Vice Chair Holly Davis 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, Assistant County Attorney Beth Antrim, Clerk of the Circuit Court and Comptroller Angela Vick, Deputy Clerk Amy Novinger, Deputy Clerk Eric Sigler

Absent: County Attorney Denise A. Dymond Lyn

A.4. Approval of Agenda

County Administrator Steve Howard requested the addition of items G4 and G5 and submitted additional information for item G1.

Motion to approve the Agenda, with the addition of items G4 and G5 and the submission of additional information for item G1.

RESULT: Adopted

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

B. CONSENT

Motion to approve the Consent Agenda, items B1 through 8.

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

Minutes

B.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:
March 14, 2023 Public Workshop
March 14, 2023 Regular Meeting

Administration

No items.

Attorneys Office

No items.

Clerk

B.2. Clerk Records Disposition # 2078

Approve and authorize the Chairman to execute the Clerk's Records Disposition Documents #2078 for disposal of records that have met their assigned retention periods.

B.3. Release of Special Assessment

Approve and authorize the Chairman to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners Citrus Springs Waterline Extensions, Crystal River Waste Water special assessment district.

Community Services

B.4. Deletion of Surplus Property

Approve deletion of the following item from the inventory of the Department of Community Services, Division of Animal Services and the removal of the same item from the County's capital asset listing. Asset #51749 - Seer A/C Unit

B.5. LIHEAP Compliance Monitoring 2023

Acknowledge the LIHEAP Monitoring Report, dated March 15, 2023, was reviewed in its entirety by the Board of County Commissioners of Citrus County, Florida. (Eric Head, Community Services Director)

Fire Services

No items.

Human Resources

B.6. Drug and Alcohol Rules for Commercial Driver License Holders

Authorize the Chairman to approve the Drug and Alcohol Rules for Commercial Driver License holders policy and remove the AR 7.02-2.

Management and Budget

No items.

Growth Management

B.7. PLT-23-04 Hoey Replat

a. Consider PLT-23-04, Hoey Replat.
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. **(Joanna Coutu, Land Development Division Director)**

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.8. Proclamation - April is Water Conservation Month

Approve and authorize the Board to execute a Proclamation declaring April 2023 as Water Conservation Month in Citrus County. (Ken Cheek, Department of Water Resources Director)

Set Public Hearings Workshops

No items.

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items C1 through 6.

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

C.1. Proclamation - National Volunteer Week 2023

Approve and authorize the Board to execute a Proclamation declaring April 16 though April 22, 2023 as "National Volunteer Week" in Citrus County, Florida.

C.2. Proclamation - National Public Safety Telecommunicators Week

Approve and authorize the Board to proclaim April 10-15, 2023 as National Public Safety Telecommunicators Week in Citrus County, Florida.

C.3. Proclamation - National Volunteer Appreciation Week

Approve and authorize the Board to proclaim April 16-22, 2023 as National Volunteer Appreciation Week in Citrus County, Florida.

C.4. Proclamation - National Animal Care and Control Appreciation Week

Approve and authorize the Board to proclaim the week of April 9-15, 2023 as National Animal Care and Control Appreciation Week in Citrus County, Florida.

C.5. Proclamation - Minority Health Month

Approve and authorize the Board to proclaim the month of April 2023 as Minority Health Month in Citrus County, Florida.

C.6. Proclamation - Fair Housing Month

Approve and authorize the Board to proclaim the month of April, 2023 as Fair Housing Month in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:
Dr. Paul John Reinhardt
Nathan Sharp
Sabrina Watson, speaking on behalf of Xceptional Life Project
Paul Catucci
Alice Weir
Diane Liptak
Brad Benson
Terry Weber
Gwen Martin

Commissioners responded to comments from the public.

Public Speaker Forms for item D

Additional Information for item D - Submitted by Brad Benson

Clerk's Note: This item was recessed at 1:32 PM, to go to item H1, and was resumed at 1:42 PM.

E. REGULAR BUSINESS

E.1. Bids

Motion to approve the Bids, items E1a through d.

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

E.1.a. ITB 21-063 Amendment No. 7; Sea Otter Path Sewer Addition Project; Constantine Constructors, LLC

Approve and Authorize the Chairman to execute Amendment No. 7 to the Agreement between Citrus County, Florida, and Constantine Constructors, LLC, to ratify the terms of the amended Notice to Proceed and extend the final completion date to June 28, 2023. **(Ken Cheek, Water Resources Director).**

E.1.b. ITB 23-031 E. Dawson Drive to N. Independence Hwy. Water Main Interconnect Project; Art Walker Construction, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Art Walker Construction, Inc. to provide construction for the E. Dawson Dr. to N. Independence Highway Water Main Interconnect project. **(Ken Cheek, Water Resources Director).**

E.1.c. ITB 19-033 Amendments; Contract Mowing of Median/Curbed Roadways; Bunch Lawn Care, LLC and Gamco Properties III, Inc.

a. Approve and Authorize the Chairman to execute Amendment No. 4 to the Agreement between Citrus County, Florida and Bunch Lawn Care, LLC to extend the Agreement for the third renewal through April 13, 2024.

b. Approve and Authorize the Chairman to execute Amendment No. 3 to the

Agreement between Citrus County, Florida and GAMCO Properties III, Inc. to extend the Agreement for the third renewal through April 13, 2024.
(Carlton Hall, Assistant Public Works Director).

E.1.d. ITB 22-142 Code Compliance Building Demolition and Unsafe Structure Securing Services- Alternate; Cross Construction Services, Inc.
Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Cross Construction Services, Inc. to provide services for the boarding-up and securing of abandoned structures and demolition of unsafe structures on an "as needed basis". **(Eric Landon, Growth Management Director)**

E.2. Budget Transfers
Approve budget transfers for Veteran Services, Utilities (4) and Technical Services 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 Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.3. Budget Resolutions
Adopt and authorize the Chairman to execute a resolution amending the State Housing Initiatives Partnership (SHIP) and Cambridge Greens Septic and Sewer Project grant budgets for fiscal year 2022-2023. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E3.

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

Resolution Number 2023-030

E.4. Belmont Hills Unit 3
Approve and authorize the Clerk to place an acceptance stamp on release of lien, bill of sale, warranty of materials or workmanship and Engineer's

Certification of Construction Completion of the water mains in Belmont Hills Unit 3 and record in the Public Records of Citrus County Florida. **(Ken Cheek, Water Resources Director)**

Motion to approve item E4.

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

E.5. Deletion of Surplus Property

Approve an after the fact deletion of the following non-repairable item from the inventory of Citrus County Fire Rescue and the removal of the same item from the county's capital asset listing. Asset# 55605 -Mobile Voice & Data System SN#MM202800003706 (**Craig Stevens, Fire Chief)**

Motion to approve item E5.

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

E.6. Waste Management Inc. of Florida Security Bond Continuation for Bond No. 5010030

Authorize Chairman to accept Continuation Certificate for Bond Safeguard Insurance Company Security Bond No. 5010030 extending the period to May 11, 2024, and to be made part of Waste Management Inc. of Florida Waste Disposal Account Agreement dated September 27th, 2022. (Mary Jensen, Public Works Director)

Motion to approve item E6.

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

E.7. Fund Balance

Approve and authorize the Chairman to execute a budget resolution to recognize the actual fund balance brought forward from September 30, 2022. (Erin Dohren, Management & Budget Director)

Motion to approve item E7.

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

Resolution Number 2023-031

E.8. Grant Agreement LPS0099 Imperial Gardens Plant Interconnection

Approve and authorize the Chairman to execute Agreement LPS0099 between Citrus County, Florida and the Florida Department of Environmental Protection.

Motion to approve item E8.

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

E.9. Crystal River Airport Runway Extension FDOT Financial Assistance Agreement

a. Approve and Authorize the Chairman to execute FPN: 449846-4-94-01, State of Florida, Department of Transportation, State Financial Assistance Agreement.
b. Approve and Authorize the Chairman to execute the budget resolution. **(Mary C. Jensen, Public Works Director)**

Motion to approve item E9a and b.

Prior to the vote, Board discussion ensued.

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

Resolution Number 2023-032

E.10. CCSO - Resolution and Lease Agreement Renewal for the Inverness Airport Office Building owned by Citrus County, Florida.

a. Discussion and consideration of a request from the Citrus County Sheriff's Office to renew the lease of the Inverness Airport Office Building for purposes related to public safety.

b. Adopt and authorize the Chairman to execute a Resolution of the Board acknowledging the request from Citrus County Sheriff's Office to renew their lease of property owned by the County.
c. Approve and Authorize Chairman to execute a Lease Agreement between Citrus County, Florida, a political subdivision of the State of Florida and Mike Prendergast, as Sheriff of Citrus County, Florida. **(Mary C. Jensen, Public Works Director)**

Motion to approve item E10a, b, and c.

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

Resolution Number 2023-033

F. OUTSTANDING COMMISSION ITEMS

Outstanding Commissioners' List

County Administrator Steve Howard provided an update on Betz Farm and announced that Inverness Village would be added.

Item F - Outstanding Commissioners List

G. COUNTY ADMINISTRATOR - STEVE HOWARD

G.1. MOU with Historic Monkey Island, Inc for repairs and improvements to Monkey Island

Authorize the Chair to sign MOU with Historic Monkey Island, Inc for repairs and improvements to Monkey Island.

County Administrator Steve Howard provided the recommendation.

Motion to approve item G1.

Prior to the vote, Board discussion ensued.

Citizen John Ehlenbeck commented.

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

Public Speaker Form for item G1

Additional Information for item G1

G.2. Staff Update Infor Public Sector Phase 2

Staff update to the Board regarding the Infor Public Sector, Community Development and Regulation (IPS/CDR) project that will go live on April 24, 2024 replacing the 20+ year old Hansen Permitting system.

Chief Information Officer Todd Dunn provided the update and the Board recognized Mr. Dunn, followed by Board discussion.

There was no action taken on this item.

G.3. Resolution Regarding Burn Ban

Approve and authorize the Chairman to execute a Resolution enacting a burn ban for the unincorporated areas of Citrus County. **(Craig Stevens, Fire Chief)**

Motion to approve item G3.

Prior to the vote, Fire Chief Craig Stevens provided an explanation.

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

Resolution Number 2023-034

G.4. Emergency Purchase SAFEbuilt LLC

a. Approve an emergency purchase for the Citrus County Growth Management Department for services for a Certified Building Official, Remote Plan Review Services, and an on-site Inspection Services on an as needed basis with SAFEbuilt LLC.
b. Approve related budget transfer

County Administrator Steve Howard provided the recommendation.

Motion to approve item G4.

Prior to the vote, Mr. Howard and Growth Management Director Eric Landon provided an update and responded to questions from the Board.

Motion was amended to add: a and b.

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

Additional Item G4

This item was received after the agenda was published.

G.5. Executive Assistant II-Office of Utility Regulation

a. Approve one (1) new position (Executive Assistant II-Office of Utiltiy Regulation) in County Administration.
b. Approve related budget transfer

County Administrator Steve Howard provided the recommendation.

Motion to approve item G5a and b.

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

Additional Item G5

This item was received after the agenda was published.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30pm **GFOA Presentation**

Presentation of the awards for Certificate of Achievement for Excellence in Financial Reporting and for Outstanding Achievement in Popular Annual Financial Reporting to Citrus County for its Popular Annual Financial Report by The Honorable Gregory C. Harrell, Esq., Marion County Clerk of the Circuit Court and Comptroller.

Marion County Honorable Clerk of Circuit Court and Comptroller, Gregory C. Harrell, presented the Certificate of Achievement for Financial Reporting and Outstanding Achievement in Popular Annual Financial Reporting to the Citrus

County Clerk of Circuit Court and Comptroller, Angela Vick, who recognized the staff.

There was no action taken on this item.

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

No items.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Jeff Kinnard, D.C. provided an overview from the Hernando/Citrus Metropolitan Planning Organization (MPO) Board meeting.

First Vice Chair Holly Davis discussed the Tourist Development Council (TDC) meeting and provided information from the Medical Examiner's Office.

Chair Ruthie Schlabach discussed the MPO class she attended in Orlando.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

Commissioner Diana Finegan discussed the signs in the Homosassa water that were approved at the last meeting, Board discussion ensued with Assistant County Attorney Beth Antrim, and Commissioner Finegan shared information from the discussion with Captain Travis Franklin from the Florida Fish and Wildlife Conservation Commission (FWC). . Board discussion continued.

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

No items.

M. 2ND VICE CHAIR REBECCA BAYS - DISTRICT 4

Second Vice Chair Rebecca Bays discussed the weeds in the lakes in District 4.

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

First Vice Chair Holly Davis announced the speaking engagement with Kyle Baltic, from Florida Chamber, at the National Association of Counties (NACo) Annual Conference in July presenting the Florida Scorecard and Florida Gap Map.

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

Chair Ruthie Schlabach discussed the development in District 3.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

There was no public comment.

R. UPCOMING MEETINGS

1. Regular Meeting, **April 25, 2023 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, **THURSDAY May 11, 2023 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, **May 23, 2003 at 1:00 PM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. **Workshop: Animal Shelter Tuesday April 25, 2023, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. **Workshop: Pay and Class Study Thursday, May 11, 2023, at 10:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. **Workshop: Airports; Crystal River and Inverness** **June 6, 2023** **at 9:00AM**, **,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

4. BOCC Strategic Planning Retreat: **Wednesday, July 19, 2023, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. Preliminary Budget Hearing: **Wednesday, July 26, 2023,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
Governing Body of the Special Library District 8:30 AM
Fire Protection Special District 8:45 AM
BOCC at 9:00 AM

6. Tentative Budget Hearing: **Thursday September 7, 2023, at 5:01 PM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

7. Final Budget Hearing: **Tuesday, September 26, 2023, at 5:01 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

Clerk's Note: Meeting was recessed at 3:38 PM and resumed at 5:01 PM and First Vice Chair Holly Davis did not return after recess.

T.1. 5:01 p.m. PUD-22-06 McKenzie for McClellan

1. Conduct a public hearing on April 11, 2023, to review and consider application PUD-22-06, Brenda McKenzie for Leon and Christopher McClellan.
2. If approved, direct the Chair and Clerk to execute the ordinance for PUD-22-06. **(Joanna Coutu, Director, Land Development)**

Assistant County Attorney Beth Antrim polled the Board for ex parte communications and read the proposed ordinance title into the record.

Brenda McKenzie, with McKenzie Permitting and Consulting provided the applicant information and responded to questions from the Board.

Land Development Planner Miranda Anaya provided the staff presentation.

There were no citizen comments.

Motion to approve and direct the Chair and Clerk to execute the ordinance for PUD-22-06 with 4 conditions, based on confident and substantial evidence.

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

Ordinance Number 2023-A14

Item T1 - Applicant Power Point

U. ADJOURN

The meeting was adjourned at 05:09 PM.

Proof of Publication

BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

May 11, 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 Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Angela Vick, Clerk of the Circuit Court and Comptroller

A. CALL TO ORDER

May 11, 2023 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

Senior Pastor Ray Cortese, Founding Pastor of Seven Rivers Church in Lecanto led the invocation.

A.2. Pledge of Allegiance

Retired Sergeant of the New York Police Department (NYPD) Harry Nicolino 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

Absent:

A.4. Approval of Agenda

County Administrator Steve Howard requested the addition of items L3 and H2, submission of additional information for items H1 (1:30 PM Time Certain) and T1, and to pull item B8.

Motion to approve the Agenda.

RESULT: Adopted

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

B. CONSENT

Motion to approve the Consent Agenda.

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

Clerk's Note: Item B8 was pulled during item A.4. Approval of the Agenda motion and vote.

Minutes

B.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:
Regular Meeting April 25, 2023
Public Workshop April 25, 2023

Administration

No items.

Attorneys Office

No items.

Clerk

B.2. County Investment Policy

Adopt the revised Investment Policy as presented.

B.3. Release of Special Assessment

Approve and authorize the Chair to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners 2009 Citrus Springs Waterline Extensions, 2014 Crystal River Wastewater special assessment district

Community Services

B.4. CDBG-DR Housing Assistance Plan

Authorize the Chairman to execute the revised CDBG-DR Housing Assistance Plan. **(Eric Head, Community Resources Director, Michelle Alford, Housing Services Director)**

B.5. Colonnade Park - Subordination Agreement

Approve and authorize Chairman to execute the Subordination Agreement. **(Eric Head, Community Resources Director, Michelle Alford, Housing Services Director)**

Fire Services

B.6. Deletion of Surplus Property - Asset 53218

Approve an after the fact deletion of the following non-repairable item from the inventory of Citrus County Fire Rescue and the removal of the same item from the county's capital asset listing. Asset# 53218 -Phosphate Ion Battery SN#GA3VDYY8K9555F58 **(Craig Stevens, Fire Chief)**

Human Resources

No items.

Management and Budget

No items.

Growth Management

B.7. PLT-22-27 Bilar Subdivision

a. Consider PLT-22-27, Bilar 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, Joanna Coutu, Land Development Division Director)**

B.8. PLT-23-09 Hannah-Van Arsdale Subdivision

a. Consider PLT-23-09, Hannah-Van Arsdale 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, Joanna Coutu, Land Development Division Director)**

This item was pulled during the meeting.

Public Works

No items.

Systems Management

No items.

Water Resources

B.9. Reclass open Secretary position to Administrative Coordinator

Approve reclassification of vacant Secretary position, pay grade 105 to Administrative Coordinator position, pay grade 107. **(Ken Cheek, Water Resources Director)**

Visitors and Convention Bureau

No items.

Set Public Hearings Workshops

B.10. Set a Workshop on May 23, 2023 at 9:00 AM for a Residential Road Resurfacing Presentation.

Set a Workshop on May 23, 2023 at 9:00 AM for a Residential Road Resurfacing Presentation. **(Mary Jensen, Public Works Director, Walt Eastmond, Technical Services Division Director)**

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

C.1. International Internal Audit Month

Declare the month of May as International Internal Audit Awareness Month

Motion to approve item C1.

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

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:
Bill Grant, on behalf of the Citrus County Hospital Board
Sabrina Watson, on behalf of Xceptional Life Project
Dr. Paul Reinhardt
Brad Benson
Bill Grant
Frank Papcin
Diane Liptak
Tim Gilbert

Commissioners responded to comments from the public and County Administrator Steve Howard responded to questions from the Board.

Public Speaker Forms for item D

Additional Information for item D - Submitted by Brad Benson

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a and b.

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

E.1.a. SGS 23-037 Fire & EMS Incident Management System Software; ESO Solutions, Inc.

a. Approve the purchase as a single source purchase and waive bid requirements.

b. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and ESO Solutions, Inc. to provide ESO software to streamline and consolidate all the report writing (Fire & EMS), data management, and inspections for Fire Services. **(Craig Stevens, Fire Chief)**

E.1.b. ITB 23-006 Notice of Termination and Contractor Debarment; Mowing of County Owned Buildings; Land-Tech Landscape Services, Inc.

a. Approve and Authorize the Chairman to execute the Notice of Termination between Citrus County, Florida and Land-Tech Landscape Services, Inc. to terminate the Agreement for non-compliance per the Notice of Non-compliance, this agreement is hereby terminated.
b. Impose a disbarment for a term of three (3) years against Land-Tech Landscaping Services, Inc. **(Eric Head, Community Services, Director)**

E.2. Budget Transfers

Approve budget transfers for Management & Budget,Transit (4), Housing Services (2), and Utilities (2) for fiscal year 2022-23. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution adopting/amending the Hava Elections Security and State Initiative Partnership (SHIP) grant budgets for fiscal year 2022-2023. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E3.

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

Resolution Number 2023-041

E.4. Acceptance of City Deed from the City of Inverness.

a. Approve and authorize the Chairman to accept the City Deed from the City of Inverness, for the upper portion of Pinehill Cemetery, Lots 5 and 6, block 65 of the Town of Inverness, Florida, less and except the north 18 feet more or less of lot 5 and lot 6 and the east 140 feet more/less of lot 6 to be retained by the City of Inverness.

b. Authorize Clerk to place acceptance stamp on the City Deed and record in the Public Records of Citrus County, Florida. **(Mary Jensen, Public Works Director)**

Motion to approve item E4a and b.

Chair Ruthie Schlabach, Second Vice Chair Rebecca Bays, and First Vice Chair Holly Davis commented.

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

E.5. Certificate of Public Convenience and Necessity (COPCN) for MTS Ambulance LLC

Approve and authorize the Chairman to execute a Certificate of Public Convenience and Necessity for MTS Ambulance LLC to provide basic and advanced life support non-emergency ground transport services in Citrus County. Certification will expire April 1, 2028. **(Craig Stevens, Fire Chief)**

Motion to approve item E5.

The following individuals addressed the Board: Dr. Keith Gould and Daviel Marrero, spoke on behalf of MTS Ambulance; Jeff Taylor, Chief Operating

Officer for MedFleet; and Ernesto "Tito" Rubio, on behalf of the Citrus County Department of Health Administrator.

Board discussion ensued.

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

Additional Information for item E5

E.6. Right of Entry for Charter Communications

Approve and authorize the Chairman to sign the Right of Entry agreement permitting Charter Communications to build out fiber optic broadband internet into Citrus County Community Services at 2804 W. Marc Knighton Ct., Lecanto, FL 34461 while Charter is building fiber infrastructure in the area. This will allow the infrastructure to be in place when the County chooses to upgrade services at a later date. (Todd Dunn, Systems Management)

Motion to approve item E6.

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

E.7. TDC Request for Local Lines Television Partnership

Approve related budget transfer. **(John Pricher, Visitors and Convention)**

Motion to approve item E7.

Visitor & Convention Bureau Director John Pricher responded to questions from the Board.

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

Additional Information for item E7

E.8. COPS Grant

Approve and authorize the Chairman to approve this process.

County Administrator Steve Howard provided an update and Sheriff's Office Colonel Elena Vitt provided the recommendation.

Sheriff's Office Colonel Vitt, Captain Troy Hess, and Financial Services Director Tracy Seffern responded to questions from the Board.

Motion to approve item E8, for the full 44 positions. If the grant is approved, then the Board will find the money.

Prior to the vote, Board discussion continued with Colonel Vitt, Captain Hess, Ms. Seffern, and Mr. Howard.

There were no citizen comments.

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

Additional Information for item E8

F. OUTSTANDING COMMISSION ITEMS

Outstanding Commission Items

County Administrator Steve Howard provided updates on the Betz Farm, Airport, and FBO priority list.

Item F1 - Outstanding Commission Items

G. COUNTY ADMINISTRATOR - STEVE HOWARD

G.1. Reschedule Strategic Planning date

Cancel and Reschedule the Strategic Planning Retreat follow-up meeting, cancel Wednesday, July 19, 23 at 9:00a.m. at the Citrus County Courthouse to Monday, July 31, 2023 at 9:00 a.m. - 12:00 p.m. at the Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto Florida 34461

County Administrator Steve Howard provided the recommendation.

Concensus of the Board was given for staff to cancel the Strategic

Planning Retreat follow-up meeting that was scheduled for Wednesday, July 19, 2023 at 9:00 AM at the Citrus County Courthouse, to reschedule for Monday, August 15, 2023 at 10:00 AM, and decision of location to be made by staff.

County Attorney Denise A. Dymond Lyn and Deputy Clerk Amy Novinger addressed the Board.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. Tourist Development Office Presentation

Receive the Information only presentation. **(John Pricher, Visitors and Convention Bureau Director)**

Visitor & Convention Bureau Director John Pricher and T. J. Fletcher, Account Director with Madden Media, provided the presentation and responded to questions from the Board.

There was no action taken on this item.

Item H1 - Power Point

Additional Information for item H1

H.2. Update on Infor Public Sector, Community Development and Regulation (IPS/CDR)

Update from Systems Management Department, Todd Dunn, Systems Management Director, and Shannon Budd, Business Technology Analyst on the new building permitting system "Infor Public Sector, Community Development and Regulation" (IPS/CDR).

Systems Management Director Todd Dunn provided an update on the new building permit system project, followed by Board discussion with Mr. Dunn and County Administrator Steve Howard.

This item was received after the agenda was published.

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Value Adjustment Board Citizen Member - Nominate and Appoint

Nominate and appoint a citizen member to the Value Adjustment Board. The citizen member must own homestead property in Citrus County.

Nominate and appoint Jill Lyles as a citizen member to the Value Adjustment Board.

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

J. COMMITTEE REPORTS FROM COMMISSIONERS

First Vice Chair Holly Davis announced that she attended the Tourist Development Council (TDC) and the Medical Examiner's Office Board meetings.

Commissioner Diana Finegan provided an overview from the Citrus, Levy, Marion Regional Workforce Development (Career Source) Board.

Second Vice Chair Rebecca Bays shared information from the Tampa Bay Regional Planning Council (TBRPC) Summit for Resiliency that she attended with the Economic Development Director, Frank Calascione.

Chair Ruthie Schlabach discussed the details from the Citrus One-Stop Recovery and Economic (CORE) meeting.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

No items.

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

L.1. Update on Interlocal Agreement with Hernando County and Citrus County Hospital Board for Mental Health Facility funding.

Update on Interlocal Agreement with Hernando County and Citrus County Hospital Board for Mental Health Facility funding.

Commissioner Jeff Kinnard, D.C. and County Attorney Denise A. Dymond Lyn provided an update.

L.2. Discussion and vote on reallocating the funds earmarked for the Fort Island Trail path to the connector from Three Sister Springs trail to LeGrone Park.

Discussion and vote on reallocating the funds earmarked for the Fort Island Trail path to the connector from Three Sister Springs trail to LeGrone Park.

Commissioner Jeff Kinnard, D.C. provided the recommendation, followed by Board discussion.

Consensus of the Board was to table this item.

L.3. County Contracting with Pave Rite, Inc.

Motion and vote to:
1. Continue the status quo as provided in the November 7, 2022, meeting, or
2. Reinstate the Contractor moving forward.

Commissioner Jeff Kinnard, D.C. provided the recommendation, followed by Board discussion.

Motion to approve the reinstatment of Pave-Rite, Inc. as a contractor that can bid on Citrus County projects moving forward effective today.

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

Additional Item L3

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 4

a. Update on status of Inverness Village IV

First Vice Chair Holly Davis requested an update from Growth Management Director Eric Landon and County Attorney Denise A. Dymond Lyn.

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individual addressed the Board on various issues:
Sharon Hill

Commissioner Diana Finegan responded to comments from the public.

Public Speaker Form for item Q

R. UPCOMING MEETINGS

1. Regular Meeting, **May 23, 2023 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting **June 6, 2023 at 1:00 PM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, **June 20, 2023** at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Workshop: Airports; Crystal River and Inverness, **Tuesday, June 6, 2023 at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Strategic Planning Retreat: **Wednesday, July 19, 2023, at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Preliminary Budget Hearing: **Wednesday, July 26, 2023, at 9:00AM,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Governing Body of the Special Library District 8:30 A.M.
Fire Protection Special District 8:45 A.M.
BOCC 9:00 A.M.

4. Tentative Budget Hearing: **Thursday September 7, 2023, at 5:01 P.M.**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. Final Budget Hearing: **Tuesday, September 26, 2023, at 5:01 P.M.**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

Clerk's Note: Recess was taken at 4:43 PM and resummed at 5:15 PM.

T.1. 5:01 PM. AA-22-07 Wilburn for Sweetwater Homes -SF to MF

1. Conduct a public Hearing on May 11th, 2023 to review and discuss application AA-22-07, Michael Wilburn for Sweetwater Homes of Citrus, Inc.
2. If approved, direct the Chair and Clerk to execute the ordinance for AA-22-07. **(Joanna Coutu, Director, Land Development)**

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

Motion to accept the backup material into the record.

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

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

Dr. Michael Wilburn and Steve Ponticos, CEO of Sweetwater Homes of Citrus provided the applicant presentation.

Land Development Director Joanna Coutu provided the staff presentation.

The following citizens addressed the Board: Lauren Merriam, legal counsel representing Sugarmill Woods Civic Association; Ralf Brookes, Attorney representing Sugarmill Woods Oak Village Association; Ed Schiller; Dr. Roger Davis; Patrick Goodman; Thomas Sholar; Jerry Myer; Shawn McDonald; Marvin

Robbins; Penny Parks, owner of the Sugarmill Woods Country Club, Citrus National Golf Club, and Oak Village Sports Complex; Michael Deem; Dan Donoghue; Charles Bradway; Ron Riewold; Susan Wallace; Sharon HIll; Rich Charlton; James Aller; Regina Zamboli; Roseann Ambrico; James Pirotta; Theresa Healey; Diane Davidson; Judith Lee Zintel; Nancy Harris; Deborah Robbins; Douglas Thomas; Don Elam; Janet Eberle; Barbara Horsey; Donna Rummel; Samuel Mutch; Barry Stine; Alfred Maughan; Mike Floch; and Jeffry Slutzky.

Dr. Wilburn and Mr. Ponticos responded to comments from the public.

Motion to deny application AA-22-07, based on confident and substantial evidence, due to the application not being compatible.

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

Ordinance Number 2023-A15

Clerk's Note: There was a recess at 7:20 PM that resumed at 7:30 PM.

Item T1 - Applicant Power Point

Item T1 - Staff Power Point

Public Speaker Forms for item T1

Additional Information for item T1

Additional Information for item T1 - Submitted by Edward Schiller

Additional Information for item T1 - Submitted by Lauren Merriam

Additional Information for item T1 - Submitted by Marvin Robbins

Additional Information for item T1 - Submitted by Patrick Goodman

Additional Information for item T1 - Submitted by Ralf Brookes

Additional Information for item T1 - Submitted by Ron Reiwold

Additional Information for item T1 - Submitted by Roseann Ambrico

Additional Information for item T1 - Submitted by Shawn McDonald

Additional Information for item T1 - Submitted by Thomas Sholar

U. ADJOURN

The meeting was adjourned at 08:33 PM.

Proof of Publication

BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

June 6, 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

June 6, 2023 Citrus County Courthouse
The meeting was called to order at 1:00 PM

A.1. Invocation

Executive Assistant to the Board Doug Wright led the Invocation.

A.2. Pledge of Allegiance

Veterans from the Female Veterans Network of Citrus County 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, Deputy Clerk Ashlyn Hunnicutt, Deputy Clerk Amy Novinger

Absent: Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

Chair Ruthie Schlabach requested item B2 be pulled for discussion.

County Administrator Steve Howard submitted additional items E11, E12, and L3.

Second Vice Chair Rebecca Bays requested item E1c be pulled for discussion.

Motion to approve the Agenda, pulling item B2 for separate discussion and

the addition of items E11, E12, and L3.

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

B. CONSENT

Chair Ruthie Schlabach provided comments regarding item B2.

Motion to approve the Consent Agenda, except item B2, which will be pulled from the Agenda.

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

Minutes

No items.

Administration

No items.

Attorneys Office

No items.

Clerk

B.1. Audit Services

Approve and authorize the Chair to execute the amendment with MSL, PA to include audit services for the fiscal year ending September 30, 2023.

B.2. Citrus County Hospital Board Annual Financial Report
Acknowledge receipt of the Annual Financial Report from Citrus County Hospital Board regarding the Fiscal Year Ended September 30, 2022.

This item was pulled during the meeting.

B.3. Clerk Records Disposition #2094
Approve and authorize the Chairman to execute the Clerk's Records Disposition Documents #2094 for disposal of records that have met their assigned retention periods.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Growth Management

B.4. PLT-23-02 Maiani Subdivision
a. Consider PLT-23-02, Maiani 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

B.5. Acknowledgement of Airport Hangar Lease Agreement(s) – Caliber Capital Holdings, LLC.

Staff requests that the Board of County Commissioners acknowledge the attached, executed T-Hangar lease agreement(s) with Caliber Capital Holdings, LLC. **(Mary C. Jensen, Public Works Director)**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.6. Suncoast Blvd Water Main

Approve acceptance of the 6" watermain on S Suncoast Blvd for county ownership and maintenance and authorize the Clerk to place acceptance stamp on release of lien, bill of sale, warranty of materials or workmanship and Engineer's Certification of Construction Completion and record in the Public Records of Citrus County Florida. **(Ken Cheek, Water Resources Director).**

Set Public Hearings Workshops

No items.

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

C.1. Proclamation Women's Veterans Day

Approve and authorize the Board to proclaim June 12, 2023 as Women's Veteran Day in Citrus County, Florida.

Motion to approve item C1.

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

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:
Sabrina Watson, on behalf of Xceptional Life Project
Joshua Hicks
Josh Wooten, President and CEO of the Citrus County Chamber of Commerce

Commissioners responded to comments from the public.

Public Speaker Forms for item D

Additional Information for Item D - Submitted by Joshua Hicks

Additional Information for Item D - Submitted by Sabrina Watson

E. REGULAR BUSINESS

E.1. Bids

Chair Ruthiie Schlabach requested to pull item E1b for discussion and Second Vice Chair Rebecca Bays requested to pull item E1c for discussion.

E.1.a. AGR 21-092 Civitek Credit Card Processing; Civitek National, Inc.
Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Civitek National, Inc. to provide our customers with the ability to pay the County using various payment methods throughout selected County departments. **(Erin Dohren, Management & Budget Director)**

Motion to approve item E1a.

At the request of Second Vice Chair Rebecca Bays, Management and Budget Director Erin Dohren provided clarification.

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

E.1.b. AGR 20-046, Amendment No. 2; Save Crystal River-Kings Bay Restoration Project; Save Crystal River, Inc.
Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Save Crystal River, Inc. to oversee the maintenance for the Kings Bay Restoration Project thru June 11,

2024 and amend the scope of services to include removal of algae and debris. **(Mary Jensen, Public Works, Director)**

Chair Ruthie Schlabach commented, followed by Board discussion with County Administrator Steve Howard and County Attorney Denise A. Dymond Lyn.

Motion to approve item E1b, to extend this renewal agreement for one year and modification to amend it to be for the removal of the floating grass in the county canals.

The following citizens addressed the Board: City of Crystal River City Manager Ken Frink; Sabrina Watson; Lisa Moore, President of Save Crystal River; Donna Rummel; and Josh Wooten, President and CEO of the Citrus County Chamber of Commerce.

Commissioners responded to comments from the public, followed by Board discussion with Management and Budget Director Erin Dohren and Ms. Moore.

The motion was amended to add the funding source: The existing funding source of Stormwater MSBU is to be used.

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

This item was pulled for discussion.

Public Speaker Forms for item E1b

E.1.c. ITB 23-050, Asphalt Concrete Mix Type SP-9.5 and Type-12.5 also Liquid Emulsified Asphalt Grades SS-1 and AE-90 or Comparable; Superior Asphalt, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Superior Asphalt, Inc., to furnish asphalt concrete mix and liquid emulsion for the maintenance of County roadways on an as needed basis. **(Mary Jensen, Public Works Director, Carlton Hall, Assistant Public Works Director)**.

Motion to approve item E1c.

At the request of Second Vice Chair Rebecca Bays, Assistant Public Works Director Carlton Hall provided clarification.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.

SECONDER: Diana Finegan
AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

This item was pulled for discussion.

E.2. Budget Transfers

Approve budget transfers for Solid Waste Management (2), Utilities, and Supervisor of Elections for fiscal year 2022-23. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution adopting/amending the Low Income Household Water Assistance Program grant, Low Income Home Energy Assistance Program grant, Fire Rescue, Enhanced Home Care for the Elderly Program Grant, Insurance Trust and the State Housing Initiatives Partnership (SHIP) grant budgets for fiscal year 2022-2023. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E3.

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

Resolution Number 2023-043

E.4. Claim #1112736 - Final Proof of Loss and Subrogation Receipt

a. Authorize the Chairman to execute the Sworn Statement in Final Proof of Loss for the final payment received by Everest Indemnity Insurance Company for the Fire Administration claim which occurred on July 11, 2022, in the final payment amount of $4,658.64. Said statement acknowledges receipt of payment.

b. Authorize the Chairman to execute the Subrogation Receipt acknowledging receipt of the total payment by Starstone Specialty, Westchester Surplus, Everest Indemnity and Westfield Specialty insurance companies, in the amount

of $175,907.66 as full settlement of the claim for damages which occurred on July 11, 2022 at the Fire Administration Building, located in Crystal River, Florida. This subrogation receipt approves that said insurance companies may subrogate on behalf of Citrus County, Florida to recover the funds they paid to Citrus County and authorizes said insurance companies to sue, compromise or settle to recover the funds which may include the County's deductible payment of $25,000. **(Erin Dohren, Management & Budget Director)**

Motion to approve item E4a and b.

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

E.5. Lease Termination Letter from LifeStream Behavioral Center

Approve and accept the Lease Termination Letter from LifeStream Behavioral Center effective May 1, 2023. **(Mary Jensen, Public Works Director)**

Motion to approve item E5.

Board discussion ensued with Assistant Public Works Director Carlton Hall and County Attorney Denise A. Dymond Lyn.

Rick Hankey, with LifeStream Behavioral Center, responded to questions from the Board.

Citizen Donna Rummel commented.

Commissioners responded to comments from the public.

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

Public Speaker Form for item E5

E.6. Old Homosassa West Septic to Sewer Project Grant (WH04) Amendment 1

Approve and authorize the Chairman to execute the Amendment to the Agreement. **(Ken Cheek, Water Resources Director)**

Motion to approve item E6.

RESULT:	**Adopted**

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

E.7. Proposed Homosassa Phase 5 Sewer Project Assessment Area – Acceptance of Perpetual Utility & Access Easements

a. Authorize the Chairman accept all Perpetual Utility and Access Easements from property owner(s) in the Proposed Homosassa Phase 5 Sewer Project Assessment Area to allow installation of the central sewer system, as part of the Homosassa Septic to Sewer Project.

b. Authorize the Clerk of the Board to place Board of County Commissioner's acceptance stamp on all the Perpetual Utility and Access Easements attached and record same in the Public Records of Citrus County, Florida. **(Mary Jensen, Director of Public Works)**

Motion to approve item E7a and b.

Prior to the vote, Chair Ruthie Schlabach commented.

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

E.8. Patient-Centered Outcomes Research Trust Fund fee

Approve and authorize the Chairman to execute Form 720 IRS Quarterly Federal Excise Tax Return for the PCORI Fee payment of $3,475.64. **(June Randall, HR Director, Jessica Flynn, HR Manager)**

Motion to approve item E8.

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

E.9. Citrus County Forfeiture Fund Report and Request

a. Acknowledge receipt of the fiscal year 2022/2023 Drug Seizure Fund report.
b. Provide staff direction regarding funding in the amount of $972.99 for Eckerd Connect. **(Erin Dohren, Management & Budget Director)**

Motion to approve item E9a and b.

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

E.10. Discussion on Burn Ban

Approve and authorize the Chairman to execute a Drought Emergency Recission Resolution rescinding the burn ban enacted by Resolution 2023-034. **(Craig Stevens, Fire Chief)**

Motion to approve item E10.

Prior to the vote, Commissioner Diana Finegan commented.

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

Resolution Number 2023-044

E.11. Emergency Purchase for Spherion to provide Building Department Services

a. Approve an Emergency Purchase for Spherion to provide building department services on an as-needed basis, not to exceed $34,999.

Motion to approve item E11a.

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

This item was received after the agenda was published.

Additional Item E11

E.12. Economic Development Funds for the Citrus County Airports Financial Analysis and Business Planning Study

A. Approval for the allocation of up to $40,000 of Economic Development Funds for the Citrus County Airports' Financial Analysis and Business Planning Study.
B. Approve the related budget transfer

Motion to approve item E12a and b.

Citizen Andrew Chan commented.

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

This item was received after the agenda was published.

Public Speaker Form for item E12

Additional Item E12

F. OUTSTANDING COMMISSION ITEMS

Outstanding Commissioners' List

County Administrator Steve Howard provided updates on numbers 8, 10, and 1.

Consensus of the Board was given to staff for direction regarding Betz Farm.

Item F1 - Outstanding Commissioners List

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

G.1. Grant Resolutions (2)

Approve and authorize the Chairman to execute:
Resolution #1, Job Growth Grant Fund for Infrastructure to fund the construction of a 24,000 square foot commercial aviation hangar that will be used to expand the commercial capacity of Inverness Airport.
Resolution #2 Job Growth Grant Fund for Infrastructure, for the design and permitting of the commercial aviation hangar as a local contribution to the project.
The funds are in Department 3110. However, the grant match is not moved until we have an executed agreement from the granting agency.

Economic Development Director Frank Calascione provided the recommendation.

Motion to approve item G1.

Citizens Andrew Chan, with Right Rudder Aviation and Josh Wooten, President and CEO of the Citrus County Chamber of Commerce commented.

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

Resolution Numbers 2023-045 and 2023-046

Public Speaker Form for item G1

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 p.m. Presentation CORE Business Center Presentation

a. Presentation by Dawn Faherty on CORE Business Center
b. Vote to approve budget request.

Dawn Faherty, Executive Director of the Citrus One-Stop Recovery and Economic "CORE" Business Center and Jim Green, from the Nature Coast Chapter of SCORE, provided the presentation and Ms. Faherty and Mr. Green responded to questions from the Board.

Motion to approve item H1, budget request of $92,109.

The following citizens commented: Josh Wooten, President and CEO of the Citrus County Chamber of Commerce; Andrew Chan, with Right Rudder Aviation; and Tabitha Wells, with Wells Business Solutions.

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

Commissioners responded to comments from the public.

Public Speaker Forms for item H1

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Beverly Hills Advisory Council - Accept resignation with regret and announce a vacancy.

a. Accept with deep regret the resignation of James Barrows from the Beverly Hills Advisory Council effective April 23, 2023.

b. Announce the membership vacancy and announce the accepting of applications for one regular member position on the Beverly Hills Advisory Council. The current membership term expires on January 31, 2025.

Chair Ruthie Schlabach provided the announcements.

J. COMMITTEE REPORTS FROM COMMISSIONERS

No items.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

No items.

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

L.1. Update on the multi-purpose path proposal from Three Sisters Springs Trail to Legrone Park.

Update on the multi-purpose path proposal from Three Sisters Springs Trail to Legrone Park.

Commissioner Jeff Kinnard, D.C. and County Administrator Steve Howard provided an update.

L.2. Discussion and update on Baker Act Facility funding, the next steps, timeline, location and who's managing the design, construction, etc.

Discussion and update on Baker Act Facility funding, the next steps, timeline, location and who's managing the design, construction, etc.

Commissioner Jeff Kinnard, D.C. provided an update, followed by Board discussion with County Attorney Denise A. Dymond Lyn.

Additional Information for Item L2

Item L2 PowerPoint

Item L2 PowerPoint

L.3. Request the State to consider naming the Suncoast Parkway from US 98 to State Road 44 in Jim Kimbrough's honor

Authorize the Chairman to execute a letter to the state to consider naming the Suncoast Parkway from US 98 to State Road 44 in Jim Kimbrough's honor.

Commissioner Jeff Kinnard, D.C. provided the recommendation.

Motion to approve item L3.

Citizen Josh Wooten, with the Citrus County Chamber of Commerce, commented.

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

This item was received after the agenda was published.

Additional Item L3

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 4

Update on Inverness Village 4

Growth Management Director Eric Landon provided an update regarding Inverness Village Unit 4.

Additional Information for Item N1

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

Chair Ruthie Schlabach provided an announcement.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

P.1. Proposal for Special Counsel Services - Inverness Villages IV

Ratify signature of the County Attorney on the Nabors Giblin & Nickerson Proposal for Special Counsel Services - Inverness Villages IV.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Motion to approve item P1.

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

P.2. Mediated Settlement Agreement

Approve the Mediated Settlement Agreement between Nancy Taylor and James Rayl and Citrus County, Florida.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Motion to approve item P2.

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

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:
Donna Rummel
Josh Wooten, President and CEO of Citrus County Chamber of Commerce
Rick Hankey, with LifeStream

Public Speaker Form for item Q

R. UPCOMING MEETINGS

1. Regular Meeting, June 20, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, July 11, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, July 25, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Workshop: **Impact Fee Ordinance, June 20, 2023, at 9:00 A.M.**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Preliminary Budget Hearing: **Wednesday, July 26, 2023, at 8:30A.M.,** Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
Governing Body of the Special Library District 8:30 A.M.
Fire Protection Special District 8:45 A.M.
BOCC 9:00 A.M.

3. Strategic Planning Status Update: **Tuesday August 15, 2023, at 10:00 A.M.**, Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, Florida 34461

4. Tentative Budget Hearing: **Thursday September 7, 2023, at 5:01 P.M.**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. Final Budget Hearing: **Tuesday September 26, 2023 at 5:01 P.M.**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

6. Citrus Elected Leadership Summit **Tuesday, October 3, 2023**, **at 9:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

Clerk's Note: This meeting was recessed at 4:58 PM and was resumed at 5:24 PM.

T.1. 5:01 pm CPA-22-10-SR 44 Interchange Management Area (IMA)
a. Conduct a Public Hearing to review and consider CPA-22-10 - SR 44 Interchange Management Area (IMA).
b. Direct staff to transmit the application to the Department of Economic Opportunity and State agencies for review and comment. **[Eric Landon, Director; Growth Management]**

Growth Management Director Eric Landon introduced Brad Cornelius, Amanda Warner, Project Managers with Wade Trim, and Lynn Dehlinger, Economic Development Director with Redevelopment Management Associates (RMA), who provided the presentation and responded to questions from the Board.

Gaston Hall, representing Citrus County Building Alliance, addressed the Board.

Board discussion with Ms. Lyn, Mr. Hall, and Mr. Cornelius.

Motion to approve item T1a and b and direct staff to transmit application with the changes discussed.

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

Deputy Clerk Amy Novinger requested clarification of the motion with changes discussed: residential density with minimum of 6 and maximum of 20; and green space to be maintained by the developer.

Public Speaker Forms for item T1

Additional Information for Item T1

Additional Information for Item T1 - Submitted by Citrus County Building Alliance

Item T1 Staff PowerPoint

T.2. 5:05 pm PUD-23-02: Revise existing PUD for miniwarehouse
a. Conduct a public hearing on June 6, 2023, to review and consider the application PUD-23-02, 2022 Lecanto Lecanto, LLC.

b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-23-02. **(Eric Landon, Growth Management)**

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record and polled the Board for ex parte communications.

McGregor Love provided the applicant information.

Land Development Principal Planner Joe Hochadel provided the staff presentation and responded to questions from the Board.

Citizens Cheri Lewis and Shauneen Moss commented.

Mr. Love provided the applicant rebuttal, followed by Mr. Love, Kyle Morel, Project Manager with Bohler Engineering, and Will Anderson, Project Manager with Ferber Company, who responded to questions from the Board.

Motion to approve and direct the Chair and Clerk to execute the ordinance for PUD-23-02, including a 25 foot buffer D with a wall around the northeast and northwest sides of the property line, adding facade enhancements to the design-aesthetics of the Black Diamond entrance, with 16 conditions, and based on confident and substantial evidence.

Prior to the vote, Board discussion ensued with Mr. Hochadel, Ms. Lyn, Mr. Love, Mr. Morel, and Mr. Anderson.

RESULT:	**Defeated**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Rebecca Bays
AYES:	Davis Schlabach, Bays
NAY:	Davis, Kinnard D.C., Finegan

Mr. Love addressed the Board, followed by Board discussion with Mr. Love, Ms. Lyn, and Mr. Hochadel.

Motion to approve continuance for PUD-23-02.

Prior to the vote, Board discussion with Mr. Love, and Ms. Lyn regarding the motion.

Motion was amended to approve continuance for PUD-23-02, in its entirety.

Board discussion continued with Ms. Lyn and Mr. Love.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Holly L. Davis

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

Public Speaker Forms for item T2

Item T2 Applicant PowerPoint

Item T2 Staff PowerPoint

T.3. 5:10 p.m. Transportation Impact Fees

Review and consider raising transportation impact fees to the full amount recommended by the consultant in 2021, as outlined in Chapter 54, Citrus County Code of Ordinances. **(Eric Landon, Growth Management Director)**

Growth Management Director Eric Landon provided the staff presentation and responded to questions from the Board.

Motion to approve raising the Transportation Impact Fees from 50 percent to 100 percent.

Motion was amended to bring back the Transportation Impact Fees for the second public hearing at the June 20, 2023 meeting.

Board discussion ensued with Mr. Landon.

Citizen Gaston Hall commented.

Prior to the vote, Board discussion continued with Mr. Hall and Mr. Landon.

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

Proof of Publication

U. ADJOURN

The meeting was adjourned at 07:39 PM.

Proof of Publication

BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

August 8, 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 Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Angela Vick, Clerk of the Circuit Court and Comptroller

A. CALL TO ORDER

August 8, 2023 Citrus County Courthouse
The meeting was called to order at 1:00 pm.

A.1. Invocation

Bishop Doug Alexander from the New Church Without Walls gave the Invocation.

A.2. Pledge of Allegiance

Navy Veteran, Chief Doug Wright, led the Pledge of Allegiance.

A.3. Roll Call

Present: Holly L. Davis, Rebecca Bays, Jeff Kinnard D.C., Diana Finegan, County Administrator Steve Howard, County Attorney Denise Lyn, Deputy Clerk Amy Novinger, Deputy Clerk Ashlyn Hunnicutt

Absent: Ruthie Davis Schlabach, Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

County Administrator Steve Howard provided the additional information for items B3, G1, and T2a, b, and c.

Motion to approve the Agenda, with the changes.

RESULT: **Adopted**
MOVER: Jeff Kinnard D.C.

SECONDER: Diana Finegan
AYES: Davis, Finegan, Bays, Kinnard D.C.
NAY: None

B. CONSENT

First Vice Chair Holly Davis requested pulling item B3 for separate consideration.

Motion to approve the Consent Agenda, with the exception of pulling item B3 for discussion.

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

Minutes

No items.

Administration

No items.

Attorneys Office

No items.

Clerk

No items.

Community Services

No items.

Fire Services

No items.

Human Resources

B.1. Administrative Regulation 7.27 Respirator Fit Test

Approve and authorize the Chairman to approve Administrative Regulation 7.27, Respirator Fit Test. **(June Randall, Human Resources Director).**

Management and Budget

B.2. Revision of AR: 2.13-1 - Citrus County Risk Management Policy

Accept and authorize the revisions to AR: 2.13-1 - Citrus County Risk Management Policy. **(Erin Dohren, Management and Budget Director, Mary Glancy, Risk Management).**

Growth Management

B.3. PLT-22-31 Tidal Wave - Lecanto

a. Consider PLT-22-31 (aka RPLT202300010), Tidal Wave- Lecanto Subdivision.
b. If approved, direct the Chairman 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, Joanna Coutu, Planning and Development Division Director)**

Second Vice Chair Rebecca Bays commented.

Motion to deny item B3 was made by Second Vice Chair Rebecca Bays and seconded by First Vice Chair Holly Davis.

County Attorney Denise A. Dymond Lyn provided the Board with clarification prior to the vote, followed by Board discussion.

Brandon Hebron, Developer of the Tidal Wave Project commented.

Commissioners responded to comments from Mr. Hebron.

At the request of Commissioner Diana Finegan, Ms. Lyn provided further clarification.

First Vice Chair Holly Davis rescinded her second motion; the motion died for lack of a second.

Board discussion continued with Ms. Lyn.

Motion to table item B3.

Board discussion ensued with Ms. Lyn and Growth Management Director Eric Landon prior to the vote.

There were no citizen comments.

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

This item was pulled for discussion.

Additional Information for item B3

Public Speaker Form for Item B3

Public Works

B.4. Release of Lien

A. Approve and Authorize the Chairman to execute Release of Lien for Property Abatement Assessment by and between Citrus County, Florida, and certain property owner.
B. Authorize the Clerk to record the Release of Lien in the Public Records of Citrus County, Florida. **(Mary Jensen, P.E., Public Works Director).**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Set Public Hearings Workshops

No items.

Water Resources

No items.

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items C1 and C2.

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

C.1. Proclamation - Nature Coast Community Band 15th Season of Performances

Approve and authorize the Board to recognize the Nature Coast Community Band 15 Seasons of Performances in Citrus County, Florida.

C.2. Proclamation - Breastfeeding Support Month

Approve and authorize the Board to proclaim the month of August 2023, as Breastfeeding Support Month in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Frank Papcin
Dr. Carmen Koubicek
Janet Barek
Joselito Cappa
Ernesto Rubio
Terry Weber
Ricky Rawls

Commissioners and Growth Management Director Eric Landon responded to comments from the public, and Mr. Landon provided an update regarding Inverness Village IV.

Public Speaker Forms for Item D

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through d.

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

E.1.a. QTE 19-072 Amendment No. 3; Mowing Citrus County Libraries; Gamco Properties III, Inc. dba Third Generation Services

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and Gamco Properties III, Inc. dba Third Generation Services to extend the Agreement to September 23, 2024.(**Eric Head, Community Services Director)**.

E.1.b. ITB 23-072 Mowing Water / Wastewater Facilities & Lift Stations; Greco International Corporation

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and Greco International Corporation to provide routine mowing, edging, trimming, and clean-up service at the County's water, wastewater, and lift station sites. **(Ken Cheek, Water Resources Director).**

E.1.c. ITB 19-085 Amendment No. 4; Mowing of County Zones 2 and 3; Gamco Properties III, Inc.

Approve and Authorize the Chairman to execute Amendment No. 4 to the Agreement between Citrus County, Florida and Gamco Properties III, Inc. to extend the Agreement to September 23, 2024. **(Eric Head, Community Services Director).**

E.1.d. RFP 20-043 Amendment No. 1; Third Party Claims Administration Services; Johns Eastern Company, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Johns Eastern Company, Inc. to extend the Agreement to August 10, 2025 including a five percent increase in the annual fee. **(Erin Dohren, Management and Budget, Mary Glancy, Risk Management).**

E.2. Budget Transfers

Approve budget transfers for Utilities (2), Grounds Maintenance, Land Development Division, Library Services, Communication Services and Gas Taxes for fiscal year 2022-23 **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the Lake Regions Library Renovation Grant, Transportation Disadvantaged Trip and Equipment Grant , Aquatic Plant Control, Road Maintenance, State Housing Initiative (SHIP) Grant and Cambridge Greens Septic to Sewer Project Grant budgets for fiscal year 2022-2023. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E3.

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

Resolution Number 2023-060

E.4. Settlement of Claim #1098592

Accept and approve the Release of Claims, General Release and Settlement Agreement where Rhonda Marshall releases Citrus County, Florida, Citrus County Board of County Commissioners and Johns Eastern Company, Inc., in the full settlement amount of $55,000, inclusive of all fees and costs of Claim #1098592. **(Erin Dohren, Management and Budget Director, Mary Glancy, Risk Management).**

Motion to approve item E4.

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

E.5. Amendment #2 to the County's State Revolving Fund loan agreement DW090140 regarding the pipeline project along Suncoast Pkwy

Approve and authorize the Chairman to execute the amendment to the State revolving fund loan for the pipeline interconnect along the Suncoast parkway and seal one copy. Staff will then send to FDEP for a fully executed original to be completed. **(Ken Cheek, Water Resources Director).**

Motion to approve item E5.

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

E.6. FY 2023 Annual Byrne/Justice Assistance Grant

Approve and authorize the Chairman to execute the grant Certification and Assurances for funding assistance through the U.S. department Office of Justice programs, Bureau of Justice Assistance, FY 2023 Edward Byrne Memorial Justice Assistance Grant (JAG D) Local Solicitation in the amount of $34,282. **(Sheriff's Office).**

Motion to approve item E6.

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

F. OUTSTANDING COMMISSION ITEMS

Outstanding Commissioners' List

County Administrator Steve Howard provided an update on number three, requested removal of number seven, and provided an update on number nine.

Motion to remove item number seven from the Outstanding Commissioners' List.

Mr. Howard and Deputy Clerk Amy Novinger responded to comments from First Vice Chair Holly Davis prior to the vote.

RESULT: **Adopted**

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

Item F1 - Outstanding Commissioners' List

G. COUNTY ADMINISTRATOR - STEVE HOWARD

G.1. Discussion and Vote to relocate the Board of County Commissioners meeting on September 12, 2023 at 1:00 pm to the College of Central Florida, Wilton Simpson Citrus Campus.

a. Discussion and Vote to relocate the Board of County Commissioners meeting on September 12, 2023 at 1:00 pm and the Public Hearing at 5:01 pm for the Pine Ridge Golf Course from the Citrus County Courthouse to the College of Central Florida, Wilton Simpson Citrus Campus, at 3800 S. Lecanto Hwy, Lecanto, Florida.
b. Approve related budget transfer.

County Administrator Steve Howard provided the recommendation and responded to questions from the Board.

Motion to approve item G1a and b.

Board discussion ensued with County Attorney Denise A. Dymond Lyn, Mr. Howard and Growth Management Director Eric Landon prior to the vote.

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

Additional Information for Item G1

G.2. Discussion on the terms of the trash haulers agreement.

Discussion on the terms of the trash haulers agreement and rescinding the agreement for non-compliance if violations continue.
Discussion on commingling of household trash and yard waste.

Interim Public Works Director Carlton Hall and Solid Waste Management Director Dan Sherlock provided the recommendation and responded to questions from the Board, followed by Board discussion.

County Attorney Denise A. Dymond Lyn provided legal insight.

Board discussion continued with Mr. Sherlock and Mr. Hall.

There was no action taken on this item.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 PM Presentation - Business Plan Right Rudder Aviation

a. 1:30 PM Presentation from Andy Chan, Right Rudder Aviation
b. Provide staff direction regarding any updates or amendments to the current agreement.
c. If the consensus is to approve an extension of the agreement with Right Rudder Aviation, approve and authorize the Chairman to execute the agreement between Citrus County, Florida and Right Rudder Aviation once the agreement is received and approved by the County Attorney's office.

Andy Chan, Chief Operating Officer with Right Rudder Aviation provided the presentation and responded to questions from the Board.

Motion to approve the extension of the contract for one year was initiated by Second Vice Chair Rebecca Bays and seconded by Commissioner Diana Finegan.

Board discussion ensued with Mr. Chan.

The following citizens commented: Josh Wooten, President and CEO of the Citrus County Chamber of Commerce; and Janet Barek.

County Administrator Steve Howard and Economic Development Director Frank Calascione responded to questions from the Board and Mr. Calascione provided the recommendation.

Motion, made by Second Vice Chair Rebecca Bays, was amended to extend the contract for five years with amendable terms on a twelve month rolling basis, which died for lack of a second.

County Attorney Denise A. Dymond Lyn, Mr. Calascione and Mr. Howard responded to questions from the Board.

Motion was amended to approve the contract for a two-year lease.

Citizens President and CEO of the Citrus County Chamber of Commerce Josh Wooten, Frank Papcin and Janet Barek commented.

Commissioner Diana Finegan responded to citizen comments.

Mr. Chan addressed the Board.

Board discussion ensued with Mr. Howard, Mr. Chan and Ms. Lyn.

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

Public Speaker Forms for item H1

Item H1 Power Point

H.2. 1:45 PM Presentation from Citrus County Community Charitable Foundation and WellFlorida Council

1:45 PM Presentation from Citrus County Community Charitable Foundation and WellFlorida Council on Health survey.

Lindsey Redding, Director of Community Initiatives WellFlorida Council provided the Citrus County Community Charitable Foundation presentation and responded to questions from the Board.

There was no action taken.

Item H2 Power Point

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

No items.

J. COMMITTEE REPORTS FROM COMMISSIONERS

First Vice Chair Holly Davis discussed a meeting with three other entities regarding MSBU for Inverness Villages IV.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

Commissioner Diana Finegan discussed the 5:01 pm public hearings, followed by legal insight provided from County Attorney Denise A. Dymond Lyn.

Ms. Lyn responded to questions from Commissioner Diana FInegan and Commissioner Jeff Kinnard, D.C. regarding 5:01 pm public hearings and Planning Development Council (PDC) Board meetings, followed by Board discussion.

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

County Attorney Denise A. Dymond Lyn provided an update on the LifeStream contract per Commissioner Jeff Kinnard's request.

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

No items.

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Ricky Rawls
Janet Barek
Frank Papcin

Commissioners and County Administrator Steve Howard responded to comments from the public.

Public Speaker Forms for Item Q

R. UPCOMING MEETINGS

1. Regular Meeting, August 22, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, September 12, 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 5:01 PM** 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 4:02 PM and resumed at 5:01 PM.

T.1. 5:01 P.M. CPA/AA/PUD-23-03 Wilburn/Veer - new RV park

a.Conduct a public hearing to review and discuss CPA/AA/PUD-23-03 (a/k/a CPA/AA/PUD-2023-00001), Michael Wilburn for Veer Real Estate Inc.
b. If approved, direct the Chairman and Clerk to execute the ordinance for

CPA/AA/PUD-23-03, Wilburn for Veer Real Estate, Inc. **(Eric Landon, Growth Management)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Dr. Michael Wilburn, with Local Engineering gave the presentation and responded to questions from the Board.

Land Development Director Joanna Coutu provided the staff presentation.

Commissioner Jeff Kinnard, D.C. commented.

Citizen Janet Barek commented.

Dr. Wilburn responded to questions from the Board.

Commissioner Diana Finegan responded to comments from Ms. Barek.

Motion to deny CPA/AA/PUD-23-03.

Board discussion ensued prior to the vote.

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

Additional Information for Item T1

Public Speaker Form for Item T1

Item T1 Power Point

T.2. 5:05 PM CPA-22-10 Wade Trim/BOCC SR-44 Interchange Mgmt Area

a. Conduct a public hearing on August 8, 2023, to review and consider CPA-22-10, SR-44 Interchange Management Area (IMA).
b. If approved, direct the Chairman and Clerk to execute the ordinance for CPA-22-10, SR-44 Interchange Management Area (IMA) **[Eric Landon, Growth Management]**

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

Amanda Warner, with Wade Trim, provided the applicant presentation, followed by Board discussion with Ms. Warner and Land Development Director Joanna Coutu.

There were no citizen comments.

Based on confident and substantial evidence, motion to approve the ordinance for CPA-22-10, with the single change discussed in permitted uses, removing travel centers.

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

Ordiance Number 2023-A22

Additional Information for Item T2

Item T2 Power Point

Item T2 Power Point - Extra Slide

U. ADJOURN

The meeting was adjourned at 5:46 pm.

Proof of Publication

AGENDA MEMORANDUM

FROM:	Julie Pitts, Clerk Accountant
SUBJECT:	County Warrants
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:
Per Florida Statute 136.06 warrants or check registers shall be recorded in the minutes of the Board, therefore, attached are the County warrants paid during April of 2025.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:
Accept the attached check registers outlining the County warrants.

ATTACHMENTS:
1. County Warrants April 2025

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504567	04/03/2025	907093	ACME HOMES II INC	466	50.00
Check Total					50.00
504568	04/03/2025	24991	ALAN FORINO	5348EHD	81.77
	04/03/2025	24991	ALAN FORINO	5358DHD	1.82
	04/03/2025	24991	ALAN FORINO	5351E	38.15
	04/03/2025	24991	ALAN FORINO	5345DHD	9.09
Check Total					130.83
504569	04/03/2025	28783	ANNE KENNEDY	5345DHD	2.67
	04/03/2025	28783	ANNE KENNEDY	5348EHD	8.01
Check Total					10.68
504570	04/03/2025	29033	BARBARA FLANNIGAN	480	175.00
Check Total					175.00
504571	04/03/2025	919290	BBG DEVELOPMENTS LLC	466	50.00
Check Total					50.00
504572	04/03/2025	24547	BOEHRINGER INGELHEIM ANIMAL HEALTH	5106	415.15
Check Total					415.15
504573	04/03/2025	28609	BRUCE TODD	5389DHD	1.14
	04/03/2025	28609	BRUCE TODD	5348EHD	18.31
	04/03/2025	28609	BRUCE TODD	5358DHD	4.58
Check Total					24.03
504574	04/03/2025	10498	CARL J RAMM	5348EHD	91.97
	04/03/2025	10498	CARL J RAMM	5351D	6.76
	04/03/2025	10498	CARL J RAMM	5358DHD	26.28
	04/03/2025	10498	CARL J RAMM	5345DHD	23.09
	04/03/2025	10498	CARL J RAMM	5348DHD	6.76
Check Total					154.86
504575	04/03/2025	18437	CENTRAL FLORIDA GAS	6102	71.47
	04/03/2025	18437	CENTRAL FLORIDA GAS	2670	97.36
Check Total					168.83
504576	04/03/2025	19412	CHARLOTTE COUNTY BOCC	6212	59.99
Check Total					59.99
504577	04/03/2025	28775	CITRUS DEMOLITION LAND CLEARING	466	50.00
Check Total					50.00
504578	04/03/2025	29056	CRYSTAL RIVER ARCHAEOLOGICAL STATE	401	5.55
Check Total					5.55
504579	04/03/2025	27481	CSWR-FLORIDA UOC LLC	8300	73.19
	04/03/2025	27481	CSWR-FLORIDA UOC LLC	5746EP	30.66

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504579	04/03/2025	27481	CSWR-FLORIDA UOC LLC	6102	533.72
	04/03/2025	27481	CSWR-FLORIDA UOC LLC	6212	302.10
Check Total					939.67
504580	04/03/2025	29068	DALE ROBERTS	106	250.00
Check Total					250.00
504581	04/03/2025	28584	DAVID BLIGHT	5345DHD	3.34
	04/03/2025	28584	DAVID BLIGHT	5348EHD	3.34
Check Total					6.68
504582	04/03/2025	26158	DEANNA SMITH	5348EHD	13.07
	04/03/2025	26158	DEANNA SMITH	5345DHD	7.85
Check Total					20.92
504583	04/03/2025	29006	DHRUVKUMAR BAROT	001	50.00
Check Total					50.00
504584	04/03/2025	29005	DONNAANN CONTELLO-RENNA	001	50.00
Check Total					50.00
504585	04/03/2025	27340	DOROTHY AMMERMAN	480	100.00
Check Total					100.00
504586	04/03/2025	27280	DOUGLAS L HOGARTH	5348EHD	8.20
	04/03/2025	27280	DOUGLAS L HOGARTH	5351E	3.28
	04/03/2025	27280	DOUGLAS L HOGARTH	5345DHD	4.10
Check Total					15.58
504587	04/03/2025	1621	DS SERVICES OF AMERICA INC	2440	65.45
	04/03/2025	1621	DS SERVICES OF AMERICA INC	2122	75.43
Check Total					140.88
504588	04/03/2025	18690	FLORIDA ATTRACTIONS ASSOCIATION INC	2122	750.00
Check Total					750.00
504589	04/03/2025	28056	FLORIDA COMBINED LIFE INS COMPANY	8150	7,399.00
Check Total					7,399.00
504590	04/03/2025	28997	FLORIDA METAL BUILDING SERVICES LLC	466	50.00
Check Total					50.00
504591	04/03/2025	28194	GAIL GORIN	5345DHD	11.10
	04/03/2025	28194	GAIL GORIN	5358DHD	5.55
	04/03/2025	28194	GAIL GORIN	5348EHD	30.52
Check Total					47.17
504592	04/03/2025	24957	GAS SOUTH LLC	6102	97.25
Check Total					97.25
504593	04/03/2025	28787	GATHER CONSTRUCTION LLC	466	50.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					50.00
504594	04/03/2025	8419	GENUINE PARTS COMPANY, NAPA	550	104,667.57
Check Total					104,667.57
504595	04/03/2025	29007	GEORGE & JANICE LICHT	466	50.00
Check Total					50.00
504596	04/03/2025	29016	GILBERT PHELAN	6212	25.00
Check Total					25.00
504597	04/03/2025	916390	HABITAT FOR HUMANITY OF CC	662	3,864.00
	04/03/2025	916390	HABITAT FOR HUMANITY OF CC	619	416.00
	04/03/2025	916390	HABITAT FOR HUMANITY OF CC	102	100.00
	04/03/2025	916390	HABITAT FOR HUMANITY OF CC	622	308.00
	04/03/2025	916390	HABITAT FOR HUMANITY OF CC	620	281.00
	04/03/2025	916390	HABITAT FOR HUMANITY OF CC	621	62.00
	04/03/2025	916390	HABITAT FOR HUMANITY OF CC	611	2,059.00
	04/03/2025	916390	HABITAT FOR HUMANITY OF CC	623	298.00
	04/03/2025	916390	HABITAT FOR HUMANITY OF CC	640	661.00
Check Total					8,049.00
504598	04/03/2025	29032	HELEN WHITEHEAD	480	175.00
Check Total					175.00
504599	04/03/2025	0969	HOMOSASSA SPECIAL WATER DISTRICT	6212	243.81
Check Total					243.81
504600	04/03/2025	29063	HOOK COMPANY	401	19,648.26
Check Total					19,648.26
504601	04/03/2025	21487	HOOPER FUNERAL HOMES INC DBA	5350	750.00
Check Total					750.00
504602	04/03/2025	0972	HOOPER FUNERAL HOME INC	5350	750.00
Check Total					750.00
504603	04/03/2025	24904	JAMES CODLING	5358DHD	24.16
	04/03/2025	24904	JAMES CODLING	5348EHD	9.66
Check Total					33.82
504604	04/03/2025	26558	JANE COLE	5351E	2.10
	04/03/2025	26558	JANE COLE	5348EHD	6.31
	04/03/2025	26558	JANE COLE	5345DHD	3.16
Check Total					11.57
504605	04/03/2025	26201	JEFFERY COENEN	5345DHD	2.56
	04/03/2025	26201	JEFFERY COENEN	5348EHD	6.40
	04/03/2025	26201	JEFFERY COENEN	5358DHD	1.28

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					10.24
504606	04/03/2025	28203	JOSEPH MANSFIELD	5348EHD	5.34
	04/03/2025	28203	JOSEPH MANSFIELD	5351E	10.68
Check Total					16.02
504607	04/03/2025	28450	JUNE MARTINOLLI	480	150.00
Check Total					150.00
504608	04/03/2025	29022	KORI SEYMOUR	001	50.00
Check Total					50.00
504609	04/03/2025	26793	LAWRENCE W TAYLOR	5348EHD	8.90
Check Total					8.90
504610	04/03/2025	25907	LINDA & BILL FICK	5351E	3.84
	04/03/2025	25907	LINDA & BILL FICK	5358DHD	7.70
	04/03/2025	25907	LINDA & BILL FICK	5345DHD	15.37
	04/03/2025	25907	LINDA & BILL FICK	5348EHD	15.37
Check Total					42.28
504611	04/03/2025	29037	LORETTA ROBEY	480	117.02
Check Total					117.02
504612	04/03/2025	29038	LORETTA VOIDA	480	100.00
Check Total					100.00
504613	04/03/2025	24404	LORI VAUGHN	5348EHD	8.90
Check Total					8.90
504614	04/03/2025	29036	LUIS DIAZ	480	155.00
Check Total					155.00
504615	04/03/2025	29035	MARIA KNAUSZ	480	150.00
Check Total					150.00
504616	04/03/2025	29023	MARIA MOHEDANO	001	76.50
Check Total					76.50
504617	04/03/2025	28999	MARLIN MARINE CONSTRUCTION	466	128.13
Check Total					128.13
504618	04/03/2025	24903	MAX RUSSELL	5348EHD	48.06
	04/03/2025	24903	MAX RUSSELL	5351E	18.69
Check Total					66.75
504619	04/03/2025	21987	MEADOWCREST COMMUNITY ASSOC	2101	710.29
Check Total					710.29
504620	04/03/2025	23960	WILLIAM MILLER	5348EHD	4.45
	04/03/2025	23960	WILLIAM MILLER	5345DHD	2.23
Check Total					6.68

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504621	04/03/2025	24174	NYCTROF CHAPTER 9	001	10.20
Check Total					10.20
504622	04/03/2025	1433	OZELLO WATER ASSOC INC	6102	169.50
	04/03/2025	1433	OZELLO WATER ASSOC INC	2501	56.50
	04/03/2025	1433	OZELLO WATER ASSOC INC	9000	284.74
Check Total					510.74
504623	04/03/2025	1433	OZELLO WATER ASSOC INC	9000	50.00
Check Total					50.00
504624	04/03/2025	28523	PATRICIA VAN	5345DHD	11.39
	04/03/2025	28523	PATRICIA VAN	5348DHD	27.33
Check Total					38.72
504625	04/03/2025	25668	PHYLLIS PELLEGROM	5345DHD	2.87
	04/03/2025	25668	PHYLLIS PELLEGROM	5348EHD	8.61
	04/03/2025	25668	PHYLLIS PELLEGROM	5358DHD	1.43
Check Total					12.91
504638	04/03/2025	21092	PROGRESS ENERGY INC	7117	220.34
	04/03/2025	21092	PROGRESS ENERGY INC	2670	27,003.38
	04/03/2025	21092	PROGRESS ENERGY INC	6102	1,430.71
	04/03/2025	21092	PROGRESS ENERGY INC	7105	268.03
	04/03/2025	21092	PROGRESS ENERGY INC	4180	333.22
	04/03/2025	21092	PROGRESS ENERGY INC	7109	235.21
	04/03/2025	21092	PROGRESS ENERGY INC	7124	263.46
	04/03/2025	21092	PROGRESS ENERGY INC	7201CR	683.39
	04/03/2025	21092	PROGRESS ENERGY INC	4102	2,663.78
	04/03/2025	21092	PROGRESS ENERGY INC	8200	2,540.35
	04/03/2025	21092	PROGRESS ENERGY INC	7125	301.15
	04/03/2025	21092	PROGRESS ENERGY INC	5106	106.59
	04/03/2025	21092	PROGRESS ENERGY INC	3200	1,451.39
	04/03/2025	21092	PROGRESS ENERGY INC	5212	1,291.14
	04/03/2025	21092	PROGRESS ENERGY INC	7119A	157.05
	04/03/2025	21092	PROGRESS ENERGY INC	7122	417.76
	04/03/2025	21092	PROGRESS ENERGY INC	6212	1,551.09
	04/03/2025	21092	PROGRESS ENERGY INC	8300	87.33
	04/03/2025	21092	PROGRESS ENERGY INC	5216	1,806.83
	04/03/2025	21092	PROGRESS ENERGY INC	7114	124.66
	04/03/2025	21092	PROGRESS ENERGY INC	7119B	412.51
	04/03/2025	21092	PROGRESS ENERGY INC	9000	79,074.83

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					122,424.20
504639	04/03/2025	26469	ROBERT & DONNA SAMSON	5345DHD	3.32
	04/03/2025	26469	ROBERT & DONNA SAMSON	5348EHD	7.48
	04/03/2025	26469	ROBERT & DONNA SAMSON	5351E	1.66
Check Total					12.46
504640	04/03/2025	25995	ROBIN QUINN	5345DHD	10.38
	04/03/2025	25995	ROBIN QUINN	5348EHD	20.77
Check Total					31.15
504641	04/03/2025	27279	RONALD HANNA	5358DHD	3.66
	04/03/2025	27279	RONALD HANNA	5351E	43.96
Check Total					47.62
504642	04/03/2025	29034	SAMUEL CHASE	480	250.00
Check Total					250.00
504643	04/03/2025	24357	SCHARFELD CARE SOLUTIONS INC	5345DHM	750.00
	04/03/2025	24357	SCHARFELD CARE SOLUTIONS INC	5345DPC	630.00
	04/03/2025	24357	SCHARFELD CARE SOLUTIONS INC	5347EPC	60.00
Check Total					1,440.00
504644	04/03/2025	29072	SHAWN HUERDA	154	1,932.85
Check Total					1,932.85
504645	04/03/2025	24891	SHERRY YOUNGER	5348EHD	20.47
Check Total					20.47
504646	04/03/2025	27882	SHIRLEY BURKHARDT	5345DHD	8.31
	04/03/2025	27882	SHIRLEY BURKHARDT	5348EHD	24.92
	04/03/2025	27882	SHIRLEY BURKHARDT	5351E	4.15
Check Total					37.38
504647	04/03/2025	29015	SHREE KRISHNA CR	401	106.85
Check Total					106.85
504648	04/03/2025	26294	STANLEY R JOHNSON	5345DHD	7.12
	04/03/2025	26294	STANLEY R JOHNSON	5348EHD	7.12
	04/03/2025	26294	STANLEY R JOHNSON	5351E	14.24
Check Total					28.48
504649	04/03/2025	13087	STATE ATTORNEY'S OFFICE	5703-602	118.30
Check Total					118.30
504650	04/03/2025	24576	STELLAR PRINTING SERVICES	2440	125.00
Check Total					125.00
504651	04/03/2025	27278	STEVEN C BEAN	5348EHD	10.36
	04/03/2025	27278	STEVEN C BEAN	5358DHD	10.36

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504651	04/03/2025	27278	STEVEN C BEAN	5351E	38.47
Check Total					59.19
504652	04/03/2025	28585	TAMMY GLAND-CERCONE	5358DHD	2.03
	04/03/2025	28585	TAMMY GLAND-CERCONE	5348EHD	10.12
	04/03/2025	28585	TAMMY GLAND-CERCONE	5345DHD	4.05
Check Total					16.20
504653	04/03/2025	29027	TAYLOR APPRAISAL COMPANY	2101	2,135.00
Check Total					2,135.00
504654	04/03/2025	26850	WA BUTLER COMPANY DBA	5106	1,521.30
Check Total					1,521.30
504656	04/03/2025	27820	WASTE PRO USA INC	2101	44.77
	04/03/2025	27820	WASTE PRO USA INC	3200	384.01
	04/03/2025	27820	WASTE PRO USA INC	3225	89.55
	04/03/2025	27820	WASTE PRO USA INC	5106	402.97
	04/03/2025	27820	WASTE PRO USA INC	2670	2,440.50
	04/03/2025	27820	WASTE PRO USA INC	6102	2,513.28
	04/03/2025	27820	WASTE PRO USA INC	2501	268.64
	04/03/2025	27820	WASTE PRO USA INC	6212	275.55
	04/03/2025	27820	WASTE PRO USA INC	9000	716.35
	04/03/2025	27820	WASTE PRO USA INC	4180	96.00
Check Total					7,231.62
504659	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	7108A	73.89
	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	8200	2,016.09
	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	5832	200.05
	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	7123	138.54
	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	9000	29,379.93
	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	4180	214.70
	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	6102	33.80
	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	7108	601.89
	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	2670	18,774.05
	04/03/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	3200	917.78
Check Total					52,350.72
504660	04/03/2025	21323	WRIGHT NATIONAL FLOOD INSURANCE CO	8100	19,534.00
Check Total					19,534.00
504661	04/03/2025	27715	WRIGHT TREE SERVICE INC	401	14,381.24
Check Total					14,381.24
504662	04/03/2025	26740	MATTHEW D LOCKLEAR	9000ZZ	7,000.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					7,000.00
504663	04/03/2025	12499	MR. SEPTIC, LLC	9000ZZ	21,000.00
Check Total					21,000.00
504664	04/03/2025	25293	CENTURYLINK COMMUNICATIONS LLC	2440	728.13
Check Total					728.13
504665	04/03/2025	3048	CITRUS CARDIOLOGY CONSULTANTS PA	2101A	318.47
Check Total					318.47
504666	04/03/2025	5233	FLORIDA DEPT OF FINANCIAL SERVICES	8100	2,737.87
Check Total					2,737.87
504667	04/03/2025	17073	GASTROENTEROLOGY ASSOCIATES	2101A	1,744.29
Check Total					1,744.29
504668	04/03/2025	18745	GOPAL TATAMBHOTLA MD	2101A	196.93
Check Total					196.93
504669	04/03/2025	28261	HOSPITAL MEDICINE SERVICES OF FL	2101A	934.45
Check Total					934.45
504670	04/03/2025	26423	JAVIER CAIRO	2101A	385.12
Check Total					385.12
504671	04/03/2025	28176	MORI, BEAN AND BROOKS INC	2101A	136.92
Check Total					136.92
504672	04/03/2025	28235	NEUROLOGY MEDICINE SERVICES OF FL	2101A	232.10
Check Total					232.10
504673	04/03/2025	22406	OCALA HEALTH TRAUMA LLC	2101A	212.31
Check Total					212.31
504674	04/03/2025	6797	MANOJ SHUKLA M.D. PA	2101A	501.40
Check Total					501.40
504675	04/03/2025	20252	ANNE M ADAMS	6102	700.00
Check Total					700.00
504676	04/03/2025	28718	AUVIS COLE	2122	655.00
Check Total					655.00
504677	04/03/2025	29066	KENNETH & INGELORE MERRITT	182E	280.00
Check Total					280.00
504678	04/03/2025	29091	LANIE MARTIN	182E	175.00
Check Total					175.00
504679	04/03/2025	29092	LINDA NICHOLS	182E	105.00
Check Total					105.00
504680	04/03/2025	29040	WILLIAM & DAWN CHEPREN	182E	350.00
Check Total					350.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504681	04/03/2025	4233.2	SUMTER ELECTRIC COOPERATIVE, INC.	5373D	2,982.36
Check Total					2,982.36
504682	04/03/2025	21094	PROGRESS ENERGY INC	5331W	988.29
Check Total					988.29
504684	04/03/2025	21093	PROGRESS ENERGY INC	5373D	14,035.26
Check Total					14,035.26
504686	04/03/2025	4233.1	W R E C	5373D	4,653.07
Check Total					4,653.07
504687	04/03/2025	4233.5	WREC	5331W	177.14
Check Total					177.14
504688	04/03/2025	14665	CALIFORNIA STATE DISBURSEMENT UNIT	809	92.30
Check Total					92.30
504689	04/03/2025	28721	CAMDEN CO CHILD SUPPORT RECEIVER	809	278.93
Check Total					278.93
504690	04/03/2025	11213	NYS CHILD SUPPORT PROCESSING CENTER	809	235.00
Check Total					235.00
504691	04/03/2025	28140	WISCONSIN SCTF	809	290.00
Check Total					290.00
504692	04/17/2025	26264	AMAZON CAPITAL SERVICES INC	5703-603	15.95
Check Total					15.95
504693	04/17/2025	6360	AMERIGAS	2501	122.72
Check Total					122.72
504694	04/17/2025	29080	AMY STRAUSER	480	175.00
Check Total					175.00
504695	04/17/2025	29058	BEVERLY HILLS JEWISH CENTER	401	42.73
Check Total					42.73
504696	04/17/2025	24547	BOEHRINGER INGELHEIM ANIMAL HEALTH	5106	872.26
Check Total					872.26
504697	04/17/2025	29074	BRIAN GILCHRIST	480	115.00
Check Total					115.00
504698	04/17/2025	29073	CAROLYN SMITH	480	175.00
Check Total					175.00
504699	04/17/2025	916557	JOEL & LEISDY CARTER	450	52.31
Check Total					52.31
504700	04/17/2025	18437	CENTRAL FLORIDA GAS	3225	42.70
	04/17/2025	18437	CENTRAL FLORIDA GAS	4150	269.06
	04/17/2025	18437	CENTRAL FLORIDA GAS	2670	656.12

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504700	04/17/2025	18437	CENTRAL FLORIDA GAS	6102	90.22
	04/17/2025	18437	CENTRAL FLORIDA GAS	5106	873.70
Check Total					1,931.80
504701	04/17/2025	26522	CHARLOTTE SAVINO	5348EHD	10.98
	04/17/2025	26522	CHARLOTTE SAVINO	5351E	1.83
	04/17/2025	26522	CHARLOTTE SAVINO	5345DHD	3.66
Check Total					16.47
504702	04/17/2025	3048	CITRUS CARDIOLOGY CONSULTANTS PA	2101A	98.98
Check Total					98.98
504703	04/17/2025	26959	CIVICPLUS LLC	2103	574.06
Check Total					574.06
504704	04/17/2025	4668	COUNTRYSIDE ANIMAL CLINIC INC	5106	150.61
Check Total					150.61
504705	04/17/2025	24776	DALY & ZILCH (FLORIDA) INC	619	832.00
	04/17/2025	24776	DALY & ZILCH (FLORIDA) INC	640	1,322.00
	04/17/2025	24776	DALY & ZILCH (FLORIDA) INC	664	3,864.00
	04/17/2025	24776	DALY & ZILCH (FLORIDA) INC	623	596.00
	04/17/2025	24776	DALY & ZILCH (FLORIDA) INC	611	4,118.00
	04/17/2025	24776	DALY & ZILCH (FLORIDA) INC	621	124.00
	04/17/2025	24776	DALY & ZILCH (FLORIDA) INC	620	562.00
	04/17/2025	24776	DALY & ZILCH (FLORIDA) INC	622	616.00
Check Total					12,034.00
504706	04/17/2025	28024	DEBORAH KLING	5358DHD	2.73
	04/17/2025	28024	DEBORAH KLING	5348EHD	29.98
	04/17/2025	28024	DEBORAH KLING	5345DHD	10.90
Check Total					43.61
504707	04/17/2025	917972	DEER PARK COTTAGES LLC	450	210.89
Check Total					210.89
504708	04/17/2025	27936	DIANE CUOMO	5348EHD	11.84
	04/17/2025	27936	DIANE CUOMO	5358DHD	0.85
	04/17/2025	27936	DIANE CUOMO	5345DHD	1.68
	04/17/2025	27936	DIANE CUOMO	5351E	2.54
Check Total					16.91
504709	04/17/2025	915474	DONALD MORRIS	480	448.17
Check Total					448.17
504710	04/17/2025	1621	DS SERVICES OF AMERICA INC	2322-605	40.00
Check Total					40.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504711	04/17/2025	29053	FLY N INN INC	622	308.00
	04/17/2025	29053	FLY N INN INC	662	3,864.00
	04/17/2025	29053	FLY N INN INC	611	2,059.00
	04/17/2025	29053	FLY N INN INC	621	62.00
	04/17/2025	29053	FLY N INN INC	620	281.00
	04/17/2025	29053	FLY N INN INC	640	661.00
	04/17/2025	29053	FLY N INN INC	623	298.00
	04/17/2025	29053	FLY N INN INC	619	416.00
Check Total					7,949.00
504712	04/17/2025	8419	GENUINE PARTS COMPANY, NAPA	550	138,036.39
Check Total					138,036.39
504713	04/17/2025	27749	GORDON B LINK INDUSTRIES INC	5703-602	464.01
Check Total					464.01
504714	04/17/2025	24861	GREG NIXON	5348EHD	18.97
	04/17/2025	24861	GREG NIXON	5358DHD	22.78
	04/17/2025	24861	GREG NIXON	5389DHD	11.39
	04/17/2025	24861	GREG NIXON	5351E	11.39
Check Total					64.53
504715	04/17/2025	0969	HOMOSASSA SPECIAL WATER DISTRICT	6102	713.45
	04/17/2025	0969	HOMOSASSA SPECIAL WATER DISTRICT	4180	13.77
	04/17/2025	0969	HOMOSASSA SPECIAL WATER DISTRICT	3200	55.09
Check Total					782.31
504716	04/17/2025	29060	JACKIE HUGHES	6212	20.00
Check Total					20.00
504717	04/17/2025	26539	JAMES JOHNSON	5348EHD	7.87
	04/17/2025	26539	JAMES JOHNSON	5389DHD	3.93
	04/17/2025	26539	JAMES JOHNSON	5358DHD	7.86
	04/17/2025	26539	JAMES JOHNSON	5351E	3.93
Check Total					23.59
504718	04/17/2025	29079	KATHY WOOD	480	44.48
Check Total					44.48
504719	04/17/2025	22569	CHARLES E KLEINER	5379C	54.40
	04/17/2025	22569	CHARLES E KLEINER	5379B	76.16
Check Total					130.56
504720	04/17/2025	22014	LANGUAGE LINE SERVICES	3440	27.24
	04/17/2025	22014	LANGUAGE LINE SERVICES	3345	2.45
Check Total					29.69

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504721	04/17/2025	18911	RELX INC	5703-603	283.97
Check Total					283.97
504722	04/17/2025	27525	LEXISNEXIS RISK DATA MANAGEMENT LLC	5703-603	133.54
Check Total					133.54
504723	04/17/2025	29069	LIDIA SOLER	620	170.00
	04/17/2025	29069	LIDIA SOLER	623	181.00
	04/17/2025	29069	LIDIA SOLER	619	253.00
	04/17/2025	29069	LIDIA SOLER	640	403.00
	04/17/2025	29069	LIDIA SOLER	665	1,150.00
	04/17/2025	29069	LIDIA SOLER	611	593.00
	04/17/2025	29069	LIDIA SOLER	621	38.00
	04/17/2025	29069	LIDIA SOLER	466	280.19
	04/17/2025	29069	LIDIA SOLER	622	188.00
Check Total					3,256.19
504724	04/17/2025	27670	LINDA GREENHALGH	5348EHD	6.35
	04/17/2025	27670	LINDA GREENHALGH	5345DHD	2.11
Check Total					8.46
504725	04/17/2025	28022	LINDSAY BLAIR	001	100.00
Check Total					100.00
504726	04/17/2025	13486	MARION COUNTY BOARD OF COUNTY CMSRS	3990	142,734.00
Check Total					142,734.00
504727	04/17/2025	29064	MARK SIEGEL	001	50.00
Check Total					50.00
504728	04/17/2025	25289	MAXINE WILLIAMS	5351E	5.05
	04/17/2025	25289	MAXINE WILLIAMS	5345DHD	4.03
	04/17/2025	25289	MAXINE WILLIAMS	5348EHD	6.05
Check Total					15.13
504729	04/17/2025	27741	MCLAUGHLIN CONSTRUCTION INC	640	469.00
	04/17/2025	27741	MCLAUGHLIN CONSTRUCTION INC	621	44.00
	04/17/2025	27741	MCLAUGHLIN CONSTRUCTION INC	620	200.00
	04/17/2025	27741	MCLAUGHLIN CONSTRUCTION INC	466	1,227.68
	04/17/2025	27741	MCLAUGHLIN CONSTRUCTION INC	623	213.00
	04/17/2025	27741	MCLAUGHLIN CONSTRUCTION INC	619	297.00
	04/17/2025	27741	MCLAUGHLIN CONSTRUCTION INC	622	219.00
	04/17/2025	27741	MCLAUGHLIN CONSTRUCTION INC	001	200.00
	04/17/2025	27741	MCLAUGHLIN CONSTRUCTION INC	665	608.00
Check Total					3,477.68

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504730	04/17/2025	19775	LINDA NIBLETT	5348DHD	7.12
	04/17/2025	19775	LINDA NIBLETT	5345DHD	5.15
	04/17/2025	19775	LINDA NIBLETT	5348EHD	6.96
	04/17/2025	19775	LINDA NIBLETT	5358DHD	2.58
Check Total					21.81
504731	04/17/2025	1433	OZELLO WATER ASSOC INC	9000	50.00
Check Total					50.00
504732	04/17/2025	1433	OZELLO WATER ASSOC INC	9000	50.00
Check Total					50.00
504733	04/17/2025	1433	OZELLO WATER ASSOC INC	2100N	237.27
Check Total					237.27
504734	04/17/2025	24574	PATRICIA WAUGH	5345DHD	8.20
	04/17/2025	24574	PATRICIA WAUGH	5351E	5.47
	04/17/2025	24574	PATRICIA WAUGH	5348EHD	24.60
Check Total					38.27
504740	04/17/2025	21092	PROGRESS ENERGY INC	2670	170.91
	04/17/2025	21092	PROGRESS ENERGY INC	7112	20,025.83
	04/17/2025	21092	PROGRESS ENERGY INC	7118	535.22
	04/17/2025	21092	PROGRESS ENERGY INC	3200	1,894.37
	04/17/2025	21092	PROGRESS ENERGY INC	5746EP	30.80
	04/17/2025	21092	PROGRESS ENERGY INC	6212	5,531.65
	04/17/2025	21092	PROGRESS ENERGY INC	7119	368.61
	04/17/2025	21092	PROGRESS ENERGY INC	6102	12,387.17
	04/17/2025	21092	PROGRESS ENERGY INC	7103	226.23
	04/17/2025	21092	PROGRESS ENERGY INC	4180	473.61
	04/17/2025	21092	PROGRESS ENERGY INC	5216	220.28
	04/17/2025	21092	PROGRESS ENERGY INC	5805	30.80
	04/17/2025	21092	PROGRESS ENERGY INC	2501	369.55
	04/17/2025	21092	PROGRESS ENERGY INC	4102	1,763.91
	04/17/2025	21092	PROGRESS ENERGY INC	7120	298.08
	04/17/2025	21092	PROGRESS ENERGY INC	7111	204.84
	04/17/2025	21092	PROGRESS ENERGY INC	8300	2,242.40
	04/17/2025	21092	PROGRESS ENERGY INC	9000	1,548.48
Check Total					48,322.74
504741	04/17/2025	21380	PUBLIC DEFENDER	5703-603	16,353.25
Check Total					16,353.25
504742	04/17/2025	29077	RAYMOND STEVENSON	480	9.97

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					9.97
504743	04/17/2025	29076	RICHARD ROBINSON	480	175.00
Check Total					175.00
504744	04/17/2025	29081	RONALD KANE	480	87.79
Check Total					87.79
504745	04/17/2025	29078	ROSALIE MACDONALD	480	5.00
Check Total					5.00
504746	04/17/2025	28592	SCOTT M GREEN	5348EHD	32.99
	04/17/2025	28592	SCOTT M GREEN	5351E	13.74
Check Total					46.73
504747	04/17/2025	13087	STATE ATTORNEY'S OFFICE	5703-602	40,571.33
Check Total					40,571.33
504748	04/17/2025	28585	TAMMY GLAND-CERCONE	5348EHD	9.35
Check Total					9.35
504749	04/17/2025	24677	TEAMVIEWER GMBH	5703-603	209.87
Check Total					209.87
504750	04/17/2025	28064	TIGER FOODS INC/GOLDEN CORRAL	401	111.82
Check Total					111.82
504751	04/17/2025	29057	TIM HUME	466	82.50
Check Total					82.50
504752	04/17/2025	29122	VINCENT BARKLEY	450	137.46
Check Total					137.46
504753	04/17/2025	26850	WA BUTLER COMPANY DBA	5106	1,222.89
Check Total					1,222.89
504754	04/17/2025	3433	WILLIAM CLARE ENTERPRISES	6102	8,500.00
Check Total					8,500.00
504756	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	4150	1,217.85
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	7115	84.28
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	4180	89.31
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	7107	791.15
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	7113	1,065.17
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	7121	584.12
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	3200	409.36
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	3225	811.83
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	7109	304.06
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	2101	470.51
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	2670	10,727.05

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504756	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	4102	2,446.40
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	6102	2,695.95
	04/17/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	7112	4,364.66
Check Total					26,061.70
504757	04/17/2025	29075	YONG KIM	480	1,224.90
Check Total					1,224.90
504758	04/17/2025	28631	KING SEPTIC INC	9000ZZ	14,000.00
Check Total					14,000.00
504759	04/17/2025	12499	MR. SEPTIC, LLC	9000ZZ	14,000.00
Check Total					14,000.00
504760	04/17/2025	920972	SHERRI LYN FEAGIN & EARL BEVILLE	450	46.55
Check Total					46.55
504761	04/17/2025	919089	A L MILTON CONSTRUCTION INC	450	650.54
Check Total					650.54
504762	04/17/2025	901766	ACTION RENTAL MANAGEMENT	450	157.04
Check Total					157.04
504763	04/17/2025	911786	ACTION RENTAL MANAGEMENT REALTY INC	450	323.69
Check Total					323.69
504764	04/17/2025	919767	ADAMS HOMES OF NORTHWEST FL	450	268.89
Check Total					268.89
504765	04/17/2025	918105	ADAMS HOMES OF NW FL, INC	450	197.96
Check Total					197.96
504766	04/17/2025	918910	ADAMS HOMES OF NW FL, INC	450	74.15
Check Total					74.15
504767	04/17/2025	916307	ALDANA CONTRACTING	450	164.56
Check Total					164.56
504768	04/17/2025	920960	RALEIGH AMYX	450	58.13
Check Total					58.13
504769	04/17/2025	920975	BRUCE M & KATHRYN M ANDERSON	450	44.04
Check Total					44.04
504770	04/17/2025	920927	JOSEPH AYALA	450	119.66
Check Total					119.66
504771	04/17/2025	920956	CHARLENE K BARNES	450	61.14
Check Total					61.14
504772	04/17/2025	919280	BBG DEVELOPMENTS LLC	450	69.55
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504773	04/17/2025	919583	BBG DEVELOPMENTS LLC	450	76.65

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					76.65
504774	04/17/2025	920984	MARTINE BEAUMONT	450	33.31
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504775	04/17/2025	920926	DAVID BEIN	450	119.83
Check Total					119.83
504776	04/17/2025	920964	LIZA BELL	450	53.12
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504777	04/17/2025	920881	BERKSHIRE HATHAWAY-BHHS	450	427.22
Check Total					427.22
504778	04/17/2025	920866	JACQUELINE BILODEAU	450	506.22
Check Total					506.22
504779	04/17/2025	920944	BONNIE BLAKE	450	69.17
Check Total					69.17
504780	04/17/2025	920907	ANTONIO BLANCO	450	157.50
Check Total					157.50
504781	04/17/2025	920869	HOLLEE & JAMES BREWER	450	490.69
Check Total					490.69
504782	04/17/2025	920965	BRODERICK STREET HOMES LLC	450	52.89
Check Total					52.89
504783	04/17/2025	902008	BRUCE KAUFMAN	450	158.29
Check Total					158.29
504784	04/17/2025	920980	PHILIP BRUNO	450	39.38
Check Total					39.38
504785	04/17/2025	920868	RONALD CANFIELD	450	493.90
Check Total					493.90
504786	04/17/2025	920935	DANIEL JEROME CARUSO	450	77.85
Check Total					77.85
504787	04/17/2025	920915	CASH FOR USA HOMES LLC	450	147.46
Check Total					147.46
504788	04/17/2025	920951	BRIANNA LYNN VILLAO & CHRISTOPHER	450	63.94
Check Total					63.94
504789	04/17/2025	914575	CITRAVEST MANAGEMENT	450	167.49
Check Total					167.49
504790	04/17/2025	917982	CITRAVEST MANAGEMENT	450	156.62
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504791	04/17/2025	912757	CITRAVEST MANAGEMENT LLC	450	485.97
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Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504792	04/17/2025	920900	CITRAVEST MANGEMENT LLC	450	166.24
Check Total					166.24
504793	04/17/2025	24450	CITRUS HILLS CONSTRUCTION	450	199.50
Check Total					199.50
504794	04/17/2025	907039	CITRUS HILLS CONSTRUCTION LLC	450	181.72
Check Total					181.72
504795	04/17/2025	907955	CITRUS HILLS CONSTRUCTION LLC	450	156.95
Check Total					156.95
504796	04/17/2025	920287	CITRUSCRAFT HOMES LLC	450	480.74
Check Total					480.74
504797	04/17/2025	920885	CROSSLAND REALTY OF MID FLA INC	450	327.58
Check Total					327.58
504798	04/17/2025	920888	ERIC DAVENPORT	450	208.26
Check Total					208.26
504799	04/17/2025	909110	DAVID COOK	450	70.61
Check Total					70.61
504800	04/17/2025	920973	DAVID WOODS	450	45.63
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504801	04/17/2025	920895	DARRELL DAVIS	450	173.64
Check Total					173.64
504802	04/17/2025	920974	ODETTA DAVIS-CLARKE	450	45.21
Check Total					45.21
504803	04/17/2025	920890	DEER PARK LLC - R FODERINGHAM	450	205.18
Check Total					205.18
504804	04/17/2025	920879	MICHELLE DELBUCO	450	435.17
Check Total					435.17
504805	04/17/2025	918066	DELTA PRO DEVELOPMENT, LLC	450	79.79
Check Total					79.79
504806	04/17/2025	920942	DELTAPRO DEVELOPMENT LLC	450	72.89
Check Total					72.89
504807	04/17/2025	920931	DAVID S DESO	450	103.82
Check Total					103.82
504808	04/17/2025	920924	DNE DEVELOPMENT	450	126.83
Check Total					126.83
504809	04/17/2025	920923	DNE DEVELOPMENT LLC	450	128.92
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504810	04/17/2025	920968	SHELBY DOLLAR	450	50.53

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					50.53
504811	04/17/2025	921003	BARBARA SYLVESTER & DOUGLAS LYNCH	450	170.00
Check Total					170.00
504812	04/17/2025	920995	ALLEN & KAREN DRUCKER	450	24.99
Check Total					24.99
504813	04/17/2025	920978	DANNY J & JULIE ANN EDMUNDS	450	40.89
Check Total					40.89
504814	04/17/2025	914745	EMPIRE CONSTRUCTION MANAGEMENT LLC	450	69.78
Check Total					69.78
504815	04/17/2025	920905	SUSAN ENTELISANO	450	160.38
Check Total					160.38
504816	04/17/2025	920882	JENNA ESTEVES	450	385.42
Check Total					385.42
504817	04/17/2025	920876	JOHN V VALENTI & EUGENIA ROSA	450	474.76
Check Total					474.76
504818	04/17/2025	920904	ANNETTE & MICHAEL EVANGELISTA	450	160.61
Check Total					160.61
504819	04/17/2025	920893	TINA FARRINGTON	450	186.07
Check Total					186.07
504820	04/17/2025	917083	FCG REALTY	450	168.75
Check Total					168.75
504821	04/17/2025	919417	FOCUS HOMES LLC	450	326.20
Check Total					326.20
504822	04/17/2025	919214	FOCUS HOMES LLC OF FL	450	434.32
Check Total					434.32
504823	04/17/2025	920870	EDWARD FOSTER	450	481.29
Check Total					481.29
504824	04/17/2025	920990	JENNIFER FOX	450	29.43
Check Total					29.43
504825	04/17/2025	920966	STEPHANIE FRANCIS	450	51.82
Check Total					51.82
504826	04/17/2025	920785	FUTURE WAYS, LLC	450	71.22
Check Total					71.22
504827	04/17/2025	920969	WILLIAM & GAIL GEE	450	48.87
Check Total					48.87
504828	04/17/2025	920877	LAURA GARCIA	450	449.96
Check Total					449.96

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504829	04/17/2025	920958	TERESA GILSTRAP	450	60.71
Check Total					60.71
504830	04/17/2025	920955	KAREN JO GIMOTTY	450	61.25
Check Total					61.25
504831	04/17/2025	918039	MARK GNANDT	450	72.89
Check Total					72.89
504832	04/17/2025	920884	GOLINSKI TAX ADVISORS, LLC	450	336.16
Check Total					336.16
504833	04/17/2025	920435	GREAT AMERICAN REALTY & INV INC	450	126.01
Check Total					126.01
504834	04/17/2025	920959	TIMOTHY GREEN	450	59.99
Check Total					59.99
504835	04/17/2025	917560	GTG SPIRE HOMES LLC	450	66.71
Check Total					66.71
504836	04/17/2025	920936	MICHELLE & PATRICK GUILLOTTE	450	76.65
Check Total					76.65
504837	04/17/2025	920999	GULF COAST READY MIX	450	9.96
Check Total					9.96
504838	04/17/2025	916376	HABITAT FOR HUMANITY OF CC	450	628.65
Check Total					628.65
504839	04/17/2025	920983	FRED HALE	450	33.56
Check Total					33.56
504840	04/17/2025	920961	MCKENZIE KREIDER & HALEY HAIMOWITZ	450	58.13
Check Total					58.13
504841	04/17/2025	918822	HARRIS ACQUISITIONS LLC	450	55.13
Check Total					55.13
504842	04/17/2025	916318	HARTMAN CIVIL CONSTRUCTION CO INC	450	1,202.37
Check Total					1,202.37
504843	04/17/2025	920903	KAIXIN HE	450	160.72
Check Total					160.72
504844	04/17/2025	920902	TERRESA HERNANDEZ	450	160.80
Check Total					160.80
504845	04/17/2025	920883	HERNANDO HERITAGE COUNCIL	450	364.82
Check Total					364.82
504846	04/17/2025	20988	HOLIDAY BUILDERS	450	144.57
Check Total					144.57
504847	04/17/2025	901584	HOMES BY ANNDAVID INC	450	77.91

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					77.91
504848	04/17/2025	920792	HOMETOWN BUILDERS & CONST LLC	450	71.22
Check Total					71.22
504849	04/17/2025	920985	CHARLES & LINDA HUGHES	450	32.82
Check Total					32.82
504850	04/17/2025	920911	DENNIS HUGHES	450	149.84
Check Total					149.84
504851	04/17/2025	921000	WALTER & CAROLE INGRAM	450	107.62
Check Total					107.62
504852	04/17/2025	920920	ELEANOR D & JOHN R IVENS	450	133.45
Check Total					133.45
504853	04/17/2025	920970	ANGELA CRYSTAL JAKUBOWICZ	450	48.52
Check Total					48.52
504854	04/17/2025	921004	BARBARA JEAN	450	170.00
Check Total					170.00
504855	04/17/2025	920945	DAVID B & JOAN JENKINS	450	68.75
Check Total					68.75
504856	04/17/2025	920998	SARA JENSEN	450	14.46
Check Total					14.46
504857	04/17/2025	920948	BRIAN L JOHNSON	450	65.36
Check Total					65.36
504858	04/17/2025	920947	PETER JOSEPH	450	66.01
Check Total					66.01
504859	04/17/2025	920914	ALEXIS JUSTICE	450	148.39
Check Total					148.39
504860	04/17/2025	920896	GEORGE KRIEPS & KATHLEEN KRIEPS	450	173.16
Check Total					173.16
504861	04/17/2025	920897	THEODORE L KAZIMIROFF	450	172.15
Check Total					172.15
504862	04/17/2025	920954	RACHEL BEAUREGARD & KENNYTH GONZALE	450	62.08
Check Total					62.08
504863	04/17/2025	920967	AUBRIE ANN KLEMENT	450	51.59
Check Total					51.59
504864	04/17/2025	920986	JOSHUA KNIGHT	450	31.73
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504865	04/17/2025	920906	ELIZABETH KNOWLES	450	159.78
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Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504866	04/17/2025	920873	WILLAIM KOPP	450	459.97
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504867	04/17/2025	921002	RAYMOND KOWALSKI	450	170.00
Check Total					170.00
504868	04/17/2025	901051	LADA CONSTRUCTION	450	130.30
Check Total					130.30
504869	04/17/2025	920912	JOSEPH LESSER	450	149.42
Check Total					149.42
504870	04/17/2025	920933	GEORGE LICHT	450	86.29
Check Total					86.29
504871	04/17/2025	920922	VALERIE LLOYD	450	129.10
Check Total					129.10
504872	04/17/2025	920981	SUSAN LOUX	450	35.48
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504873	04/17/2025	920943	KRISHNA MOHAN MALLADI	450	71.68
Check Total					71.68
504874	04/17/2025	908693	MANCIL CONSTRUCTION LLC	450	134.68
Check Total					134.68
504875	04/17/2025	920949	ALEXIS WARD & MARCO REYES	450	65.09
Check Total					65.09
504876	04/17/2025	919512	MARONDA HOMES LLC	450	521.93
Check Total					521.93
504877	04/17/2025	918765	MARONDA HOMES LLC OF FL	450	122.60
Check Total					122.60
504878	04/17/2025	918871	MARONDA HOMES LLC OF FLORIDA	450	113.96
Check Total					113.96
504879	04/17/2025	920919	MARTINS DEVELOPMENT	450	133.93
Check Total					133.93
504880	04/17/2025	919559	MARTINS DEVELOPMENT LLC	450	157.87
Check Total					157.87
504881	04/17/2025	920979	GREGORY & SHANNA MEADE	450	40.60
Check Total					40.60
504882	04/17/2025	920997	MARK MESTER	450	15.64
Check Total					15.64
504883	04/17/2025	920946	MICHAEL DAY	450	68.52
Check Total					68.52
504884	04/17/2025	920878	ALEXANDRIA B MINER	450	436.48

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					436.48
504885	04/17/2025	913943	MOON LAKE INVESTMENTS INC	450	63.50
Check Total					63.50
504886	04/17/2025	920891	HENRY & PATRICIA MORNEAULT	450	203.03
Check Total					203.03
504887	04/17/2025	920874	DEBORAH A MOSHIER	450	459.53
Check Total					459.53
504888	04/17/2025	920937	MX 40 PROPERTIES LLC	450	73.73
Check Total					73.73
504889	04/17/2025	920917	VICTORIA NAVARRO	450	146.37
Check Total					146.37
504890	04/17/2025	920925	KAREN NELMS	450	126.48
Check Total					126.48
504891	04/17/2025	920930	FRANCIS & WENDY NEWMAN	450	107.18
Check Total					107.18
504892	04/17/2025	920996	ANTHONY & KATHLEEN NIXON	450	23.07
Check Total					23.07
504893	04/17/2025	920987	LEROY OBENAUER	450	31.08
Check Total					31.08
504894	04/17/2025	920929	MAUREEN OCONNOR	450	111.13
Check Total					111.13
504895	04/17/2025	920940	CELESTE OJEDA	450	73.31
Check Total					73.31
504896	04/17/2025	920962	EUGENIA OUTLER	450	56.43
Check Total					56.43
504897	04/17/2025	920921	RODNEY OWENS JR	450	131.57
Check Total					131.57
504898	04/17/2025	920909	JOHN PEARSON	450	153.15
Check Total					153.15
504899	04/17/2025	920899	RAYMOND F & LYNN M PILKINGTON	450	166.69
Check Total					166.69
504900	04/17/2025	920963	PROVANTAGE GROUP, LLC	450	55.61
Check Total					55.61
504901	04/17/2025	920894	PROVEN DEVELOPMENT, LLC	450	176.06
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504902	04/17/2025	920957	PAUL PUGH	450	60.88
Check Total					60.88

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504903	04/17/2025	920867	CHRISTOPHER M QUINONES & CHARLINE	450	495.21
Check Total					495.21
504904	04/17/2025	920892	MELISSA RALSTON	450	187.47
Check Total					187.47
504905	04/17/2025	920886	DARLIN RAMIREZ	450	327.14
Check Total					327.14
504906	04/17/2025	919657	LOIS RANDLEY-JONES	450	67.28
Check Total					67.28
504907	04/17/2025	920889	STEPHINE RANKIN	450	206.52
Check Total					206.52
504908	04/17/2025	920865	RC BECK LLC	450	532.98
Check Total					532.98
504909	04/17/2025	921001	JOANNE REASONER	450	317.79
Check Total					317.79
504910	04/17/2025	920991	PATTI DARCH & RICHARD DONK SR	450	29.22
Check Total					29.22
504911	04/17/2025	909155	RICHARD NACHMAN	450	17.00
Check Total					17.00
504912	04/17/2025	920952	CHRISTOPHER RIDER	450	62.76
Check Total					62.76
504913	04/17/2025	920989	PETER ROCCO	450	30.00
Check Total					30.00
504914	04/17/2025	920901	REBECCA ROSENBROOK	450	164.31
Check Total					164.31
504915	04/17/2025	911016	RUANE CONSTRUCTION INC	450	164.79
Check Total					164.79
504916	04/17/2025	920918	XAVIER N RUIZ CASTRO	450	134.72
Check Total					134.72
504917	04/17/2025	920872	AARON SALTSMAN	450	460.73
Check Total					460.73
504918	04/17/2025	5659	SANDERSON BAY FINE HOMES	450	75.21
Check Total					75.21
504919	04/17/2025	920994	MARK D & LYUDMILA B SCHULTZ	450	25.01
Check Total					25.01
504920	04/17/2025	910370	SELECT PORTFOLIO SERVICING, INC	450	460.40
Check Total					460.40
504921	04/17/2025	900864	SERVICE ELECTRIC COMPANY	450	1,200.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					1,200.00
504922	04/17/2025	920992	WENDY L SMITH	450	26.48
Check Total					26.48
504923	04/17/2025	920939	MARK M ST GERMAIN	450	73.31
Check Total					73.31
504924	04/17/2025	920993	GEORGE MICHAEL STEELE, JR	450	26.03
Check Total					26.03
504925	04/17/2025	920887	DEBORAH SWANTON	450	209.55
Check Total					209.55
504926	04/17/2025	904967	SWEETWATER HOMES OF CITRUS	450	300.19
Check Total					300.19
504927	04/17/2025	15996	SWEETWATER HOMES OF CITRUS, INC	450	488.69
Check Total					488.69
504928	04/17/2025	920908	SANDRA SWINDELL	450	156.53
Check Total					156.53
504929	04/17/2025	920898	DORI TAFOYA	450	170.84
Check Total					170.84
504930	04/17/2025	920875	PEARL TECARR	450	457.36
Check Total					457.36
504931	04/17/2025	920916	LUKE PILLARELLA & TERRIE BURKHART	450	147.09
Check Total					147.09
504932	04/17/2025	920938	THOMAS 4 CONSTRUCTION LLC	450	73.73
Check Total					73.73
504933	04/17/2025	920977	EVAN MICHAEL THOMPSON	450	41.87
Check Total					41.87
504934	04/17/2025	920871	CINDY THURMOND	450	473.45
Check Total					473.45
504935	04/17/2025	920982	REBECCA TUTTLE	450	75.01
Check Total					75.01
504936	04/17/2025	912649	UNDERWOOD RESIDENTIAL	450	356.79
Check Total					356.79
504937	04/17/2025	920941	RICHARD UNDERWOOD	450	73.02
Check Total					73.02
504938	04/17/2025	920934	MARE VAUGHAN	450	84.79
Check Total					84.79
504939	04/17/2025	920880	JOANNE VEGA	450	433.87
Check Total					433.87

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504940	04/17/2025	920950	PAUL G & SHARON VENINI	450	64.24
Check Total					64.24
504941	04/17/2025	920910	JAMIE WELDON	450	152.46
Check Total					152.46
504942	04/17/2025	920932	TIMOTHY L & DIANE E WELNA	450	97.12
Check Total					97.12
504943	04/17/2025	920988	HILLARY WHITE	450	30.16
Check Total					30.16
504944	04/17/2025	920913	BRIAN & HEATHER WHITED	450	149.23
Check Total					149.23
504945	04/17/2025	920928	ROBERT & SCARLET WILLIAMS	450	113.33
Check Total					113.33
504946	04/17/2025	920953	WJH FL LLC	450	62.52
Check Total					62.52
504947	04/17/2025	920976	LESTER YARBER	450	42.05
Check Total					42.05
504948	04/17/2025	920971	ANGELO & CLAIRE YODICE	450	48.33
Check Total					48.33
504949	04/17/2025	4625	FLORIDA DEPT OF LAW ENFORCEMENT	5345D	45.25
	04/17/2025	4625	FLORIDA DEPT OF LAW ENFORCEMENT	5370D	45.25
Check Total					90.50
504950	04/17/2025	17174	CENTURYLINK	2332-602	71.09
Check Total					71.09
504951	04/17/2025	27519	CHARTER COMMUNICATIONS HOLDINGS LLC	5703-602	433.71
	04/17/2025	27519	CHARTER COMMUNICATIONS HOLDINGS LLC	5703-603	433.72
Check Total					867.43
504952	04/17/2025	27519	CHARTER COMMUNICATIONS HOLDINGS LLC	2441	150.00
	04/17/2025	27519	CHARTER COMMUNICATIONS HOLDINGS LLC	2440	1,055.00
Check Total					1,205.00
504953	04/17/2025	28226	LEVEL 3 FINANCING INC	5703-602	802.18
Check Total					802.18
504954	04/17/2025	21694	MARION COUNTY BOCC	5703-602	66.25
	04/17/2025	21694	MARION COUNTY BOCC	5703-603	66.25
Check Total					132.50
504955	04/17/2025	28734	MEDICARE PART B	480	1,965.67
Check Total					1,965.67
504956	04/17/2025	1783	SOUTH DUNNELLON WATER ASSOCIATION	6102	41.50

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					41.50
504957	04/17/2025	6999.3	VERIZON WIRELESS MESSAGING SERVICES	5799	375.12
Check Total					375.12
504958	04/17/2025	6999.3	VERIZON WIRELESS MESSAGING SERVICES	5799	36.07
Check Total					36.07
504959	04/17/2025	6999.3	VERIZON WIRELESS MESSAGING SERVICES	2332-602	259.24
Check Total					259.24
504960	04/17/2025	26836	APRIL FRAZIER	131	50.00
Check Total					50.00
504961	04/17/2025	29095	DANIELLE DOTY	131	50.00
Check Total					50.00
504962	04/17/2025	15223	FL DEPT OF ENVIRONMENTAL PROTECTION	9000	10,000.00
Check Total					10,000.00
504963	04/17/2025	29097	JACQUELINE MOORE	131	50.00
Check Total					50.00
504964	04/17/2025	29098	NATALIA RICHARDS	131	50.00
Check Total					50.00
504965	04/17/2025	29071	STACEY BERADUCCI	182E	70.00
Check Total					70.00
504966	04/17/2025	29096	TRACY HADLETT	131	50.00
Check Total					50.00
504967	04/17/2025	4233.2	SUMTER ELECTRIC COOPERATIVE, INC.	5373D	1,543.04
	04/17/2025	4233.2	SUMTER ELECTRIC COOPERATIVE, INC.	5373B	118.00
Check Total					1,661.04
504968	04/17/2025	21094	PROGRESS ENERGY INC	5331W	660.37
Check Total					660.37
504969	04/17/2025	21093	PROGRESS ENERGY INC	5373B	330.70
	04/17/2025	21093	PROGRESS ENERGY INC	5373D	6,064.71
Check Total					6,395.41
504970	04/17/2025	4233.1	W R E C	5373B1	639.02
	04/17/2025	4233.1	W R E C	5373D	887.88
Check Total					1,526.90
504971	04/17/2025	4233.5	WREC	5331W	746.24
Check Total					746.24
504972	04/17/2025	14665	CALIFORNIA STATE DISBURSEMENT UNIT	809	92.30
Check Total					92.30
504973	04/17/2025	28721	CAMDEN CO CHILD SUPPORT RECEIVER	809	278.93

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					278.93
504974	04/17/2025	28140	WISCONSIN SCTF	809	290.00
Check Total					290.00
504975	04/23/2025	0972	HOOPER FUNERAL HOME INC	5350	1,500.00
Check Total					1,500.00
504976	04/28/2025	9345	ALEXANDER REAL ESTATE, INC	5366C	244.00
Check Total					244.00
504977	04/28/2025	7351	CASTRO REALTY AND PROPERTY MGMT INC	5366C	5,800.00
Check Total					5,800.00
504978	04/28/2025	20147	CATHERINE COACHMAN	5366C	789.00
Check Total					789.00
504979	04/28/2025	25290	COLONNADE PARK LTD	5366C	7,054.00
Check Total					7,054.00
504981	04/28/2025	6442	CREATIVE CHOICE HOMES XXVIII LLC	5366C	16,097.00
Check Total					16,097.00
504982	04/28/2025	9210	CRYSTAL RIVER APARTMENTS LTD	5366C	2,208.00
Check Total					2,208.00
504983	04/28/2025	21394	JEFF CUNNINGHAM	5366C	944.00
Check Total					944.00
504984	04/28/2025	18273	DOS OF CRYSTAL RIVER ALF LLC	5366C	633.00
Check Total					633.00
504985	04/28/2025	23696	ERICA'S EQUITIES INC	5366C	610.00
Check Total					610.00
504986	04/28/2025	6516	FLORAL OAKS APARTMENTS LTD	5366C	433.00
Check Total					433.00
504987	04/28/2025	17516	GARY M KRAUSHAAR	5366C	689.00
Check Total					689.00
504988	04/28/2025	26493	LUX REAL PROPERTIES LLC	5366C	682.00
Check Total					682.00
504989	04/28/2025	26662	MARK THOMAS BEVILLE	5366C	2,337.00
Check Total					2,337.00
504990	04/28/2025	19566	MIAMI DADE HOUSING AGENCY	5366C	1,343.11
Check Total					1,343.11
504991	04/28/2025	26249	N-GES-RP OF CITRUS SPRINGS LLC	5366C	1,770.00
Check Total					1,770.00
504992	04/28/2025	4549	ONE REAL ESTATE INC	5366C	4,891.00
Check Total					4,891.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
504993	04/28/2025	28070	PARKE FOREST II APARTMENTS LTD	5366C	769.00
Check Total					769.00
504994	04/28/2025	21092	PROGRESS ENERGY INC	5366C	936.00
Check Total					936.00
504995	04/28/2025	28550	SANDA GRAY	5366C	362.00
Check Total					362.00
504996	04/28/2025	2031	WITHLACOOCHEE RIVER ELECTRIC COOP	5366C	301.00
Check Total					301.00
V164921	04/03/2025	0006	A-ABLE SEPTIC & SEWER SERVICE INC	2675	300.00
	04/03/2025	0006	A-ABLE SEPTIC & SEWER SERVICE INC	3200	900.00
Check Total					1,200.00
V164922	04/03/2025	25027	ABILITY CARE SERVICES INC	5358DRE	1,664.00
	04/03/2025	25027	ABILITY CARE SERVICES INC	5347EHM	247.00
	04/03/2025	25027	ABILITY CARE SERVICES INC	5345DCP	875.00
	04/03/2025	25027	ABILITY CARE SERVICES INC	5347EPC	216.00
	04/03/2025	25027	ABILITY CARE SERVICES INC	5326ERE	624.00
Check Total					3,626.00
V164923	04/03/2025	21600	ADVANCED SEPTIC LLC	2675	159.00
	04/03/2025	21600	ADVANCED SEPTIC LLC	6102	370.00
	04/03/2025	21600	ADVANCED SEPTIC LLC	2100N	3,485.00
Check Total					4,014.00
V164925	04/03/2025	24121	AINSLEY BECKFORD	5358DHM	1,171.50
	04/03/2025	24121	AINSLEY BECKFORD	5347EHM	1,292.50
	04/03/2025	24121	AINSLEY BECKFORD	5345DHM	2,794.00
	04/03/2025	24121	AINSLEY BECKFORD	5345DPC	1,066.50
	04/03/2025	24121	AINSLEY BECKFORD	5347EPC	324.00
	04/03/2025	24121	AINSLEY BECKFORD	5358DRE	4,900.50
	04/03/2025	24121	AINSLEY BECKFORD	5326ERE	1,977.75
	04/03/2025	24121	AINSLEY BECKFORD	5345DCP	632.50
Check Total					14,159.25
V164926	04/03/2025	9132	AIR MECHANICAL & SERVICE CORP	002J	(14,312.75)
	04/03/2025	9132	AIR MECHANICAL & SERVICE CORP	2100J	286,255.00
	04/03/2025	9132	AIR MECHANICAL & SERVICE CORP	2140	8,902.06
Check Total					280,844.31
V164927	04/03/2025	28693	AIRGAS INC	4180	7,881.50
Check Total					7,881.50
V164928	04/03/2025	28357	ALADDIN MANUFACTURING CORPORATION	2501	38,023.03

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					38,023.03
V164929	04/03/2025	22210	ALBERT BURKETT	5348EHD	3.56
	04/03/2025	22210	ALBERT BURKETT	5345DHD	3.56
	04/03/2025	22210	ALBERT BURKETT	5351E	7.12
Check Total					14.24
V164930	04/03/2025	26510	ALLIED UNIVERSAL ELECTRONIC	2101A	1,848.00
Check Total					1,848.00
V164931	04/03/2025	25135	ALTA ENTERPRISES LLC	5215	542,364.00
	04/03/2025	25135	ALTA ENTERPRISES LLC	5212	3,875.75
Check Total					546,239.75
V164933	04/03/2025	22154	AMERICAN PIPE & TANK INC	9000	15,501.70
Check Total					15,501.70
V164934	04/03/2025	28859	AP SOD SERVICE LLC	4102	120.00
Check Total					120.00
V164935	04/03/2025	13256	APPLIED AQUATIC MANAGEMENT INC	6304Y	227.00
Check Total					227.00
V164936	04/03/2025	27529	ARDURRA GROUP INC	9500	1,528.40
Check Total					1,528.40
V164937	04/03/2025	2193	BAKER DISTRIBUTING COMPANY LLC	2670	171.59
Check Total					171.59
V164938	04/03/2025	10090	BENNETT FIRE PRODUCTS COMPANY INC	3200	1,204.83
Check Total					1,204.83
V164939	04/03/2025	0214.1	BLUE CROSS & BLUE SHIELD OF FL	8000	203,431.32
Check Total					203,431.32
V164940	04/03/2025	26730	BLUEALLY TECHNOLOGY SOLUTIONS LLC	6212	7,986.27
Check Total					7,986.27
V164941	04/03/2025	28402	BOOKMAN'S PROPERTY MAINT FL LLC	2675	2,550.00
Check Total					2,550.00
V164942	04/03/2025	8070	BOUND TREE MEDICAL	5903	4,769.82
	04/03/2025	8070	BOUND TREE MEDICAL	4180	27,663.09
Check Total					32,432.91
V164943	04/03/2025	21199	BRIAN BELCASTRO	2675	3,500.00
Check Total					3,500.00
V164944	04/03/2025	13462	BROWN FUNERAL HOME & CREMATORY	5350	3,000.00
Check Total					3,000.00
V164945	04/03/2025	10463	BURRELL ENGINEERING INC	9000	5,894.30
	04/03/2025	10463	BURRELL ENGINEERING INC	9500	1,872.50

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					7,766.80
V164946	04/03/2025	25117	CAUSSEAUX HEWITT WALPO *DO NOT USE*	9500	2,016.48
	04/03/2025	25117	CAUSSEAUX HEWITT WALPO *DO NOT USE*	2831	9,424.10
Check Total					11,440.58
V164947	04/03/2025	6366.2	CDW GOVERNMENT LLC	2440	81.60
Check Total					81.60
V164948	04/03/2025	27354	CEC MOTOR & UTILITY SERVICES LLC	9400	21,175.13
Check Total					21,175.13
V164949	04/03/2025	19413	CENGAGE LEARNING INC	6212	519.86
Check Total					519.86
V164950	04/03/2025	27635	CENTRAL ALABAMA TRAINING SOLUTIONS	3200	34,177.00
Check Total					34,177.00
V164951	04/03/2025	0328	CENTRAL MATERIALS COMPANY INC	4102	16,297.15
Check Total					16,297.15
V164952	04/03/2025	21283	CINTAS CORPORATION NO 2	2670	45.98
	04/03/2025	21283	CINTAS CORPORATION NO 2	4150	434.94
	04/03/2025	21283	CINTAS CORPORATION NO 2	6304Y	93.65
	04/03/2025	21283	CINTAS CORPORATION NO 2	4102	71.19
Check Total					645.76
V164953	04/03/2025	23705	CITRUS CO FIRE RESCUE EXPLORER	809	6.00
Check Total					6.00
V164954	04/03/2025	0274	CITRUS COUNTY ABUSE SHELTER ASSOC	5110	337.50
Check Total					337.50
V164955	04/03/2025	0356	CITRUS COUNTY CHAMBER OF COMMERCE	2122	831.59
Check Total					831.59
V164956	04/03/2025	4889	CITRUS COUNTY ASSOCIATION FOR	5191DDC	2,520.00
	04/03/2025	4889	CITRUS COUNTY ASSOCIATION FOR	5358DOC	3,423.00
Check Total					5,943.00
V164957	04/03/2025	28286	CITY OF CRYSTAL RIVER	2114	3,722.84
	04/03/2025	28286	CITY OF CRYSTAL RIVER	6212	20,772.66
	04/03/2025	28286	CITY OF CRYSTAL RIVER	2101	461,381.36
	04/03/2025	28286	CITY OF CRYSTAL RIVER	9998	65,083.69
Check Total					550,960.55
V164958	04/03/2025	28621	CJ WILSON LAW PA	7201I	6,029.90
Check Total					6,029.90
V164959	04/03/2025	6226	CJ'S SALES AND SERVICE OF OCALA INC	9000	14,972.68
Check Total					14,972.68

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V164960	04/03/2025	3078	CLEAN HARBORS ENVIRONMENTAL	5219	18,224.50
Check Total					18,224.50
V164961	04/03/2025	10239	CLEAR CHANNEL OUTDOOR HOLDINGS INC	9000W	1,000.00
Check Total					1,000.00
V164962	04/03/2025	29065	CODY STRUBLE	4150	124.95
Check Total					124.95
V164963	04/03/2025	25044	CODY WIRTH JR	7204Z	439.44
Check Total					439.44
V164964	04/03/2025	23578	COMMERCIAL INDUSTRIAL CORP	2831	472,852.16
	04/03/2025	23578	COMMERCIAL INDUSTRIAL CORP	378M	(23,642.61)
	04/03/2025	23578	COMMERCIAL INDUSTRIAL CORP	5921M	472,852.14
	04/03/2025	23578	COMMERCIAL INDUSTRIAL CORP	450	(11,603.59)
	04/03/2025	23578	COMMERCIAL INDUSTRIAL CORP	9500	232,071.70
	04/03/2025	23578	COMMERCIAL INDUSTRIAL CORP	662	(23,642.60)
Check Total					1,118,887.20
V164965	04/03/2025	21289	COMPUTER DATA SERVICES LLC	5373B1OT	261.25
	04/03/2025	21289	COMPUTER DATA SERVICES LLC	5373B1	261.25
Check Total					522.50
V164966	04/03/2025	11027	CORE & MAIN LP	9000	84,589.63
	04/03/2025	11027	CORE & MAIN LP	2100J12	160,958.45
	04/03/2025	11027	CORE & MAIN LP	2100J	74,310.34
Check Total					319,858.42
V164967	04/03/2025	29026	CRYSTAL RIVER MAIN STREET	2122	1,500.00
Check Total					1,500.00
V164968	04/03/2025	5719	MICHAEL G CZERWINSKI, P.A.	9000	1,620.00
Check Total					1,620.00
V164969	04/03/2025	26284	D&D INC	9500	15,480.00
Check Total					15,480.00
V164970	04/03/2025	2839	DALY & ZILCH (FLORIDA) INC	2140	30,595.00
	04/03/2025	2839	DALY & ZILCH (FLORIDA) INC	6212	161,980.00
	04/03/2025	2839	DALY & ZILCH (FLORIDA) INC	2100O	10,000.00
	04/03/2025	2839	DALY & ZILCH (FLORIDA) INC	2670	39,600.00
	04/03/2025	2839	DALY & ZILCH (FLORIDA) INC	6102	5,000.00
	04/03/2025	2839	DALY & ZILCH (FLORIDA) INC	2100J	17,887.50
Check Total					265,062.50
V164971	04/03/2025	28989	DAVENPORT GROUP INC	2440	7,413.52
Check Total					7,413.52

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V164972	04/03/2025	15515	DAVID H BOATWRIGHT	2501	161.00
Check Total					161.00
V164973	04/03/2025	0531.1	DEERE & COMPANY	4155	51,063.32
Check Total					51,063.32
V164974	04/03/2025	28996	DELL MARKETING LP	6212	19,558.98
Check Total					19,558.98
V164975	04/03/2025	27404	DIANA FINEGAN	2109	194.91
Check Total					194.91
V164976	04/03/2025	20848	DOCUMENT TECHNOLOGIES OF NORTH	2781	221.48
	04/03/2025	20848	DOCUMENT TECHNOLOGIES OF NORTH	3441	396.04
	04/03/2025	20848	DOCUMENT TECHNOLOGIES OF NORTH	3440	80.37
Check Total					697.89
V164977	04/03/2025	26833	DONALD CLYDE	5348EHD	34.70
	04/03/2025	26833	DONALD CLYDE	5351E	18.05
	04/03/2025	26833	DONALD CLYDE	5345DHD	5.55
Check Total					58.30
V164978	04/03/2025	6190	DONLE ENTERPRISES INC	5304Z	34,590.00
Check Total					34,590.00
V164979	04/03/2025	1206	DON'S PLUMBING OF CITRUS COUNTY INC	2670	235.00
Check Total					235.00
V164980	04/03/2025	28076	DUSTIN SANTINI	2440	19.00
Check Total					19.00
V164981	04/03/2025	28790	DUVAL FORD LLC	2670	58,170.00
	04/03/2025	28790	DUVAL FORD LLC	4155	187,007.00
	04/03/2025	28790	DUVAL FORD LLC	5213	60,674.00
Check Total					305,851.00
V164982	04/03/2025	28580	EMPIRE PIPE & SUPPLY COMPANY INC	9000	1,389.81
Check Total					1,389.81
V164983	04/03/2025	28756	ERIN R EWING	5348EHD	36.05
Check Total					36.05
V164984	04/03/2025	27965	EVERNORTH CARE SOLUTIONS INC	8000	2,182.70
Check Total					2,182.70
V164985	04/03/2025	28211	EXPRESS SERVICES INC	2441	2,533.48
Check Total					2,533.48
V164987	04/03/2025	7507	FAMILY LIFE CARE INC	5347ECP	246.00
	04/03/2025	7507	FAMILY LIFE CARE INC	5345DRE	1,598.00
	04/03/2025	7507	FAMILY LIFE CARE INC	5326ERE	340.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V164987	04/03/2025	7507	FAMILY LIFE CARE INC	5345DSH	108.00
	04/03/2025	7507	FAMILY LIFE CARE INC	5345DHM	461.25
	04/03/2025	7507	FAMILY LIFE CARE INC	5347EHM	825.13
	04/03/2025	7507	FAMILY LIFE CARE INC	5347EPC	893.00
	04/03/2025	7507	FAMILY LIFE CARE INC	5358DRE	199.88
	04/03/2025	7507	FAMILY LIFE CARE INC	5345DPC	47.00
	04/03/2025	7507	FAMILY LIFE CARE INC	5347ESH	144.00
Check Total					4,862.26
V164988	04/03/2025	28688	FATHOM GENERAL CONTRACTORS LLC	5215	38,823.12
Check Total					38,823.12
V164989	04/03/2025	23642	FIDELITY SECURITY LIFE INS CO	8000	99.22
Check Total					99.22
V164990	04/03/2025	26314	FIRE-DEX GW LLC	3200	819.25
Check Total					819.25
V164991	04/03/2025	26701	FIRSTWATCH SOLUTIONS INC	4180	2,150.00
	04/03/2025	26701	FIRSTWATCH SOLUTIONS INC	3200	2,150.00
Check Total					4,300.00
V164992	04/03/2025	26830	FL OVERHEAD DOOR & INDUSTRIES DBA	3200	325.00
Check Total					325.00
V164993	04/03/2025	23870	FLORIDA COAST EQUIPMENT LLC	5213	15,460.33
Check Total					15,460.33
V164994	04/03/2025	21982	FORTILINE INC	9000	20,719.62
Check Total					20,719.62
V164996	04/03/2025	28684	FORTIS FIRE & SAFETY INC	2100J	40,119.90
	04/03/2025	28684	FORTIS FIRE & SAFETY INC	6212	1,841.00
	04/03/2025	28684	FORTIS FIRE & SAFETY INC	4180	430.00
	04/03/2025	28684	FORTIS FIRE & SAFETY INC	2670	4,273.00
Check Total					46,663.90
V164997	04/03/2025	28371	FORVIS LLP	2101	20,000.00
Check Total					20,000.00
V165000	04/03/2025	28214	GALLS PARENT HOLDINGS LLC	3200	5,796.10
	04/03/2025	28214	GALLS PARENT HOLDINGS LLC	4180	1,417.48
Check Total					7,213.58
V165001	04/03/2025	28701	GAMCO PROPERTIES III INC	2675	300.00
Check Total					300.00
V165002	04/03/2025	24694	MEGAN GAULE	2440	19.00
Check Total					19.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165003	04/03/2025	20914	GEMINI GRAPHICS PRINTING INC	5219	2,770.53
Check Total					2,770.53
V165004	04/03/2025	28636	GERALD SWEARER	8300	143.99
Check Total					143.99
V165005	04/03/2025	28458	GIBSON AIR CONDITIONING &	002J	(5,813.75)
	04/03/2025	28458	GIBSON AIR CONDITIONING &	2100J	116,275.00
Check Total					110,461.25
V165006	04/03/2025	20834.1	GMS SOUTHEAST INC	5865C	14,787.33
Check Total					14,787.33
V165007	04/03/2025	0832	GOLDEN X PLUMBING SUPPLY	2670	464.84
Check Total					464.84
V165008	04/03/2025	27837	GRECO INTERNATIONAL CORPORATION	9000	4,958.00
Check Total					4,958.00
V165009	04/03/2025	2715	GUARDIAN MEDICAL MONITORING LLC	5347EEM	280.16
	04/03/2025	2715	GUARDIAN MEDICAL MONITORING LLC	5345DEM	218.96
	04/03/2025	2715	GUARDIAN MEDICAL MONITORING LLC	5390D	396.42
Check Total					895.54
V165010	04/03/2025	6513	HABITAT FOR HUMANITY OF CITRUS CO	5304A	20,000.00
Check Total					20,000.00
V165011	04/03/2025	27634	HALFF ASSOCIATES INC	9000I	1,118.72
Check Total					1,118.72
V165012	04/03/2025	23885	HANSON PROFESSIONAL SERVICES INC	4105	26,645.60
Check Total					26,645.60
V165013	04/03/2025	25070	HARRELL'S INC	2675	4,368.00
Check Total					4,368.00
V165014	04/03/2025	10186	HAWKINS INC	9000	10,335.33
Check Total					10,335.33
V165015	04/03/2025	24511	HEATHER ROBERSON	5366B	68.00
Check Total					68.00
V165016	04/03/2025	26827	HENRY HELWIG	3200	135.00
Check Total					135.00
V165017	04/03/2025	1699	HENRY SCHEIN INC	4180	2,529.58
Check Total					2,529.58
V165018	04/03/2025	28713	HID GLOBAL CORPORATION	5348DHD	180.00
	04/03/2025	28713	HID GLOBAL CORPORATION	5413A	207.00
	04/03/2025	28713	HID GLOBAL CORPORATION	5345D	165.00
	04/03/2025	28713	HID GLOBAL CORPORATION	7204Y	179.29

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165018	04/03/2025	28713	HID GLOBAL CORPORATION	7204YU	303.71
Check Total					1,035.00
V165019	04/03/2025	19627	HILLS COMMERCIAL WAREHOUSE INC	2440	300.00
Check Total					300.00
V165020	04/03/2025	26267	HOLLY DAVIS	2109	194.91
Check Total					194.91
V165021	04/03/2025	28325	HOWMEDICA OSTEONICS CORP	4180	2,060.40
Check Total					2,060.40
V165022	04/03/2025	25263	INTERNATIONAL CITY MANAGEMENT ASSOC	809	2,548.31
Check Total					2,548.31
V165023	04/03/2025	5426	IMAGE ONE CORPORATION	3456	19,253.12
Check Total					19,253.12
V165024	04/03/2025	27728	IMPERIAL BAG & PAPER CO LLC	3200	1,331.53
Check Total					1,331.53
V165025	04/03/2025	26929	INFRASTRUCTURE CONSULTING	5773R	42,440.00
	04/03/2025	26929	INFRASTRUCTURE CONSULTING	2100J	20,473.62
	04/03/2025	26929	INFRASTRUCTURE CONSULTING	7201	5,650.80
Check Total					68,564.42
V165026	04/03/2025	24070	INVOICE CLOUD INC	001	40.00
	04/03/2025	24070	INVOICE CLOUD INC	9000	7,627.75
	04/03/2025	24070	INVOICE CLOUD INC	5106	70.00
Check Total					7,737.75
V165027	04/03/2025	28831	JANET BAREK	2109	194.91
Check Total					194.91
V165028	04/03/2025	26742	JDMF LLC	2675	270.00
Check Total					270.00
V165029	04/03/2025	28118	JJGIPE AUTO BODY LLC	550	50,052.91
Check Total					50,052.91
V165030	04/03/2025	18516	JOHN MADER ENTERPRISES INC	9400	36,113.10
Check Total					36,113.10
V165031	04/03/2025	25453	JOHN TRAFALSKI	5348EHD	5.01
	04/03/2025	25453	JOHN TRAFALSKI	5345DHD	5.01
	04/03/2025	25453	JOHN TRAFALSKI	5351E	10.01
Check Total					20.03
V165032	04/03/2025	9785	JONES, EDMUNDS & ASSOCIATES, INC	5215	68,960.51
	04/03/2025	9785	JONES, EDMUNDS & ASSOCIATES, INC	5216	14,863.43
Check Total					83,823.94

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165033	04/03/2025	24587	KEISHA SCHAMMEL	5366B	377.05
Check Total					377.05
V165034	04/03/2025	21057	KIMLEY-HORN AND ASSOCIATES INC	3120	3,141.80
Check Total					3,141.80
V165035	04/03/2025	17052	KONICA MINOLTA BUSINESS SOLUTIONS	9000	904.40
	04/03/2025	17052	KONICA MINOLTA BUSINESS SOLUTIONS	5106	68.49
	04/03/2025	17052	KONICA MINOLTA BUSINESS SOLUTIONS	6102	578.13
Check Total					1,551.02
V165036	04/03/2025	10777	KYOCERA DOCUMENT SOLUTIONS AMERICA	3345	254.71
Check Total					254.71
V165037	04/03/2025	29082	LEONARD EVANS, JR	5217	124.95
Check Total					124.95
V165038	04/03/2025	29003	LIFESTATION INC	5390D	39.20
	04/03/2025	29003	LIFESTATION INC	5347DEM	173.60
	04/03/2025	29003	LIFESTATION INC	5347EEM	208.60
	04/03/2025	29003	LIFESTATION INC	5345DEM	293.30
Check Total					714.70
V165039	04/03/2025	5336	LIFESTREAM BEHAVORIAL CENTER INC	5103	3,120.00
Check Total					3,120.00
V165040	04/03/2025	28099	LTR INTERMEDIATE HOLDINGS INC	5218	6,285.23
Check Total					6,285.23
V165041	04/03/2025	28965	LYNETTE MILLNER	5348EHD	51.76
	04/03/2025	28965	LYNETTE MILLNER	5345DHD	6.75
	04/03/2025	28965	LYNETTE MILLNER	5351E	20.26
Check Total					78.77
V165042	04/03/2025	22027	LAWRENCE MACE	5389DHD	7.02
	04/03/2025	22027	LAWRENCE MACE	5351E	28.07
	04/03/2025	22027	LAWRENCE MACE	5348EHD	56.14
Check Total					91.23
V165043	04/03/2025	16189	MACKLER GRAPHICS INC	9000W	2,395.00
Check Total					2,395.00
V165044	04/03/2025	22252	MAN CAVE LLC	2122	2,231.56
Check Total					2,231.56
V165045	04/03/2025	1094	MARION/SERVICE ROOFING	2670	475.00
Check Total					475.00
V165046	04/03/2025	0127	MAUREEN BAIRD	2440	95.99
Check Total					95.99

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165047	04/03/2025	28228	MICHELLE ADAMS	2440	38.00
Check Total					38.00
V165048	04/03/2025	17685	MIDWEST TAPE LLC	6212	149.91
Check Total					149.91
V165049	04/03/2025	3341	MILES PARTNERSHIP LLLP	2122	31,700.00
Check Total					31,700.00
V165050	04/03/2025	26528	MILLER PIPELINE LLC	9500	15,790.00
Check Total					15,790.00
V165051	04/03/2025	15457	MOWREY ELEVATOR CO OF FLORIDA INC	2670	200.00
Check Total					200.00
V165052	04/03/2025	21170	MWI VETERINARY SUPPLY CO	5106	9,728.54
Check Total					9,728.54
V165053	04/03/2025	8986	NABORS GIBLIN & NICKERSON P A	5212	420.00
Check Total					420.00
V165054	04/03/2025	6420	NORTH AMERICAN FIRE EQUIPMENT CO	4180	1,854.23
Check Total					1,854.23
V165055	04/03/2025	3847.2	NATIONAL ASSOCIATION OF COUNTIES	2101	3,041.00
Check Total					3,041.00
V165056	04/03/2025	21708	NATIONAL FACILITY CONSULTANTS INC	5366C	4,360.00
Check Total					4,360.00
V165057	04/03/2025	2494.1	NATIONWIDE RETIREMENT SOLUTIONS INC	809	7,193.13
Check Total					7,193.13
V165058	04/03/2025	25989	NATURE COAST AT-HOME SERVICES INC	5358DRE	1,568.00
	04/03/2025	25989	NATURE COAST AT-HOME SERVICES INC	5345DHM	1,253.00
	04/03/2025	25989	NATURE COAST AT-HOME SERVICES INC	5345DPC	1,428.00
	04/03/2025	25989	NATURE COAST AT-HOME SERVICES INC	5345DCP	420.00
	04/03/2025	25989	NATURE COAST AT-HOME SERVICES INC	5345DRE	588.00
Check Total					5,257.00
V165059	04/03/2025	26480	NEW ROOTS CONSTRUCTION INC	5304Z	19,740.00
Check Total					19,740.00
V165060	04/03/2025	29019	NH MARKETING LLC	2440	1,335.00
Check Total					1,335.00
V165061	04/03/2025	11491	NORTHERN SAFETY CO INC	2675	51.24
Check Total					51.24
V165062	04/03/2025	26969	ODP BUSINESS SOLUTIONS LLC	2322-605	178.17
Check Total					178.17
V165063	04/03/2025	13277	ODYSSEY MANUFACTURING COMPANY	9000	19,249.10

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					19,249.10
V165064	04/03/2025	21454	OPUS 21 MGMT SOLUTIONS LLC	9000	39,518.66
Check Total					39,518.66
V165068	04/03/2025	8285	PACE ANALYTICAL SERVICES LLC	9500	154.56
	04/03/2025	8285	PACE ANALYTICAL SERVICES LLC	9000	9,204.02
Check Total					9,358.58
V165069	04/03/2025	16787	PAFF SERVICES LLC	4102	1,454.00
Check Total					1,454.00
V165070	04/03/2025	7245	PAR-GAS INC	5219	265.25
Check Total					265.25
V165071	04/03/2025	5823	PASCO PIPE SUPPLY INC	9500	630.27
	04/03/2025	5823	PASCO PIPE SUPPLY INC	9000	28,818.15
Check Total					29,448.42
V165072	04/03/2025	1434	PAVE-RITE INC	9000	2,500.00
	04/03/2025	1434	PAVE-RITE INC	002J	(3,880.72)
	04/03/2025	1434	PAVE-RITE INC	4120	769,275.36
	04/03/2025	1434	PAVE-RITE INC	102	(38,463.76)
	04/03/2025	1434	PAVE-RITE INC	2100J6	77,614.55
Check Total					807,045.43
V165073	04/03/2025	26560	PAXTON MEDIA GROUP	2440	41.83
	04/03/2025	26560	PAXTON MEDIA GROUP	8300	21.31
	04/03/2025	26560	PAXTON MEDIA GROUP	3345	49.46
	04/03/2025	26560	PAXTON MEDIA GROUP	2101	64.85
	04/03/2025	26560	PAXTON MEDIA GROUP	6304Y	88.48
	04/03/2025	26560	PAXTON MEDIA GROUP	2781	256.48
Check Total					522.41
V165074	04/03/2025	24742	PERSONAL RESPONSE CORPORATION	5347EEM	680.40
	04/03/2025	24742	PERSONAL RESPONSE CORPORATION	5390D	878.40
	04/03/2025	24742	PERSONAL RESPONSE CORPORATION	5345DEM	354.20
Check Total					1,913.00
V165075	04/03/2025	23980	PETDATA INC	5106	2,489.00
Check Total					2,489.00
V165076	04/03/2025	3449	PETROLEUM TRADERS CORPORATION	550	43,802.79
Check Total					43,802.79
V165077	04/03/2025	11064	POLYDYNE INC	9000	7,790.00
Check Total					7,790.00
V165078	04/03/2025	27401	POWER EXTERMINATORS INC	2670	2,120.78

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165078	04/03/2025	27401	POWER EXTERMINATORS INC	3200	171.82
	04/03/2025	27401	POWER EXTERMINATORS INC	4180	42.96
Check Total					2,335.56
V165079	04/03/2025	23701	PROFESSIONAL FIREFIGHTERS OF CITRUS	809	3,875.00
Check Total					3,875.00
V165080	04/03/2025	23040	BRIAN REAVES	9000	47.00
Check Total					47.00
V165081	04/03/2025	25992	RENTAL OF INVERNESS INC	2675	203.93
Check Total					203.93
V165082	04/03/2025	13211	RILEY AUTO ELECTRIC INC	550	742.55
Check Total					742.55
V165083	04/03/2025	28648	RING POWER CORPORATION	2670	3,753.60
	04/03/2025	28648	RING POWER CORPORATION	2101A	81,747.90
Check Total					85,501.50
V165084	04/03/2025	11585	RISK MANAGEMENT ASSOCIATES, INC	8100	11,970.00
Check Total					11,970.00
V165085	04/03/2025	15286	ROPER TOWNSEND & SUTPHEN PA	2103	1,896.50
Check Total					1,896.50
V165086	04/03/2025	23839	COMMUNITY ANGELS LLC	5347EHM	6,994.00
	04/03/2025	23839	COMMUNITY ANGELS LLC	5347EPC	962.00
	04/03/2025	23839	COMMUNITY ANGELS LLC	5345DHM	5,356.00
	04/03/2025	23839	COMMUNITY ANGELS LLC	5358DRE	1,430.00
	04/03/2025	23839	COMMUNITY ANGELS LLC	5345DCP	1,066.00
	04/03/2025	23839	COMMUNITY ANGELS LLC	5347ECP	890.50
	04/03/2025	23839	COMMUNITY ANGELS LLC	5389DHM	208.00
	04/03/2025	23839	COMMUNITY ANGELS LLC	5345DPC	1,196.00
	04/03/2025	23839	COMMUNITY ANGELS LLC	5358DHM	624.00
Check Total					18,726.50
V165087	04/03/2025	25041	SAFEWARE INC	5853I	7,494.40
Check Total					7,494.40
V165088	04/03/2025	2447	SAND LAND OF FLORIDA ENTERPRISE INC	4102	2,685.00
Check Total					2,685.00
V165089	04/03/2025	3317	SEAN M GERRITS INC	4102	1,650.00
Check Total					1,650.00
V165090	04/03/2025	27400	SEEBER LLC	2675	4,326.00
Check Total					4,326.00
V165091	04/03/2025	21331	SERVICEWEAR APPAREL INC	4102	213.23

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					213.23
V165092	04/03/2025	24596	SETH BALLARD	2440	38.00
Check Total					38.00
V165093	04/03/2025	27696	SFE DOCKMASTERS LLC	6304Y	9,600.00
Check Total					9,600.00
V165094	04/03/2025	10043	SHI INTERNATIONAL CORP	5703-603	3,027.94
	04/03/2025	10043	SHI INTERNATIONAL CORP	3120	2,450.09
	04/03/2025	10043	SHI INTERNATIONAL CORP	9000	26,180.20
	04/03/2025	10043	SHI INTERNATIONAL CORP	2150	4,232.00
Check Total					35,890.23
V165095	04/03/2025	27250	SHOES FOR CREWS LLC	6304Y	124.98
	04/03/2025	27250	SHOES FOR CREWS LLC	4102	125.00
Check Total					249.98
V165096	04/03/2025	22936	SITEONE LANDSCAPE SUPPLY HOLDING	2675	112.81
Check Total					112.81
V165097	04/03/2025	26780	SONJA MYSLIWIEC	5351E	20.33
	04/03/2025	26780	SONJA MYSLIWIEC	5348EHD	31.27
	04/03/2025	26780	SONJA MYSLIWIEC	5345DHD	6.25
Check Total					57.85
V165098	04/03/2025	21038	SOUTHERN LAWN CARE MID FLA, INC	2675	1,050.00
Check Total					1,050.00
V165099	04/03/2025	28789	SOUTHERN ROAD & BRIDGE LLC	326	(24,534.00)
	04/03/2025	28789	SOUTHERN ROAD & BRIDGE LLC	4110	490,680.00
Check Total					466,146.00
V165100	04/03/2025	20947	STANTEC CONSULTING SERVICES INC	5832B2	1,898.00
Check Total					1,898.00
V165101	04/03/2025	0549.1	STATE OF FLORIDA	6212	30,833.18
Check Total					30,833.18
V165102	04/03/2025	3058.2	STERICYCLE INC	5106	352.78
Check Total					352.78
V165103	04/03/2025	28669	STEVEN G CHILDS	2670	98.00
Check Total					98.00
V165104	04/03/2025	21201	MARY STROUD	5348EHD	28.63
	04/03/2025	21201	MARY STROUD	5351E	78.07
	04/03/2025	21201	MARY STROUD	5358DHD	10.41
	04/03/2025	21201	MARY STROUD	5345DHD	2.60
Check Total					119.71

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165105	04/03/2025	2632	SUMMIT HOME RESPIRATORY SERV INC	5389DMS	268.44
	04/03/2025	2632	SUMMIT HOME RESPIRATORY SERV INC	5358DMS	1,011.00
	04/03/2025	2632	SUMMIT HOME RESPIRATORY SERV INC	5326EMS	444.00
	04/03/2025	2632	SUMMIT HOME RESPIRATORY SERV INC	5345DMS	804.00
Check Total					2,527.44
V165107	04/03/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	7106	379.22
	04/03/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	9000	1,636.08
	04/03/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	6102	512.50
	04/03/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	5106	1,496.13
	04/03/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	2501	256.46
	04/03/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	3200	73.84
	04/03/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	7201I	462.82
Check Total					4,817.05
V165108	04/03/2025	8901	SUNCOAST PLUMBING AND ELECTRIC INC	3200	5,202.00
Check Total					5,202.00
V165109	04/03/2025	8651	SUNSHINE STATE ONE-CALL OF FL INC	9000	995.30
Check Total					995.30
V165110	04/03/2025	7109	SVK INC	550	822.50
Check Total					822.50
V165111	04/03/2025	28141	SYNAGRO TECHNOLOGIES, INC	9000	45,687.12
Check Total					45,687.12
V165112	04/03/2025	1919	TEN-8 FIRE & SAFETY LLC	3220	13,466.22
	04/03/2025	1919	TEN-8 FIRE & SAFETY LLC	3200	556.40
Check Total					14,022.62
V165113	04/03/2025	7791	TEXAS AQUATIC HARVESTING INC	6304Y	47,517.00
Check Total					47,517.00
V165114	04/03/2025	1738	THE SHERWIN-WILLIAMS COMPANY	2670	460.67
Check Total					460.67
V165115	04/03/2025	15549	THERMO ENVIRONMENTAL INSTRUMENTS	5853I	1,569.00
Check Total					1,569.00
V165116	04/03/2025	15615	TIERRA, INC	4110	15,043.75
Check Total					15,043.75
V165117	04/03/2025	26673	TITLE USA LLC	3345	300.00
Check Total					300.00
V165119	04/03/2025	21050	TRADEMARK ELECTRIC INC	2670	4,477.49
Check Total					4,477.49
V165120	04/03/2025	1952	TRI-CO COMMUNICATIONS INC	3200	600.85

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165120	04/03/2025	1952	TRI-CO COMMUNICATIONS INC	4180	197.85
Check Total					798.70
V165121	04/03/2025	23797	TRI-COUNTY LOCKSMITH	2670	545.00
Check Total					545.00
V165122	04/03/2025	25223	TTVRB INC	4102	24.85
Check Total					24.85
V165123	04/03/2025	10876	UNIFIRST CORPORATION	5217	50.77
	04/03/2025	10876	UNIFIRST CORPORATION	5218	8.51
	04/03/2025	10876	UNIFIRST CORPORATION	9000	3,141.87
	04/03/2025	10876	UNIFIRST CORPORATION	2675	154.69
	04/03/2025	10876	UNIFIRST CORPORATION	5212	170.06
	04/03/2025	10876	UNIFIRST CORPORATION	5219	23.81
Check Total					3,549.71
V165124	04/03/2025	25262	UNIVERSAL ENVIRONMENTAL SERVICES	5219	87.00
Check Total					87.00
V165125	04/03/2025	22546	JOHN UVA	5345DHD	7.12
	04/03/2025	22546	JOHN UVA	5351E	14.24
	04/03/2025	22546	JOHN UVA	5348DHD	7.12
Check Total					28.48
V165126	04/03/2025	22983	VALERIE DEBAY	5304C	63.81
Check Total					63.81
V165127	04/03/2025	26065	VERTIV CORPORATION	2670	2,831.81
Check Total					2,831.81
V165129	04/03/2025	25588	VICEROY HOME SERVICES	5358DRE	4,446.00
	04/03/2025	25588	VICEROY HOME SERVICES	5345DPC	2,236.00
	04/03/2025	25588	VICEROY HOME SERVICES	5347EPC	130.00
	04/03/2025	25588	VICEROY HOME SERVICES	5358DPC	611.00
	04/03/2025	25588	VICEROY HOME SERVICES	5347ECP	299.00
	04/03/2025	25588	VICEROY HOME SERVICES	5326ERE	702.00
	04/03/2025	25588	VICEROY HOME SERVICES	5345DCP	312.00
	04/03/2025	25588	VICEROY HOME SERVICES	5345DHM	1,950.00
	04/03/2025	25588	VICEROY HOME SERVICES	5358DHM	390.00
	04/03/2025	25588	VICEROY HOME SERVICES	5347EHM	1,969.50
	04/03/2025	25588	VICEROY HOME SERVICES	5345DRE	2,340.00
Check Total					15,385.50
V165130	04/03/2025	24716	W4P LLC DBA	3200	3,333.33
	04/03/2025	24716	W4P LLC DBA	4180	4,166.66

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					7,499.99
V165131	04/03/2025	11503	WADE TRIM INC	3110	1,927.39
Check Total					1,927.39
V165132	04/03/2025	26496	WAUGH PLLC	3345	1,785.00
Check Total					1,785.00
V165133	04/03/2025	2623	WHETSTONE OIL CO INC	5212	9,164.44
Check Total					9,164.44
V165134	04/03/2025	24562	WRIGHT-PIERCE	9000K	43,308.40
Check Total					43,308.40
V165135	04/03/2025	5930	WW GRAINGER INC	2670	640.17
Check Total					640.17
V165136	04/03/2025	2150	XEROX CORPORATION	2440	514.65
Check Total					514.65
V165137	04/04/2025	27261	AMICI ENGINEERING CONTRACTORS LLC	450K	(3,407.30)
	04/04/2025	27261	AMICI ENGINEERING CONTRACTORS LLC	9000K	68,146.00
Check Total					64,738.70
V165138	04/07/2025	20834.1	GMS SOUTHEAST INC	2670	5,786.66
Check Total					5,786.66
V165139	04/07/2025	1434	PAVE-RITE INC	2100J	125,877.10
	04/07/2025	1434	PAVE-RITE INC	002J	(6,293.86)
Check Total					119,583.24
V165140	04/07/2025	28818	THE POOL SPECIALIST OF FLORIDA INC	6120	31,530.35
Check Total					31,530.35
V165141	04/09/2025	1434	PAVE-RITE INC	730	39,815.53
Check Total					39,815.53
V165142	04/09/2025	11585	RISK MANAGEMENT ASSOCIATES, INC	8100	1,669.00
Check Total					1,669.00
V165143	04/09/2025	10043	SHI INTERNATIONAL CORP	3120	29,423.35
Check Total					29,423.35
V165144	04/15/2025	27256	LANDFALL STRATEGIES LLC	2100O	31,640.94
Check Total					31,640.94
V165145	04/17/2025	27985	ABC BUS INC	7205WU	144,141.00
Check Total					144,141.00
V165146	04/17/2025	25027	ABILITY CARE SERVICES INC	5326ERE	312.00
	04/17/2025	25027	ABILITY CARE SERVICES INC	5347EHM	130.00
	04/17/2025	25027	ABILITY CARE SERVICES INC	5358DRE	832.00
	04/17/2025	25027	ABILITY CARE SERVICES INC	5345DCP	480.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165146	04/17/2025	25027	ABILITY CARE SERVICES INC	5347EPC	162.00
Check Total					1,916.00
V165147	04/17/2025	15815	ACCESSIBLE SOLUTIONS LLC	5370ECO	544.76
	04/17/2025	15815	ACCESSIBLE SOLUTIONS LLC	5348EHD	544.74
Check Total					1,089.50
V165148	04/17/2025	21600	ADVANCED SEPTIC LLC	2100N	765.00
	04/17/2025	21600	ADVANCED SEPTIC LLC	2675	220.00
Check Total					985.00
V165149	04/17/2025	24121	AINSLEY BECKFORD	5345DPC	189.00
	04/17/2025	24121	AINSLEY BECKFORD	5358DHM	121.00
	04/17/2025	24121	AINSLEY BECKFORD	5326ERE	222.75
	04/17/2025	24121	AINSLEY BECKFORD	5345DHM	203.50
	04/17/2025	24121	AINSLEY BECKFORD	5358DRE	438.75
Check Total					1,175.00
V165150	04/17/2025	9132	AIR MECHANICAL & SERVICE CORP	2670	2,372.69
Check Total					2,372.69
V165151	04/17/2025	28693	AIRGAS INC	4180	1,599.82
Check Total					1,599.82
V165152	04/17/2025	17307	AKCA, LLC	4110	10,103.30
Check Total					10,103.30
V165153	04/17/2025	28357	ALADDIN MANUFACTURING CORPORATION	2140	87,771.47
	04/17/2025	28357	ALADDIN MANUFACTURING CORPORATION	3440	49,755.73
Check Total					137,527.20
V165154	04/17/2025	26510	ALLIED UNIVERSAL ELECTRONIC	2101A	1,722.00
Check Total					1,722.00
V165156	04/17/2025	22154	AMERICAN PIPE & TANK INC	9000	12,836.00
Check Total					12,836.00
V165157	04/17/2025	24561	AQUA TRIANGLE 1 CORP	6102	596.30
Check Total					596.30
V165158	04/17/2025	27727	ARAMIS BETANCOURT	5351E	28.70
	04/17/2025	27727	ARAMIS BETANCOURT	5348EHD	19.73
	04/17/2025	27727	ARAMIS BETANCOURT	5358DHD	7.17
	04/17/2025	27727	ARAMIS BETANCOURT	5345DHD	3.59
Check Total					59.19
V165159	04/17/2025	22290	THERESA ARRIAGA	6212	20.87
Check Total					20.87
V165160	04/17/2025	2193	BAKER DISTRIBUTING COMPANY LLC	2670	247.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					247.00
V165161	04/17/2025	2540	ELFI BAKER	5348EHD	6.53
	04/17/2025	2540	ELFI BAKER	5358DHD	0.59
Check Total					7.12
V165162	04/17/2025	22647	BEARD EQUIPMENT COMPANY	5212	3,256.78
Check Total					3,256.78
V165163	04/17/2025	26555	BEVERLY WOJNAR	6212	8.01
Check Total					8.01
V165164	04/17/2025	13462	BROWN FUNERAL HOME & CREMATORY	5350	2,250.00
Check Total					2,250.00
V165165	04/17/2025	23451	BUILDER BOYS OF INVERNESS INC	5304Z	86,710.00
Check Total					86,710.00
V165166	04/17/2025	29111	BYRON BITTERS JR	4102	125.00
Check Total					125.00
V165167	04/17/2025	26564	C RICHIE CATTLE LLC	2675	9,160.00
Check Total					9,160.00
V165168	04/17/2025	16882	CARAHSOFT TECHNOLOGY CORP	3456	5,857.84
Check Total					5,857.84
V165169	04/17/2025	19413	CENGAGE LEARNING INC	6212	479.83
Check Total					479.83
V165170	04/17/2025	24151	CENTER FOR INTERNET SECURITY INC	2440	950.00
Check Total					950.00
V165171	04/17/2025	21593	CERIDA INVESTMENT CORP	9000	550.00
Check Total					550.00
V165172	04/17/2025	21940	ADAM CHANG	6212	110.81
Check Total					110.81
V165173	04/17/2025	5803	CHANNEL INNOVATIONS CORPORATION	3200	1,212.16
Check Total					1,212.16
V165174	04/17/2025	21283	CINTAS CORPORATION NO 2	4102	258.42
	04/17/2025	21283	CINTAS CORPORATION NO 2	6304Y	82.51
	04/17/2025	21283	CINTAS CORPORATION NO 2	4150	1,345.41
	04/17/2025	21283	CINTAS CORPORATION NO 2	2670	19.10
Check Total					1,705.44
V165175	04/17/2025	23705	CITRUS CO FIRE RESCUE EXPLORER	809	6.00
Check Total					6.00
V165176	04/17/2025	0356	CITRUS COUNTY CHAMBER OF COMMERCE	2122	704.25
Check Total					704.25

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165177	04/17/2025	16204	CITRUS COUNTY SHERIFFS OFFICE	2813	908,280.00
	04/17/2025	16204	CITRUS COUNTY SHERIFFS OFFICE	3101	3,893,182.00
	04/17/2025	16204	CITRUS COUNTY SHERIFFS OFFICE	3109	111,926.75
	04/17/2025	16204	CITRUS COUNTY SHERIFFS OFFICE	3104	109,171.59
	04/17/2025	16204	CITRUS COUNTY SHERIFFS OFFICE	3103	309,997.26
	04/17/2025	16204	CITRUS COUNTY SHERIFFS OFFICE	5106	63,866.82
Check Total					5,396,424.42
V165178	04/17/2025	0389	CITY OF CRYSTAL RIVER	6212	250.30
Check Total					250.30
V165179	04/17/2025	28286	CITY OF CRYSTAL RIVER	9000	7,643.24
Check Total					7,643.24
V165180	04/17/2025	0390	CITY OF INVERNESS	6102	361.33
	04/17/2025	0390	CITY OF INVERNESS	7201I	90.05
	04/17/2025	0390	CITY OF INVERNESS	5106	844.26
	04/17/2025	0390	CITY OF INVERNESS	6212	391.16
	04/17/2025	0390	CITY OF INVERNESS	9000	2,681.07
	04/17/2025	0390	CITY OF INVERNESS	2670	3,645.09
Check Total					8,012.96
V165181	04/17/2025	26093	CITY OF OCALA	5703-603	25.50
Check Total					25.50
V165182	04/17/2025	11027	CORE & MAIN LP	2100J12	24,077.50
	04/17/2025	11027	CORE & MAIN LP	2100J	14,360.00
	04/17/2025	11027	CORE & MAIN LP	9000	29,732.00
Check Total					68,169.50
V165183	04/17/2025	2610	CTF DBA ACORN SELF STORAGE LLC	2332-602	200.00
Check Total					200.00
V165184	04/17/2025	26284	D&D INC	9500	23,437.50
Check Total					23,437.50
V165185	04/17/2025	2839	DALY & ZILCH (FLORIDA) INC	2100J	150,962.50
	04/17/2025	2839	DALY & ZILCH (FLORIDA) INC	2838	27,500.00
Check Total					178,462.50
V165186	04/17/2025	26707	DANIELLE DOTY	6212	38.27
Check Total					38.27
V165187	04/17/2025	28699	DATA FLOW SYSTEMS LLC	9000	903.00
	04/17/2025	28699	DATA FLOW SYSTEMS LLC	9400	4,260.53
	04/17/2025	28699	DATA FLOW SYSTEMS LLC	5216	1,127.48
Check Total					6,291.01

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165188	04/17/2025	28996	DELL MARKETING LP	5703-602	4,976.01
Check Total					4,976.01
V165189	04/17/2025	20848	DOCUMENT TECHNOLOGIES OF NORTH	2103	120.76
	04/17/2025	20848	DOCUMENT TECHNOLOGIES OF NORTH	2109	251.33
Check Total					372.09
V165190	04/17/2025	6190	DONLE ENTERPRISES INC	5746EP	26,640.00
	04/17/2025	6190	DONLE ENTERPRISES INC	5304Z	21,300.00
Check Total					47,940.00
V165191	04/17/2025	28790	DUVAL FORD LLC	3455	44,615.00
	04/17/2025	28790	DUVAL FORD LLC	5213	43,202.00
Check Total					87,817.00
V165192	04/17/2025	29094	ERICA OLSSON	3345	120.00
Check Total					120.00
V165193	04/17/2025	28211	EXPRESS SERVICES INC	2441	108.50
Check Total					108.50
V165194	04/17/2025	7507	FAMILY LIFE CARE INC	5345DPC	94.00
	04/17/2025	7507	FAMILY LIFE CARE INC	5347EHM	686.76
	04/17/2025	7507	FAMILY LIFE CARE INC	5347ESH	72.00
	04/17/2025	7507	FAMILY LIFE CARE INC	5345DSH	72.00
	04/17/2025	7507	FAMILY LIFE CARE INC	5358DRE	410.00
	04/17/2025	7507	FAMILY LIFE CARE INC	5345DHM	358.75
	04/17/2025	7507	FAMILY LIFE CARE INC	5347EPC	534.63
	04/17/2025	7507	FAMILY LIFE CARE INC	5347ECP	164.00
	04/17/2025	7507	FAMILY LIFE CARE INC	5345DRE	940.00
Check Total					3,332.14
V165195	04/17/2025	28688	FATHOM GENERAL CONTRACTORS LLC	5215	38,823.12
Check Total					38,823.12
V165196	04/17/2025	23642	FIDELITY SECURITY LIFE INS CO	809	4,589.26
Check Total					4,589.26
V165197	04/17/2025	26314	FIRE-DEX GW LLC	3200	2,343.25
Check Total					2,343.25
V165198	04/17/2025	25227	FISERV INC	9000	183.36
Check Total					183.36
V165199	04/17/2025	6866	FL DEPARTMENT OF JUVENILE JUSTICE	3340	57,488.20
Check Total					57,488.20
V165200	04/17/2025	26830	FL OVERHEAD DOOR & INDUSTRIES DBA	3200	450.00
Check Total					450.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165201	04/17/2025	0359	FLORIDA DEPARTMENT OF HEALTH CITRUS	2114	60,000.00
Check Total					60,000.00
V165202	04/17/2025	21982	FORTILINE INC	9000	6,607.96
Check Total					6,607.96
V165203	04/17/2025	28684	FORTIS FIRE & SAFETY INC	2670	6,099.50
	04/17/2025	28684	FORTIS FIRE & SAFETY INC	2101A	5,567.30
Check Total					11,666.80
V165204	04/17/2025	28371	FORVIS LLP	2101	25,000.00
Check Total					25,000.00
V165205	04/17/2025	3263	GA FOOD SERVICES OF PINELLAS CO LLC	5351E	4,172.76
	04/17/2025	3263	GA FOOD SERVICES OF PINELLAS CO LLC	5358DHD	4,027.44
	04/17/2025	3263	GA FOOD SERVICES OF PINELLAS CO LLC	5370ECO	20,433.03
	04/17/2025	3263	GA FOOD SERVICES OF PINELLAS CO LLC	5389DHD	934.20
	04/17/2025	3263	GA FOOD SERVICES OF PINELLAS CO LLC	5348EHD	25,887.72
	04/17/2025	3263	GA FOOD SERVICES OF PINELLAS CO LLC	5345DHD	3,684.90
Check Total					59,140.05
V165207	04/17/2025	28214	GALLS PARENT HOLDINGS LLC	4180	1,539.88
	04/17/2025	28214	GALLS PARENT HOLDINGS LLC	5903	185.60
	04/17/2025	28214	GALLS PARENT HOLDINGS LLC	3200	3,444.39
Check Total					5,169.87
V165208	04/17/2025	28701	GAMCO PROPERTIES III INC	2675	300.00
Check Total					300.00
V165209	04/17/2025	24694	MEGAN GAULE	2440	50.00
Check Total					50.00
V165210	04/17/2025	27118	GLOBAL INDUSTRIES INC	3200	4,866.80
Check Total					4,866.80
V165211	04/17/2025	0832	GOLDEN X PLUMBING SUPPLY	2670	126.82
Check Total					126.82
V165212	04/17/2025	6513	HABITAT FOR HUMANITY OF CITRUS CO	5304A	20,000.00
Check Total					20,000.00
V165213	04/17/2025	3551	JANICE HALE	5348E	22.00
Check Total					22.00
V165214	04/17/2025	23885	HANSON PROFESSIONAL SERVICES INC	4105	5,752.00
Check Total					5,752.00
V165215	04/17/2025	10186	HAWKINS INC	9000	5,773.77
Check Total					5,773.77
V165216	04/17/2025	28323	HOWARD FERTILIZER & CHEMICALS LLC	2675	3,828.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					3,828.00
V165217	04/17/2025	26633	HYDROMAX USA LLC	9000	37,509.30
Check Total					37,509.30
V165218	04/17/2025	25263	INTERNATIONAL CITY MANAGEMENT ASSOC	809	2,794.31
Check Total					2,794.31
V165219	04/17/2025	21024	IDEXX DISTRIBUTION INC	5106	3,548.75
Check Total					3,548.75
V165220	04/17/2025	5426	IMAGE ONE CORPORATION	3456	38,898.22
Check Total					38,898.22
V165221	04/17/2025	27620	INTEGRITY SITE DEVELOPMENT INC	2675	3,128.13
Check Total					3,128.13
V165222	04/17/2025	17471	JACK OVERDORFF	9000W	2,200.00
	04/17/2025	17471	JACK OVERDORFF	9000X	1,200.00
Check Total					3,400.00
V165223	04/17/2025	20808	JACK R PIERCE	5351E	17.03
	04/17/2025	20808	JACK R PIERCE	5345DHD	3.93
	04/17/2025	20808	JACK R PIERCE	5348EHD	26.21
Check Total					47.17
V165224	04/17/2025	28544	JAMES TOY	2104	198.37
Check Total					198.37
V165225	04/17/2025	25299	JANET LAWSON	5351E	10.01
	04/17/2025	25299	JANET LAWSON	5348EHD	5.01
	04/17/2025	25299	JANET LAWSON	5345DHD	5.01
Check Total					20.03
V165226	04/17/2025	26716	JILLIAN NOCELLA	3345	120.00
Check Total					120.00
V165227	04/17/2025	18516	JOHN MADER ENTERPRISES INC	9400	30,248.10
Check Total					30,248.10
V165228	04/17/2025	9785	JONES, EDMUNDS & ASSOCIATES, INC	9000AA	187,668.00
Check Total					187,668.00
V165229	04/17/2025	25308	KATHRYN CARLS	6212	16.02
Check Total					16.02
V165230	04/17/2025	29124	KATLYN BELL	6212	32.93
Check Total					32.93
V165231	04/17/2025	23869	TAYLOR KEERAN	6212	71.65
Check Total					71.65
V165232	04/17/2025	21057	KIMLEY-HORN AND ASSOCIATES INC	3120	956.20

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					956.20
V165233	04/17/2025	17052	KONICA MINOLTA BUSINESS SOLUTIONS	5212	168.30
	04/17/2025	17052	KONICA MINOLTA BUSINESS SOLUTIONS	6212	1,035.57
	04/17/2025	17052	KONICA MINOLTA BUSINESS SOLUTIONS	3200	317.82
	04/17/2025	17052	KONICA MINOLTA BUSINESS SOLUTIONS	4102	547.04
	04/17/2025	17052	KONICA MINOLTA BUSINESS SOLUTIONS	2675	145.62
Check Total					2,214.35
V165234	04/17/2025	29125	KOREY GLEZEN	6212	16.02
Check Total					16.02
V165235	04/17/2025	9995	JUDITH KRENCIS	5351E	1.47
	04/17/2025	9995	JUDITH KRENCIS	5345DHD	2.94
	04/17/2025	9995	JUDITH KRENCIS	5358DHD	1.47
	04/17/2025	9995	JUDITH KRENCIS	5348EHD	8.81
Check Total					14.69
V165236	04/17/2025	28474	L7 CONSTRUCTION INC	002J	(4,375.00)
	04/17/2025	28474	L7 CONSTRUCTION INC	9000J	87,500.00
	04/17/2025	28474	L7 CONSTRUCTION INC	2100J14	87,500.00
	04/17/2025	28474	L7 CONSTRUCTION INC	450J	(4,375.00)
Check Total					166,250.00
V165237	04/17/2025	28535	LAMAR TEXAS LIMITED PARTNERSHIP	9000X	1,100.00
Check Total					1,100.00
V165238	04/17/2025	27256	LANDFALL STRATEGIES LLC	2100O	89,071.60
Check Total					89,071.60
V165239	04/17/2025	24715	LYNSIE RODDENBERRY	5345D	22.00
Check Total					22.00
V165240	04/17/2025	16189	MACKLER GRAPHICS INC	9000W	1,849.00
Check Total					1,849.00
V165241	04/17/2025	0127	MAUREEN BAIRD	2440	441.41
Check Total					441.41
V165242	04/17/2025	28700	MEAD AND HUNT INC	9000	387.56
Check Total					387.56
V165243	04/17/2025	27068	MEDICAL RISK SOLUTIONS LLC	8000	21,206.00
Check Total					21,206.00
V165244	04/17/2025	28871	MEGASCAPES LANDSCAPE SERVICES INC	4102	14,304.70
Check Total					14,304.70
V165245	04/17/2025	28313	METTLER-TOLEDO INTERNATIONAL INC	5212	2,880.74
Check Total					2,880.74

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165246	04/17/2025	26990	MICHELE STEWART	6212	19.58
Check Total					19.58
V165247	04/17/2025	17685	MIDWEST TAPE LLC	6212	685.94
Check Total					685.94
V165248	04/17/2025	3341	MILES PARTNERSHIP LLLP	2122	86,478.97
Check Total					86,478.97
V165249	04/17/2025	9488	MOTOROLA SOLUTIONS INC *DO NOT USE*	2140	5,006.25
Check Total					5,006.25
V165250	04/17/2025	15457	MOWREY ELEVATOR CO OF FLORIDA INC	2670	600.00
Check Total					600.00
V165251	04/17/2025	21170	MWI VETERINARY SUPPLY CO	5106	4,898.31
Check Total					4,898.31
V165252	04/17/2025	8986	NABORS GIBLIN & NICKERSON P A	5212	390.00
Check Total					390.00
V165253	04/17/2025	2494.1	NATIONWIDE RETIREMENT SOLUTIONS INC	809	7,193.13
Check Total					7,193.13
V165254	04/17/2025	25989	NATURE COAST AT-HOME SERVICES INC	5358DRE	1,547.00
	04/17/2025	25989	NATURE COAST AT-HOME SERVICES INC	5345DHM	1,085.00
	04/17/2025	25989	NATURE COAST AT-HOME SERVICES INC	5345DCP	392.00
	04/17/2025	25989	NATURE COAST AT-HOME SERVICES INC	5345DPC	1,414.00
	04/17/2025	25989	NATURE COAST AT-HOME SERVICES INC	5345DRE	616.00
Check Total					5,054.00
V165255	04/17/2025	26969	ODP BUSINESS SOLUTIONS LLC	2440	28.94
Check Total					28.94
V165256	04/17/2025	13277	ODYSSEY MANUFACTURING COMPANY	9000	4,884.10
Check Total					4,884.10
V165257	04/17/2025	21454	OPUS 21 MGMT SOLUTIONS LLC	9000	36,976.05
Check Total					36,976.05
V165259	04/17/2025	8285	PACE ANALYTICAL SERVICES LLC	9000	1,065.35
Check Total					1,065.35
V165260	04/17/2025	16787	PAFF SERVICES LLC	4102	7,568.35
Check Total					7,568.35
V165261	04/17/2025	5823	PASCO PIPE SUPPLY INC	9500	118,518.15
Check Total					118,518.15
V165262	04/17/2025	1434	PAVE-RITE INC	102	(56,104.27)
	04/17/2025	1434	PAVE-RITE INC	002J	(448.96)
	04/17/2025	1434	PAVE-RITE INC	9000	1,700.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165262	04/17/2025	1434	PAVE-RITE INC	2100J	8,979.29
	04/17/2025	1434	PAVE-RITE INC	007H	(551.31)
	04/17/2025	1434	PAVE-RITE INC	4120	1,122,085.40
	04/17/2025	1434	PAVE-RITE INC	5767H	11,026.32
Check Total					1,086,686.47
V165264	04/17/2025	26560	PAXTON MEDIA GROUP	2440	165.73
	04/17/2025	26560	PAXTON MEDIA GROUP	2781	99.77
	04/17/2025	26560	PAXTON MEDIA GROUP	2101	551.72
	04/17/2025	26560	PAXTON MEDIA GROUP	3440	21.88
	04/17/2025	26560	PAXTON MEDIA GROUP	2441	95.53
	04/17/2025	26560	PAXTON MEDIA GROUP	2122	25.87
	04/17/2025	26560	PAXTON MEDIA GROUP	8200	21.31
Check Total					981.81
V165265	04/17/2025	28826	PENN VETERINARY SUPPLY INC	2100J	740.00
Check Total					740.00
V165266	04/17/2025	27588	PFM FINANCIAL ADVISORS LLC	2101	3,000.00
Check Total					3,000.00
V165267	04/17/2025	11064	POLYDYNE INC	9000	7,790.00
Check Total					7,790.00
V165268	04/17/2025	23701	PROFESSIONAL FIREFIGHTERS OF CITRUS	809	3,850.00
Check Total					3,850.00
V165269	04/17/2025	24485	RAFTELIS FINANCIAL CONSULTANTS INC	3440	3,332.50
	04/17/2025	24485	RAFTELIS FINANCIAL CONSULTANTS INC	5212	6,385.00
Check Total					9,717.50
V165270	04/17/2025	28180	RIAN ROSE	2107	224.59
Check Total					224.59
V165271	04/17/2025	13211	RILEY AUTO ELECTRIC INC	550	679.26
Check Total					679.26
V165272	04/17/2025	29110	RONALD HODGES JR	4102	119.99
Check Total					119.99
V165273	04/17/2025	15286	ROPER TOWNSEND & SUTPHEN PA	2107	2,880.00
	04/17/2025	15286	ROPER TOWNSEND & SUTPHEN PA	2103	1,221.66
Check Total					4,101.66
V165274	04/17/2025	22244	ROBERT J ROSE	5389DHD	10.68
	04/17/2025	22244	ROBERT J ROSE	5358DHD	2.67
	04/17/2025	22244	ROBERT J ROSE	5345DHD	24.03
	04/17/2025	22244	ROBERT J ROSE	5348EHD	42.72

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					80.10
V165275	04/17/2025	23839	COMMUNITY ANGELS LLC	5345DHM	5,356.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5358DRE	1,872.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5347ECP	988.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5347EHM	6,552.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5345DPC	1,456.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5358DHM	676.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5347EPC	702.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5358DPC	130.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5389DHM	208.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5345DCP	1,144.00
	04/17/2025	23839	COMMUNITY ANGELS LLC	5389DPC	52.00
Check Total					19,136.00
V165276	04/17/2025	27960	RSC INSURANCE BROKERAGE INC	8000	9,033.33
Check Total					9,033.33
V165277	04/17/2025	9663	SCHLABACH SECURITY & SOUND	2440	191.85
Check Total					191.85
V165278	04/17/2025	26819	SCP DISTRIBUTORS LLC	6102	3,954.56
Check Total					3,954.56
V165279	04/17/2025	3317	SEAN M GERRITS INC	4102	1,050.00
Check Total					1,050.00
V165280	04/17/2025	21331	SERVICEWEAR APPAREL INC	4102	111.28
Check Total					111.28
V165281	04/17/2025	24596	SETH BALLARD	2440	50.00
Check Total					50.00
V165282	04/17/2025	10043	SHI INTERNATIONAL CORP	5703-603	906.99
Check Total					906.99
V165283	04/17/2025	27250	SHOES FOR CREWS LLC	2670	115.98
	04/17/2025	27250	SHOES FOR CREWS LLC	4102	314.96
	04/17/2025	27250	SHOES FOR CREWS LLC	2675	131.00
Check Total					561.94
V165284	04/17/2025	22936	SITEONE LANDSCAPE SUPPLY HOLDING	2675	818.68
Check Total					818.68
V165285	04/17/2025	26610	SMA HEALTHCARE INC	5750	3,416.67
Check Total					3,416.67
V165286	04/17/2025	22083	SOUTHERN EXPOSURE CONSTRUCTION	3345	6,540.60
Check Total					6,540.60

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165287	04/17/2025	20947	STANTEC CONSULTING SERVICES INC	2800	12,022.00
	04/17/2025	20947	STANTEC CONSULTING SERVICES INC	5832B2	2,135.60
Check Total					14,157.60
V165290	04/17/2025	0549.1	STATE OF FLORIDA	2501	427.51
	04/17/2025	0549.1	STATE OF FLORIDA	4102	390.20
	04/17/2025	0549.1	STATE OF FLORIDA	2440	0.09
	04/17/2025	0549.1	STATE OF FLORIDA	4150	60.74
	04/17/2025	0549.1	STATE OF FLORIDA	6212	850.48
	04/17/2025	0549.1	STATE OF FLORIDA	2122	182.29
	04/17/2025	0549.1	STATE OF FLORIDA	5212	60.74
	04/17/2025	0549.1	STATE OF FLORIDA	3200	691.91
	04/17/2025	0549.1	STATE OF FLORIDA	5106	60.86
	04/17/2025	0549.1	STATE OF FLORIDA	2150	2,148.07
	04/17/2025	0549.1	STATE OF FLORIDA	7201I	60.74
	04/17/2025	0549.1	STATE OF FLORIDA	6102	264.37
	04/17/2025	0549.1	STATE OF FLORIDA	7201CR	60.74
	04/17/2025	0549.1	STATE OF FLORIDA	9000	1,759.32
Check Total					7,018.06
V165291	04/17/2025	27320	STEVE HOWARD	2104	23.00
Check Total					23.00
V165292	04/17/2025	28682	STEVEN BAHAM	2790	129.00
Check Total					129.00
V165293	04/17/2025	23664	STROUD ENGINEERING CONSULTANTS INC	9000J	8,417.25
Check Total					8,417.25
V165294	04/17/2025	2632	SUMMIT HOME RESPIRATORY SERV INC	5345DMS	345.00
	04/17/2025	2632	SUMMIT HOME RESPIRATORY SERV INC	5358DMS	199.44
	04/17/2025	2632	SUMMIT HOME RESPIRATORY SERV INC	5389DMS	438.00
Check Total					982.44
V165295	04/17/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	4102	430.62
	04/17/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	7126	663.62
Check Total					1,094.24
V165296	04/17/2025	27012	SUPERIOR ASPHALT INC	4110	1,044,999.26
	04/17/2025	27012	SUPERIOR ASPHALT INC	4120	1,044,999.26
Check Total					2,089,998.52
V165297	04/17/2025	25454	SUSAN J KORMAN	5348EHD	10.68
	04/17/2025	25454	SUSAN J KORMAN	5345DHD	5.34
	04/17/2025	25454	SUSAN J KORMAN	5351E	10.68

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					26.70
V165298	04/17/2025	7109	SVK INC	550	1,996.50
Check Total					1,996.50
V165299	04/17/2025	28720	TEAL LLC	5219	104,483.29
Check Total					104,483.29
V165300	04/17/2025	29123	TERRY YOUNCE	4102	119.99
Check Total					119.99
V165301	04/17/2025	7791	TEXAS AQUATIC HARVESTING INC	6304Y	60,604.00
Check Total					60,604.00
V165302	04/17/2025	1738	THE SHERWIN-WILLIAMS COMPANY	2670	587.21
Check Total					587.21
V165303	04/17/2025	2082.4	WEST PUBLISHING CORP	2103	749.00
Check Total					749.00
V165304	04/17/2025	25223	TTVRB INC	4102	27.30
Check Total					27.30
V165306	04/17/2025	10876	UNIFIRST CORPORATION	2675	194.38
	04/17/2025	10876	UNIFIRST CORPORATION	5106	75.38
	04/17/2025	10876	UNIFIRST CORPORATION	9000	1,846.79
	04/17/2025	10876	UNIFIRST CORPORATION	5218	17.02
	04/17/2025	10876	UNIFIRST CORPORATION	5212	344.14
	04/17/2025	10876	UNIFIRST CORPORATION	5219	47.62
	04/17/2025	10876	UNIFIRST CORPORATION	5217	101.54
Check Total					2,626.87
V165307	04/17/2025	25262	UNIVERSAL ENVIRONMENTAL SERVICES	5219	75.00
Check Total					75.00
V165308	04/17/2025	26810	US BANCORP ASSET MANAGEMENT INC	001	1,333.33
	04/17/2025	26810	US BANCORP ASSET MANAGEMENT INC	326	1,000.00
	04/17/2025	26810	US BANCORP ASSET MANAGEMENT INC	405	1,000.00
Check Total					3,333.33
V165309	04/17/2025	24252	US COATING SPECIALISTS LLC	2100J	66,767.56
Check Total					66,767.56
V165310	04/17/2025	14074	VERTEKS CONSULTING INC	2440	1,196.75
Check Total					1,196.75
V165311	04/17/2025	25588	VICEROY HOME SERVICES	5345DPC	832.00
	04/17/2025	25588	VICEROY HOME SERVICES	5347EPC	39.00
	04/17/2025	25588	VICEROY HOME SERVICES	5326ERE	260.00
	04/17/2025	25588	VICEROY HOME SERVICES	5358DPC	260.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165311	04/17/2025	25588	VICEROY HOME SERVICES	5347EHM	572.00
	04/17/2025	25588	VICEROY HOME SERVICES	5345DRE	494.00
	04/17/2025	25588	VICEROY HOME SERVICES	5347ECP	104.00
	04/17/2025	25588	VICEROY HOME SERVICES	5345DHM	689.00
	04/17/2025	25588	VICEROY HOME SERVICES	5358DRE	1,443.00
Check Total					4,693.00
V165312	04/17/2025	11503	WADE TRIM INC	3110	6,556.55
Check Total					6,556.55
V165313	04/17/2025	2623	WHETSTONE OIL CO INC	5212	3,533.40
Check Total					3,533.40
V165314	04/17/2025	26398	WINSUPPLY CRYSTAL RIVER FL CO	2670	4.77
Check Total					4.77
V165315	04/17/2025	5930	WW GRAINGER INC	2670	451.53
Check Total					451.53
V165316	04/17/2025	2150	XEROX CORPORATION	2440	71.70
	04/17/2025	2150	XEROX CORPORATION	4104	176.20
Check Total					247.90
V165317	04/23/2025	0388	CITRUS WELL DRILLING LLC	9400	16,603.80
Check Total					16,603.80
V165318	04/28/2025	23096	LYDIA E ACOSTA	5366C	938.00
Check Total					938.00
V165319	04/28/2025	19864	ACTION RENTAL MANAGEMENT	5366C	2,152.00
Check Total					2,152.00
V165320	04/28/2025	26149	AKG INVESTMENT HOLDINGS LLC	5366C	1,906.00
Check Total					1,906.00
V165321	04/28/2025	26659	ALANA KOZAK CORNELL	5366C	542.00
Check Total					542.00
V165322	04/28/2025	25901	ANGEL LUIS VEGA	5366C	670.00
Check Total					670.00
V165323	04/28/2025	28543	ANGELA PICONE	5366C	583.00
Check Total					583.00
V165324	04/28/2025	25051	ASA 10 LLC	5366C	1,201.00
Check Total					1,201.00
V165325	04/28/2025	28413	ASSET BASED FUNDING LLC	5366C	461.00
Check Total					461.00
V165326	04/28/2025	28252	AVINASH TEKAWADE	5366C	1,068.00
Check Total					1,068.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165327	04/28/2025	26554	BROWARD COUNTY HOUSING AUTHORITY	5366C	55.11
Check Total					55.11
V165328	04/28/2025	28499	CARLOS EDUARDO DELPUPO	5366C	2,100.00
Check Total					2,100.00
V165329	04/28/2025	29047	CAROL NORMAND	5366C	1,900.00
Check Total					1,900.00
V165330	04/28/2025	25155	CHRISTIAN WORSHIP CENTER CENTRAL FL	5366C	1,150.00
Check Total					1,150.00
V165331	04/28/2025	5991	MRS. MARJORIE J COPELAND	5366C	843.00
Check Total					843.00
V165332	04/28/2025	28456	CT HOMES REALTY CORPORATION	5366C	1,844.00
Check Total					1,844.00
V165333	04/28/2025	25057	DANIEL MILEY	5366C	737.00
Check Total					737.00
V165334	04/28/2025	26692	DECRO HERON LLC	5366C	3,226.00
Check Total					3,226.00
V165335	04/28/2025	26690	DECRO MAGNOLIA LLC	5366C	1,764.00
Check Total					1,764.00
V165336	04/28/2025	26691	DECRO NATURE WALK LLC	5366C	2,882.00
Check Total					2,882.00
V165337	04/28/2025	27270	DEONARINE PERSAND	5366C	1,614.00
Check Total					1,614.00
V165338	04/28/2025	28277	EUNSOOK WOLFLEY	5366C	538.00
Check Total					538.00
V165339	04/28/2025	27135	EYESKY MANAGEMENT LLC	5366C	1,066.00
Check Total					1,066.00
V165340	04/28/2025	22313	FOREST RIDGE AT BEVERLY HILLS	5366C	7,575.00
Check Total					7,575.00
V165341	04/28/2025	20151	JEAN L FORT	5366C	650.00
Check Total					650.00
V165342	04/28/2025	28772	FRANCIS L SHAW	5366C	491.00
Check Total					491.00
V165343	04/28/2025	16932	GREAT AMERICAN REALTY & INVESTMENT	5366C	15,136.44
Check Total					15,136.44
V165344	04/28/2025	9639	HOUSING AUTHORITY OF CITY OF TAMPA	5366C	1,471.11
Check Total					1,471.11
V165345	04/28/2025	20946	DAVID S HUTCHINS	5366C	985.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					985.00
V165346	04/28/2025	23051	KATHLEEN INDELICATO	5366C	735.00
Check Total					735.00
V165347	04/28/2025	25680	JANICE L JORSTAD	5366C	395.00
Check Total					395.00
V165348	04/28/2025	26341	JESSE L MADDEN	5366C	1,651.00
Check Total					1,651.00
V165349	04/28/2025	27116	JOAN BOWDEN	5366C	237.00
Check Total					237.00
V165350	04/28/2025	23882	THE HOLLOWAY GROUP PA	5366C	3,255.00
Check Total					3,255.00
V165351	04/28/2025	26649	JUSTIN JENSEN	5366C	537.00
Check Total					537.00
V165352	04/28/2025	24571	KARA PIROLO	5366C	855.00
Check Total					855.00
V165353	04/28/2025	19153	KG RENTALS LLC	5366C	1,034.00
Check Total					1,034.00
V165354	04/28/2025	8855	LAKE COUNTY BOCC	5366C	5,470.55
Check Total					5,470.55
V165355	04/28/2025	28981	LEASE THE DREAM LLC	5366C	709.00
Check Total					709.00
V165356	04/28/2025	23072	LEESON'S MHC LCC	5366C	2,813.00
Check Total					2,813.00
V165357	04/28/2025	24969	LIZETTE MORENO	5366C	1,350.00
Check Total					1,350.00
V165358	04/28/2025	24403	MARQUI LLC	5366C	814.00
Check Total					814.00
V165359	04/28/2025	14345	DAVID W MIKEL	5366C	776.00
Check Total					776.00
V165360	04/28/2025	28702	MJBS HOLDINGS LLC	5366C	946.00
Check Total					946.00
V165361	04/28/2025	23994	MWC PROPERTY LLC	5366C	1,741.00
Check Total					1,741.00
V165362	04/28/2025	18263	NATURE COAST AFFORDABLE HOUSING	5366C	1,204.00
Check Total					1,204.00
V165363	04/28/2025	28638	OHM SAIRAM SHAKTI LLC	5366C	2,931.00
Check Total					2,931.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
V165364	04/28/2025	27881	OLMSTED COUNTY HOUSING AND	5366C	834.11
Check Total					834.11
V165365	04/28/2025	3676	ORANGE COUNTY HOUSING & CD	5366C	1,509.11
Check Total					1,509.11
V165366	04/28/2025	9466.1	OSCEOLA COUNTY SECTION 8 HOUSING	5366C	1,447.11
Check Total					1,447.11
V165367	04/28/2025	6728	PARKE FOREST APARTMENTS, LTD	5366C	1,586.00
Check Total					1,586.00
V165368	04/28/2025	28605	PARKVUE REALTY CORPORATION	5366C	1,675.00
Check Total					1,675.00
V165369	04/28/2025	10612	PINELLAS CO HOUSING AUTHORITY	5366C	1,425.11
Check Total					1,425.11
V165370	04/28/2025	21945	QUICK TURN PROPERTIES LLC	5366C	586.00
Check Total					586.00
V165371	04/28/2025	2618	RAINTREE APARTMENTS II	5366C	2,375.00
Check Total					2,375.00
V165372	04/28/2025	7065	RAINTREE APARTMENTS LTD	5366C	1,748.00
Check Total					1,748.00
V165373	04/28/2025	18915	REALTY ADVISORY GROUP INC	5366C	744.00
Check Total					744.00
V165374	04/28/2025	27698	RENA J COOPER	5366C	694.00
Check Total					694.00
V165375	04/28/2025	4859	RIDGE VIEW APARTMENTS	5366C	358.00
Check Total					358.00
V165376	04/28/2025	26361	RTM PROPERTIES LLC	5366C	1,134.00
Check Total					1,134.00
V165377	04/28/2025	26634	SCOTTSDALE PROPERTIES LLC	5366C	915.00
Check Total					915.00
V165378	04/28/2025	23130	SEMINOLE COUNTY HOUSING AUTHORITY	5366C	55.11
Check Total					55.11
V165379	04/28/2025	27109	SNOW REALTY OF FLORIDA INC	5366C	1,050.00
Check Total					1,050.00
V165380	04/28/2025	14798	STANFORD LIMITED	5366C	347.00
Check Total					347.00
V165381	04/28/2025	27605	SUGMILL INC	5366C	634.00
Check Total					634.00
V165382	04/28/2025	1870	SUMTER ELECTRIC COOPERATIVE INC	5366C	970.00

Check Number	Check Date	Vendor ID	Vendor Name	Dept	Amount
Check Total					970.00
V165383	04/28/2025	28386	SUNCOAST CRYSTAL RIVER MHC, LLC	5366C	1,255.00
Check Total					1,255.00
V165384	04/28/2025	9673	RONALD SWALLOW	5366C	200.00
Check Total					200.00
V165385	04/28/2025	28170	TEJASWINI SHRIKANT SHINDE	5366C	1,328.00
Check Total					1,328.00
V165386	04/28/2025	28719	THE INDEPENDENT HOUSE OF GOD CHURCH	5366C	1,791.00
Check Total					1,791.00
V165387	04/28/2025	23935	THOMAS W TUITE	5366C	766.00
Check Total					766.00
V165388	04/28/2025	25771	VEER REAL ESTATE INC	5366C	1,512.00
Check Total					1,512.00
V165389	04/28/2025	25914	VERA CURRY	5366C	787.00
Check Total					787.00
V165390	04/28/2025	25866	WAYNE A BARDSLEY	5366C	1,200.00
Check Total					1,200.00
V165391	04/28/2025	27747	WILMA A MCCLAIN TRUST	5366C	515.00
Check Total					515.00
V165392	04/28/2025	20185	WINDMEADOWS RRH LTD	5366C	648.00
Check Total					648.00
V165393	04/29/2025	9761	FL DEPT OF FINANCIAL SERVICES	466	96.00
	04/29/2025	9761	FL DEPT OF FINANCIAL SERVICES	401	158.43
	04/29/2025	9761	FL DEPT OF FINANCIAL SERVICES	131	20.00
	04/29/2025	9761	FL DEPT OF FINANCIAL SERVICES	450W	25.00
	04/29/2025	9761	FL DEPT OF FINANCIAL SERVICES	102	200.00
	04/29/2025	9761	FL DEPT OF FINANCIAL SERVICES	001	542.59
	04/29/2025	9761	FL DEPT OF FINANCIAL SERVICES	450	12,475.84
	04/29/2025	9761	FL DEPT OF FINANCIAL SERVICES	480	1,071.30
Check Total					14,589.16
Report Total					19,153,539.83

AGENDA MEMORANDUM

FROM:	Eric Head, Community Services Director
SUBJECT:	Asset# 51715 For Auction
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

A governmental unit shall have discretion to classify as surplus any of its property which property is not otherwise lawfully disposed of, that is obsolete or the continued use of which is uneconomical or inefficient or which serves no useful function (FS 274.05). Authority for disposal shall be recorded in the minutes of the governmental unit. (FS 247.07)

FDOT has released the lien on Transit bus # 51715. This 2015 Ford Turtle Top Odyssey Bus has met its useful life of 10 years and over 200,000 miles. Per grant requirements, vehicles purchased with grant funds must be disposed of at auction (or in some circumstances donated) with the proceeds being returned to Transit to assist in the cost of replacement vehicles. Radio has been repurposed for use on one of the new buses and the lettering will be removed.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

Per grant requirements, proceeds from the sale of a grant-purchased transit vehicle sold at auction will be returned to Transit to assist in the cost of replacement vehicles.

RECOMMENDED ACTION:

a. Determine and declare Asset 51715, a 2015 Turtle Top Odyssey Bus, a surplus property to be eligible for sale on Gov Deals.

b. Authorize staff to proceed with the sale of the surplus property on Gov Deals.
(Eric Head, Community Services Director)

ATTACHMENTS:

1. 51715 Fixed Asset Listing - Detailed Listing of Fixed Asset
2. Transit - 51715 2015 Ford Trutletop Odyssey (Auction)

DATE: 04/30/2025 CITRUS COUNTY BOARD REPORT10
TIME: 11:07:31 FIXED ASSETS LISTING

SELECTION CRITERIA: assets.tagno='51715'

SORTED BY: assets.tagno,assets.improvement_num

ASSET ID DESCRIPTIVE INFORMATION ACQUISITION INFORMATION DEPRECIATION INFORMATION

51715 '15 FORD PASSENGER BUS
-000 MFR FORD
MODEL TURTLETOP ODYSSEY
S/N 1FDXE4FS2EDB00757
INVENTORY DATE 04/29/25
CONDITION New STATUS
NEXT SCHEDULED MAINTENANCE 04/21/15
USER DEPT 7203
HOST ASSET TRANSIT #15
PRIOR ASSET ID

CLS M FUNDING GENERAL CAPITAL ASSET Y
VENDOR ALLIANCE BUS GROUP INC
CAT 09 PO 75649 UNITS 1
LOC 200D CHECK 446073 UN CST 77792.00
FUND TYPE G ACQUIRE 04/20/15 COST 77792.00
DPT 7203 INS CO
GRT 7227Q INS VAL 0.00
AUTO/BOAT REG # TE3381
NOTES

EST LIFE 5 DEP LIFE
DEP N POST DP N DEP METH
SALVAGE VALU .00
ACCUM DEP 77792.00
REM BOOK BASIS .00
DEP BASIS 77792.00
LAST POSTING DATE 09/30/22
SALE AMOUNT .00
RETIRED DATE

DISTRIBUTION INFORMATION

FUNCTION		ACTIVITY		DEP ORGN	ACCOUNT	PCT
560	HUMAN SERVICES	569	OTHER HUMAN SERVICES		55960	1.00

51715 RADIO INSTALLATION
-001 MFR MOTOROLA
MODEL
S/N
INVENTORY DATE 04/29/25
CONDITION NEW STATUS
NEXT SCHEDULED MAINTENANCE 07/01/15
USER DEPT 7203
HOST ASSET
PRIOR ASSET ID

CLS M FUNDING GENERAL CAPITAL ASSET Y
VENDOR TRI-CO COMMUNICATIONS
CAT 09 PO 76040 UNITS 1
LOC 200D CHECK V110976 UN CST 151.25
FUND TYPE G ACQUIRE 04/29/15 COST 151.25
DPT 7203 INS CO
GRT 7227Q INS VAL 0.00
AUTO/BOAT REG #
NOTES

EST LIFE 5 DEP LIFE
DEP N POST DP N DEP METH
SALVAGE VALU .00
ACCUM DEP 151.25
REM BOOK BASIS .00
DEP BASIS 151.25
LAST POSTING DATE 09/30/22
SALE AMOUNT .00
RETIRED DATE

DISTRIBUTION INFORMATION

FUNCTION		ACTIVITY		DEP ORGN	ACCOUNT	PCT
560	HUMAN SERVICES	569	OTHER HUMAN SERVICES	7203	55960	1.00

51715 LETTERING / NUMBERING
-002 MFR
MODEL
S/N
INVENTORY DATE 04/29/25
CONDITION NEW STATUS
NEXT SCHEDULED MAINTENANCE 08/14/15
USER DEPT 7203
HOST ASSET
PRIOR ASSET ID

CLS M FUNDING GENERAL CAPITAL ASSET Y
VENDOR MAC-1 SIGNS INC
CAT 09 PO 76020 UNITS 1
LOC 200D CHECK 446493 UN CST 330.00
FUND TYPE G ACQUIRE 04/28/15 COST 330.00
DPT 7203 INS CO
GRT 7227Q INS VAL 0.00
AUTO/BOAT REG #
NOTES

EST LIFE DEP LIFE
DEP N POST DP N DEP METH
SALVAGE VALU .00
ACCUM DEP 330.00
REM BOOK BASIS .00
DEP BASIS 330.00
LAST POSTING DATE 09/30/22
SALE AMOUNT .00
RETIRED DATE

DISTRIBUTION INFORMATION

FUNCTION		ACTIVITY		DEP ORGN	ACCOUNT	PCT
560	HUMAN SERVICES	569	OTHER HUMAN SERVICES	7203	55960	1.00

SELECTION CRITERIA: assets.tagno='51715'

SORTED BY: assets.tagno,assets.improvement_num

ASSET ID	DESCRIPTIVE INFORMATION		ACQUISITION INFORMATION		DEPRECIATION INFORMATION	
51715	DRIVER SAFETY BARRIER DOOR		FUNDING GENERAL CAPITAL ASSET Y		EST LIFE 1	DEP LIFE
-003	MFR	CLS M	VENDOR ALLIANCE BUS GROUP		DEP N POST DP N	DEP METH
	MODEL	CAT 09	PO NONCONF	UNITS 1	SALVAGE VALU	.00
	S/N	LOC 200D	CHECK V143489	UN CST 1102.56	ACCUM DEP	1102.56
	INVENTORY DATE 04/29/25	FUND TYPE G	ACQUIRE 03/29/21	COST 1102.56	REM BOOK BASIS	.00
	CONDITION NEW STATUS	DPT 7203	INS CO		DEP BASIS	1102.56
	NEXT SCHEDULED MAINTENANCE 10/19/21	GRT 5858AU	INS VAL 0.00		LAST POSTING DATE	09/30/22
	USER DEPT 7203	AUTO/BOAT REG # RM 106 - SPARE			SALE AMOUNT	.00
	HOST ASSET	NOTES			RETIRED DATE	
	PRIOR ASSET ID					

DISTRIBUTION INFORMATION

FUNCTION		ACTIVITY		DEP ORGN	ACCOUNT	PCT
560	HUMAN SERVICES	569	OTHER HUMAN SERVICES		55960	1.00

SORT GROUP TOTAL 4 RECORDS	
COST	79,375.81
INSURANCE VALUE	.00
SALVAGE VALUE	.00
ACCUMULATED DEPRECIATION	79,375.81
SALE AMOUNT	.00

REPORT TOTAL 4 RECORDS SELECTED	
COST	79,375.81
INSURANCE VALUE	.00
SALVAGE VALUE	.00
ACCUMULATED DEPRECIATION	79,375.81
SALE AMOUNT	.00

Asset Activity Form

☐ Department Transfer ☐ Custodian Change	Current Department: 7204 Current Custodian: TRANSIT SERVICES New Department: _____ New Custodian: _____	
☐ Location Change	Current Location: _____ New Location: _____ Condition: ____	
☐ Disposal	**Type:** ☐ Obsolete ☐Non-Repairable ☐ Recycle ☐ Dismantled for Parts ☐Trade-In ☐ Repair Not Cost Effective	**Method:** ☐ Landfill - Solid Waste ☐ Landfill – Electronic Recycle ☐ Other: _____
■ Auction	If not auctioned: ☐ Return to Originating Department ■ Dispose	
☐ Donation To ☐ Donation From	Non-Profit Organization/Agency: _____	

Dept #	*Asset ID*	*Description*	*Serial Number*	*Acquisition Date*	*Initial Cost*
7204	51715	2015 Ford Turtletop Odyssey Bus	1FDXE4FS2EDB00757	04/20/2015	77,792.00
7204	51715-002	Lettering / Numbering	N/A	04/28/2015	330.00

Comments/Justification:
Asset# 51715 has met it's useful life and has been replaced per FDOT requirements.

Initiating Department

Asset Custodian or Division Director Signature* — Date: 4/15/25 — Department Director Signature — Date: 4/29/25

** As custodian, I understand that I am responsible for tracking, locating, and showing all property to the Financial Services Clerk during the annual asset inventory. Per Florida Administrative Cod 69I-73.006 a physical inventory was conducted due to the asset custodian change. As new custodian I certify that the inventory was completed in accordance with all policies and regulations.*

Receiving Department (Transfers/Changes/Auctions)

Asset Custodian or Division Director Signature — Date — Department Director Signature — Date

Receiving Department (Donation/Disposal)

Non-Profit Representative Signature — Date — or — Disposal Witness Signature — Date

Financial Services Use Only

Asset Record Updated (date): _____ Board Approved (date): _____ Employee Signature: _____

AGENDA MEMORANDUM

FROM:	Eric Head, Community Services Director
SUBJECT:	Transportation Disadvantaged Trip and Equipment 2025-2026 Grant Application
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

Citrus County, Florida, Transit Division is requesting permission to apply for the annual grant funding from the Florida Commission for the Transportation Disadvantaged Trip & Equipment Grant (CTD) for non-sponsored trips.

Transportation Disadvantaged is a fare reduction program for persons over the age of 60, persons with disabilities and low income (under 150% of the federal poverty level). Based on the most recent annual operating report for July 2023 - June 2024, there were 28,309 total door-to-door trips provided, of which 23,115 trips received fare discounts that were funded through the Transportation Disadvantaged program. The overall unique individual client count for that time period was 735 with 442 being Transportations Disadvantaged with trips primarily for Nutritional, Medical, and Employment needs.

The Transportation Disadvantaged program also provides free bus passes for the Orange Line fixed route. On average, there are approximately 115 unique monthly riders that utilize approximately 1800 trips monthly.

The state project amount for Citrus County is $741,514 (grant funding is 90% at $667,318 with a required 10% county match of $74,146 and also includes a Voluntary dollars total of $45.00 (funds donated during vehicle registrations) and an In-kind value of $5.

This grant is effective from 07/01/2025 to 06/30/2026.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

The FY25-26 Transportation Disadvantaged grant project is $741,541: Grant funding is $667,318 (90%) with a required county match of $74,146 (10%) that will be requested in the FY26 budget. It includes Voluntary dollars of $45 and an In-kind value of $5.00.

RECOMMENDED ACTION:

a. Adopt and authorize the Chairman, or 1st Vice Chairman, respectively, of the Board of County Commissioners of Citrus County, Florida, to execute the resolution authorizing the Chairman or 1st Vice Chairman to sign the Florida Commission for the Transportation Disadvantaged Trip and Equipment grant application, contract, amendments, assurances, and certifications as required to obtain funding from the Florida Commission for the Transportation Disadvantaged, after review by the County Attorney, without the need to bring the documents before the Board.

b. Approve and Authorize the Chairman to execute the Transportation Disadvantaged Trip and Equipment Grant Recipient Information form. **(Eric Head, Community Services Director)**

ATTACHMENTS:

1. 068B Application - TD T&E Grant 2025-2026
2. 068B Resolution - TD T&E Grant 2025-2026

Transportation Disadvantaged
Trip & Equipment Grant Recipient Information

Legal Name	Citrus County, Florida		
Federal Employer Identification Number	59-6000548		
Registered Address	1300 S Lecanto Highway		
City and State	Lecanto, FL	**Zip Code**	34461
Contact Person for this Grant	Joanne Granger, Director	**Phone Number** *Format 111-111-1111*	352-527-7634
E-Mail Address ***[Required]***	joanne.granger@citrusbocc.gov		
Project Location ***[County(ies)]***	Citrus		

Budget Allocation	
Grant Amount – State Allocation [90%]	$667,318.00
Grant Amount – Local Match [10%]	$74,146.00
Voluntary Dollar Amount	$45.00
Local Match for Voluntary Dollars [In Kind]	$5.00
Total Project Amount	**$741,514.00**

Capital Equipment Request	
Description of Capital Equipment	**$ Amount**
Total Project Amount	**$ 0.00**

Local Coordinating Board Review IS Required if Requesting Capital Equipment

The purchase of capital equipment is included and has been reviewed by the _____ Local Coordinating Board.

_____N/A_____ _____

Signature of Local Coordinating Board Chairperson ***Date***

I, the authorized Grantee Representative, hereby certify that the information herein is true and accurate and is submitted in accordance with the 2025-26 Program Manual and Instructions for the Trip & Equipment Grant.

_____ _____

Signature of Grant Recipient Representative ***Date***

Rebecca Bays, Chairman

Florida Commission for the Transportation Disadvantaged

Transportation Disadvantaged Trip & Equipment Grant Service Rates

Name of Grant Recipient	Citrus County, Florida
Project Location [County(ies)]	Citrus
Service Rate Effective Date	July 1, 2025

Grant Agreement Service Rates		
Type of Service Transportation Mode	**Unit of Measure (Trip or Passenger Mile)**	**Cost Per Unit**
* Ambulatory		20.47
* Wheel Chair		35.08
* Stretcher		
Bus Pass – Daily	Pass	
Bus Pass – Weekly	Pass	
Bus Pass – Monthly	Pass	35.00

**** Ambulatory, Wheel Chair and Stretcher*** must all use the *same Unit of Measure* either ***Trip or Passenger Mile***; Cannot mix, all must be the same regardless of Transportation Mode.

RESOLUTION NO. 2025- _____

A RESOLUTION AUTHORIZING THE APPLICATION FOR, AND EXECUTION OF, A RESULTING CONTRACT FOR THE FLORIDA COMMISSION FOR THE TRANSPORTATION DISADVANTAGED TRIP AND EQUIPMENT GRANT FUNDING, AND AUTHORIZING THE SIGNATORIES FOR SUCH INSTRUMENTS FOR "SFY" 2026.

WHEREAS, Board of County Commissioners of Citrus County, Florida (Board) is the Governing Board of Citrus County, Florida (Citrus County), a political subdivision of the State of Florida, a unit of general purpose government duly authorized to conduct business under Florida Statute 125; and

WHEREAS, Florida Commission for the Transportation Disadvantaged Trip and Equipment grant funds are available for funding transportation operations;

WHEREAS, the Board has determined that it is in the best interest of the population of Citrus County, which it serves, to apply for the Florida Commission for the Transportation Disadvantaged Trip and Equipment grant for financial assistance for the SFY2026 in the amount $741,514 with a required match of $74,146, and to enter into a resulting contract to provide for the operation of transit services for Citrus County under the Florida Transportation Disadvantaged Program; and

WHEREAS, Citrus County staff has read or reviewed or will read or review the related model contract and is familiar with the matters contained therein, and that the Board is able to represent that the contractual duties that are to be undertaken are within their scope, purpose, and capacity; and

WHEREAS, Citrus County employs, or will employ, a sufficient number of staff who are qualified by education and experience to fully and faithfully execute all the duties and responsibilities assumed by the Governing Board in relation to the program for which grant funding is provided;

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners of Citrus County, Florida that:

The Chairman, or 1st Vice Chairman, respectively of the Board of County Commissioners of Citrus County, Florida, is authorized to sign the Florida Commission for the Transportation Disadvantaged Trip and Equipment grant application, contract, amendments, assurances, and certifications as required to obtain funding from the Florida Commission for the Transportation Disadvantaged, after review by the County Attorney, without the need to bring the documents before the Board .

THIS RESOLUTION was duly adopted and recorded in the minutes this 27th day of May, 2025.

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA

_____
REBECCA BAYS, CHAIRMAN

ATTEST:

_____
TRACI PERRY, CLERK

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

TD Trip and Equipment 25-26

AGENDA MEMORANDUM

FROM:	June Randall, Human Resources Director
SUBJECT:	Agreement with College of Central Florida - Co-Op and Internship Agreement
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

Three (3) students enrolled at the College of Central Florida are requesting to receive an internship with the County working in the Systems Management department, GIS division, and Extension Services division. This internship opportunity will afford the students a unique opportunity to bridge the gap between academic learning and real-world application. The College is requiring the attached agreements to be signed which detail the specific training opportunities the students will receive. This is an unpaid internship and there is no cost to the County for participating.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

No budgetary impact

RECOMMENDED ACTION:

Approve and authorize the Chairman to execute the Co-Op and Internship Agreement with the College of Central Florida for Justin White assigned to Systems Management department, Alec MacDonald assigned to GIS division, and Richard Kessler assigned to Extension Services division. **(June Randall, Human Resources Director).**

ATTACHMENTS:

1. Alec MacDonald - CCF Co-Op and Internship Agreement
2. Justin White - CCF Co-Op and Internship Agreement
3. Richard Kessler - CCF Co-Op and Internship Agreement

College of Central Florida
Co-Op and Internship Agreement

Student Contact Information

Student Name: Alec (First) MacDonald (Middle Initial) (Last)

Address: 4815 W Gypsum Drive City, State, Zip: Beverly Hills, FL 34465

Phone: 352-270-2411 Email: macdonalda@patriots.cf.edu

Student's Program of Study: A.S. Computer Information Technology

Is student 17 years old or younger? (Yes or No): No

Student Emergency Contact Information

Emergency Contact: Mary (First) MacDonald (Last) Mother (Relationship)

Phone: 207-949-5263 Email: maryemac01@yahoo.com

College Contact Information

Name: Anna (First) Williams (Last)

Title: Cooperative Education Coordinator

Phone: Email: Williaman@cf.edu

Sponsor Contact Information

Business/Organization Name: Citrus County Board of County Commissioners - GIS Division

Federal Tax ID # (FEIN): 59-6000548 Visit SunBiz.org to lookup FEIN if needed

Phone: 352 527 5544

Address: 3600 W Sovereign Path Suite 264 (Street Address)

Lecanto (City) FL (State) 34461 (ZIP Code)

Designated Supervisor Contact Info

Supervisor Name: Cynthia Skelhorn (First) (Last)

Title: GIS Director

Phone: 352 527 5534 Email: cynthia.skelhorn@citrusbocc.gov

Co-Op/Internship Dates and Schedule

Start Date: 05/14/2025 End Date: 08/11/2025

Hours per Week or Total per Term: 120 hours

Student's Job?:	Yes ☐	No ☑	Students may use current employment to satisfy the internship if relevant tasks and mentoring are provided
Compensation:	Unpaid ☐	Paid ☑	If unpaid, check with college staff if any questions about Fair Labor Standards
Worker's Comp/Accident Insurance:	Provided by Sponsor: ☐	Provided by College: ☑	A.S. and B.A.S. students are covered by college insurance. Confirm with college if needed.

Training Plan

Job Description (what projects, tasks, shadowing will student complete?)	Utilize Geographic Information Systems (GIS) software and programs to create and maintain geographically referenced data, maps and reports. GIS software has the capacity to relate different types of data such as socioeconomic, demographic, political boundaries, land use, land cover, and infrastructure. GIS specialists develop electronic and print maps from GIS data, and maintain numerous datasets.
Specific TECHNICAL SKILLS to learn or improve (should be related to student's program of study)	Complete initial training (approximately 15 hrs) as introduction to Geographic Information Systems. Complete two projects involving GIS data management and data editing, with related maps and web applications. Complete one project by applying Python and model builder in ArcGIS Pro.
Specific SOFT SKILLS to learn or improve (may include communication, problem solving, critical thinking, etc.)	The soft skills to learn include: the ability to work within a team, to communicate technical information to other team members and the public, and gaining an understanding of data selection, symbology and display in geographic systems.
Management Skills to learn or improve (required for bachelor degree students only)	Not required for Associate degree students

Signatures (indicates review & approval of Training Plan and Roles & Responsibilities)

Sponsor/Supervisor Signature: _____ Date _____

Student Signature: Ale MacDonald Date 4/2/25

College Staff Signature: [signature] Date: 4-1-25

Faculty Signature: [signature] Date 4/1/25

College of Central Florida offers equal access and opportunity in employment, admissions and educational activities. The college will not discriminate on the basis of race, color, ethnicity, religion, sex, pregnancy, age, marital status, national origin, genetic information, sexual orientation, gender identity, veteran status or disability status in its employment practices or in the admission and treatment of students. Recognizing that sexual harassment constitutes discrimination on the basis of sex and violates this policy statement, the college will not tolerate such conduct. The following person has been designated to handle inquiries regarding the nondiscrimination policies: Dr. Mary Ann Begley, Title IX Coordinator, Ocala Campus, Building 3, Room 116, 3001 S.W. College Road, 352-291-4410, or Equity@cf.edu.

CF Co-Op and Internship Program: Roles and Responsibilities

All Parties	All parties involved will: • Not terminate the agreement without the knowledge of all parties concerned. • Work cooperatively to create and carry out the skill development, training plan and evaluation. • Any issues or concerns should be discussed with college contact person listed on this form as soon as possible.
Sponsor and Supervisor Responsibilities	The sponsor will: • Provide tasks as specified above for the purposes of providing work experience. • Assign a supervisor who will provide coaching, guidance, and feedback for the student. • Ensure health and safety regulations are followed to protect the student. • Ensure the student is receiving appropriate training in skill development, safety, confidentiality, and the process for reporting of work-related injury, illness, harassment, or discrimination. • Complete an evaluation of the student's performance (form provided by college.) • Ensure that an emergency contact form is on file for each student. • If the student is 17 years of age or younger, in the event of a workplace injury or illness, or allegation of harassment or discrimination, the employer will contact the student's parent or legal guardian and college contact as soon as possible. • Adhere to all State and Federal laws and regulations regarding fair wages and labor, and workplace discrimination.
College Responsibilities	The college will: • Orient the sponsor and student to the rules, policies, and procedures related to internship. • Train student on professionalism expectations. • Work with the sponsor to ensure student skill development and assessment, career planning and preparation, student reflection on their experience, reasonable accommodations for disabilities, and to assign the student a final grade. • If the student is 17 years of age or younger, the college will notify the student's parent or legal guardian if there is a report of an injury or illness, or allegation of harassment or discrimination involving the student related to the work-based learning opportunity. • Distribute the Co-op/Internship Agreement to the signing parties. • Coach the student to ensure work-related skill development throughout the experience.
Parent/Guardian Responsibilities (only for minors)	If student is 17 years of age or younger, the parent or legal guardian will: • Agree that the student may participate in the work-based learning opportunity as provided by the educational institution. • Understand and agree that the student will be off school property and may be in contact with members of an agency who are not associated with school processes and procedures.
Student Responsibilities:	The student will: • Follow the policies, rules, and regulations of the school and employer. • Follow confidentiality expectations provided by the employer. • Maintain actions, attitudes, and appearance that reflect professionalism. • Complete tasks, projects, and assignments provided by sponsor and communicate with sponsor if assistance or clarification is needed. • Provide advance notice of absences to the employer supervisor and instructor. • Complete all required records and documentation required for the program. • Communicate with the college if issues arise at the co-op/internship site. • Provide documentation of completed hours as outlined by the college and verified by the sponsor.

College of Central Florida
Co-Op and Internship Agreement

Student Contact Information

Student Name: Justin White
First *Middle Initial* *Last*

Address: 7 Meadowdale Street City, State, Zip: Beverly Hills, FL 34465

Phone: 352-419-2363 Email: whitejus@patriots.cf.edu

Student's Program of Study: A.S. - Computer Information Technology

Is student 17 years old or younger? (Yes or No): No

Student Emergency Contact Information

Emergency Contact: Kathryn White
First *Last* *Relationship*

Phone: 352-419-2574 Email: madjester4000@gmail.com

College Contact Information

Name: Anna Williams
First *Last*

Title: Cooperative Education Coordinator

Phone: Email: Williaman@cf.edu

Sponsor Contact Information

Business/Organization Name: Citrus County Board of County Commissioners - Systems Management Department

Federal Tax ID # (FEIN): 59-6000548 Visit SunBiz.org to lookup FEIN if needed

Phone: 352-527-5232

Address: 3600 W Sovereign Path
Street Address

Lecanto FL 34461
City *State* *ZIP Code*

Designated Supervisor Contact Info

Supervisor Name: Hafizullah Kakar
First *Last*

Title: Network Operations Manager

Phone: 352-527-5531 Email hafizullah.kakar@citrusbocc.com

Co-Op/Internship Dates and Schedule

Start Date: 05/05/2025 End Date: 06/30/2025

Hours per Week or Total per Term: 120 hours total

Student's Job?:	Yes ☐	No ☑	Students may use current employment to satisfy the internship if relevant tasks and mentoring are provided
Compensation:	Unpaid ☐	Paid ☑	If unpaid, check with college staff if any questions about Fair Labor Standards
Worker's Comp/Accident Insurance:	Provided by Sponsor: ☐	Provided by College: ☑	A.S. and B.A.S. students are covered by college insurance. Confirm with college if needed.

Training Plan

Job Description (what projects, tasks, shadowing will student complete?)	The intern will conduct a full inventory of hardware and software, create a new refresh cycle, and enter details into the asset management tool. They will shadow IT team members to learn asset lifecycle management best practices.
Specific TECHNICAL SKILLS to learn or improve (should be related to student's program of study)	The intern will improve technical skills related to asset management software, data entry and maintenance, hardware and software inventory tracking, and understanding IT infrastructure. Additionally, they will gain hands-on experience with lifecycle management tools and reporting systems used in the IT field
Specific SOFT SKILLS to learn or improve (may include communication, problem solving, critical thinking, etc.)	The intern will enhance communication, problem-solving, attention to detail, and teamwork skills by collaborating with cross-functional teams and addressing inventory-related challenges.
Management Skills to learn or improve (required for bachelor degree students only)	

Signatures (indicates review & approval of Training Plan and Roles & Responsibilities)

Sponsor/ Supervisor Signature: _____ Date _____ Student Signature: [signature] Date 4/1/25

College Staff Signature: [signature] Date: 4-1-25 Faculty Signature: [signature] Date 4/1/25

College of Central Florida offers equal access and opportunity in employment, admissions and educational activities. The college will not discriminate on the basis of race, color, ethnicity, religion, sex, pregnancy, age, marital status, national origin, genetic information, sexual orientation, gender identity, veteran status or disability status in its employment practices or in the admission and treatment of students. Recognizing that sexual harassment constitutes discrimination on the basis of sex and violates this policy statement, the college will not tolerate such conduct. The following person has been designated to handle inquiries regarding the nondiscrimination policies: Dr. Mary Ann Begley, Title IX Coordinator, Ocala Campus, Building 3, Room 116, 3001 S.W. College Road, 352-291-4410, or Equity@cf.edu.

CF Co-Op and Internship Program: Roles and Responsibilities

All Parties	All parties involved will: • Not terminate the agreement without the knowledge of all parties concerned. • Work cooperatively to create and carry out the skill development, training plan and evaluation. • Any issues or concerns should be discussed with college contact person listed on this form as soon as possible.
Sponsor and Supervisor Responsibilities	The sponsor will: • Provide tasks as specified above for the purposes of providing work experience. • Assign a supervisor who will provide coaching, guidance, and feedback for the student. • Ensure health and safety regulations are followed to protect the student. • Ensure the student is receiving appropriate training in skill development, safety, confidentiality, and the process for reporting of work-related injury, illness, harassment, or discrimination. • Complete an evaluation of the student's performance (form provided by college.) • Ensure that an emergency contact form is on file for each student. • If the student is 17 years of age or younger, in the event of a workplace injury or illness, or allegation of harassment or discrimination, the employer will contact the student's parent or legal guardian and college contact as soon as possible. • Adhere to all State and Federal laws and regulations regarding fair wages and labor, and workplace discrimination.
College Responsibilities	The college will: • Orient the sponsor and student to the rules, policies, and procedures related to internship. • Train student on professionalism expectations. • Work with the sponsor to ensure student skill development and assessment, career planning and preparation, student reflection on their experience, reasonable accommodations for disabilities, and to assign the student a final grade. • If the student is 17 years of age or younger, the college will notify the student's parent or legal guardian if there is a report of an injury or illness, or allegation of harassment or discrimination involving the student related to the work-based learning opportunity. • Distribute the Co-op/Internship Agreement to the signing parties. • Coach the student to ensure work-related skill development throughout the experience.
Parent/Guardian Responsibilities (only for minors)	If student is 17 years of age or younger, the parent or legal guardian will: • Agree that the student may participate in the work-based learning opportunity as provided by the educational institution. • Understand and agree that the student will be off school property and may be in contact with members of an agency who are not associated with school processes and procedures.
Student Responsibilities:	The student will: • Follow the policies, rules, and regulations of the school and employer. • Follow confidentiality expectations provided by the employer. • Maintain actions, attitudes, and appearance that reflect professionalism. • Complete tasks, projects, and assignments provided by sponsor and communicate with sponsor if assistance or clarification is needed. • Provide advance notice of absences to the employer supervisor and instructor. • Complete all required records and documentation required for the program. • Communicate with the college if issues arise at the co-op/internship site. • Provide documentation of completed hours as outlined by the college and verified by the sponsor.

College of Central Florida
Co-Op and Internship Agreement

Student Contact Information

Student Name: Richard Kessler III
First *Middle Initial* *Last*

Address: 7382 SW 103rd Ln, Ocala, FL City, State, Zip: 34476

Phone: 352-857-9289 Email: Kessler8@patriots.cf.edu

Student's Program of Study: Agribusiness

Is student 17 years old or younger? (Yes or No): No

Student Emergency Contact Information

Emergency Contact: Tammy Kessler Mother
First *Last* *Relationship*

Phone: 352-216-2621 Email:

College Contact Information

Name: Bonnie Hays
First *Last*

Title: Manager, Work Readiness

Phone: 352-854-2322 ext. 1855 Email: haysb@cf.edu

Sponsor Contact Information

Business/Organization Name: Citrus County, Florida

Federal Tax ID # (FEIN): 59-6000548 Visit SunBiz.org to lookup FEIN if needed

Phone: 352-527-5714

Address: 3650 W. Sovereign Path
Street Address

Lecanto FL 33983
City *State* *ZIP Code*

Designated Supervisor Contact Info

Supervisor Name: Marguerite Beckford
First *Last*

Title: County Extension Director/Horticulture Agent

Phone: 352-527-5714 Email: mbeckford@ufl.edu

Co-Op/Internship Dates and Schedule

Start Date: 05/19/2025 End Date: 08/08/2025

Hours per Week or Total per Term: 120 total

*Student's Job?:	Yes ☐	No ☑	Students may use current employment to satisfy the internship if relevant tasks and mentoring are provided.
Compensation:	Unpaid ☑	Paid ☐	If unpaid, check with college staff if any questions about Fair Labor Standards
Worker's Comp/Accident Insurance:	Provided by Sponsor: ☐	Provided by College: ☑	A.S. and B.A.S. students are covered by college insurance. Confirm with college if needed.

*If no, internship does not guarantee employment upon completion.

Training Plan

Job Description (what projects, tasks, shadowing will student complete?)	Create and update horticulture Extension education program materials Organize and coordinate horticulture Extension education projects Develop and edit horticulture Extension education presentations Soil testing Support horticultural diagnostics activities in the Plant Clinic
Specific TECHNICAL SKILLS to learn or improve (should be related to student's program of study)	Plant identification Horticultural diagnostics Developing Extension education materials Giving Extension education presentations
Specific SOFT SKILLS to learn or improve (may include communication, problem solving, critical thinking, etc.)	Teamwork and collaboration Document formatting Time management Organizational skills
Management Skills to learn or improve (required for bachelor degree students only)	Prioritizing for competing objectives Strategic planning

Signatures (indicates review & approval of Training Plan and Roles & Responsibilities)

Sponsor/ Supervisor Signature: _____ Date _____

Student Signature: Richard Rockliff Date 5/7/25

College Staff Signature: Bonnie Hays Date: 5-7-25 (Bonnie Hays, Internship Coordinator, College of Central Florida)

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CF Co-Op and Internship Program: Roles and Responsibilities

All Parties	All parties involved will: • Not terminate the agreement without the knowledge of all parties concerned. • Work cooperatively to create and carry out the skill development, training plan and evaluation. • Any issues or concerns should be discussed with college contact person listed on this form as soon as possible.
Sponsor and Supervisor Responsibilities	The sponsor will: • Provide tasks as specified above for the purposes of providing work experience. • Assign a supervisor who will provide coaching, guidance, and feedback for the student. • Ensure health and safety regulations are followed to protect the student. • Ensure the student is receiving appropriate training in skill development, safety, confidentiality, and the process for reporting of work-related injury, illness, harassment, or discrimination. • Complete an evaluation of the student's performance (form provided by college.) • Ensure that an emergency contact form is on file for each student. • If the student is 17 years of age or younger, in the event of a workplace injury or illness, or allegation of harassment or discrimination, the employer will contact the student's parent or legal guardian and college contact as soon as possible. • Adhere to all State and Federal laws and regulations regarding fair wages and labor, and workplace discrimination.
College Responsibilities	The college will: • Orient the sponsor and student to the rules, policies, and procedures related to internship. • Train student on professionalism expectations. • Work with the sponsor to ensure student skill development and assessment, career planning and preparation, student reflection on their experience, reasonable accommodations for disabilities, and to assign the student a final grade. • If the student is 17 years of age or younger, the college will notify the student's parent or legal guardian if there is a report of an injury or illness, or allegation of harassment or discrimination involving the student related to the work-based learning opportunity. • Distribute the Co-op/Internship Agreement to the signing parties. • Coach the student to ensure work-related skill development throughout the experience.
Parent/Guardian Responsibilities (only for minors)	If student is 17 years of age or younger, the parent or legal guardian will: • Agree that the student may participate in the work-based learning opportunity as provided by the educational institution. • Understand and agree that the student will be off school property and may be in contact with members of an agency who are not associated with school processes and procedures.
Student Responsibilities:	The student will: • Follow the policies, rules, and regulations of the school and employer. • Follow confidentiality expectations provided by the employer. • Maintain actions, attitudes, and appearance that reflect professionalism. • Complete tasks, projects, and assignments provided by sponsor and communicate with sponsor if assistance or clarification is needed. • Provide advance notice of absences to the employer supervisor and instructor. • Complete all required records and documentation required for the program. • Communicate with the college if issues arise at the co-op/internship site. • Provide documentation of completed hours as outlined by the college and verified by the sponsor.

AGENDA MEMORANDUM

FROM:	Carlton Hall, Public Works Director
SUBJECT:	Waste Connections of Florida Waste Disposal Account Agreement
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

Waste Connections of Florida, Inc. entered into a Waste Disposal Account Agreement with Citrus County dated July 23, 2024, establishing a monthly charge agreement for disposal fees of up to $14,000.00 at the Citrus County Central Landfill. Review of current disposal tonnage indicates an increase in the security required for Waste Connections of Florida, Inc. of $4,000.00 for a total of $18,000.00. The company has provided a surety bond rider for the additional $4,000.00. The agreement security is provided by Travelers Casualty and Surety Company of America Bond No. 108028221 for the sum of $18,000.00.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

No budgetary impact.

RECOMMENDED ACTION:

a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Waste Connections of Florida, Inc. for disposal fees of up to $18,000.00.

b. Approve termination of the existing Waste Disposal Account Agreement with Waste Connections of Florida, Inc. dated July 23, 2024. **(Carlton Hall, Public Works Director)**

ATTACHMENTS:

1. Waste Connections Waste Disposal Account Agreement Signed
2. Waste Connections COI
3. Waste Connections Surety Bond Rider
4. Waste Connections Bond Continuation

Board of County Commissioners
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION
P.O. Box 340, Lecanto, Florida 34460
Telephone: (352) 527-7670 FAX: (352) 527-7672
email: landfillinfo@bocc.citrus.fl.us
TDD Telephone: (352) 527-5303
Citrus Springs/Dunnellon/Inglis/Yankeetown area Toll Free (352) 489-2120

WASTE DISPOSAL ACCOUNT AGREEMENT

THIS WASTE DISPOSAL ACCOUNT AGREEMENT is hereby made and entered into by and between Waste Connections of Florida, Inc., whose mailing address is: 1099 Miller Dr. Altamonte Springs, FL 32701, hereinafter referred to as "COMPANY", and CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY".

W I T N E S S E T H:

WHEREAS, Company is lawfully engaged in business within Citrus County, Florida, and

WHEREAS, County operates a Class I Sanitary Landfill facility located at 230 West Gulf-to-Lake Highway, Lecanto, Florida 34461, and

WHEREAS, Company desires to utilize the Landfill and to establish a monthly account with the County for its Landfill use, and

WHEREAS, County wishes to allow Company to utilize the Landfill and to tender payments to the County at the end of each month for its use of the Landfill.

NOW, THEREFORE, in consideration of the foregoing recitals, Company and County agree as follows:

1. The above recitals are true and correct and are incorporated into this paragraph.
2. Company shall deliver to County as a security deposit, the sum of **$18,000.00** in the form of cash deposit or bond issued by an entity acceptable to County. The purpose of this security deposit is to permit County to draw against the deposit in the event of Company's nonpayment. If at any time the Company's charges reach the amount of the deposit, the Company will be placed on a cash only basis.
3. Beginning on the date of this Agreement, County will forward a bill via U.S. Mail to Company at its listed address at the end of each month for charges that accrued

during the month. Company's failure to receive the bill does not relieve Company of its obligation to tender payment in the full amount then due and owing County.

4. Company shall pay the County all sums then due within twenty-one (21) days of the billing date.

5. Company agrees that in the event it fails to pay the sum shown on its bill within twenty-one (21) days, County may, without prior notice to Company, immediately charge all sums due, against the cash deposit/bond.

6. If County is ever required to draw upon Company's security, County may terminate this Agreement and Company will thereafter utilize the Landfill on a cash-only basis.

7. This Agreement may be terminated with or without cause upon thirty (30) days prior written notice to the non-terminating party. In the event the Company desires to terminate this Agreement, County will release Company's security only upon verification that Company's account is then current and there are no other charges then due and owing to County.

8. Any right of County to draw upon Company's security will be in addition to, and not in lieu of, any other remedies provided by Florida law.

9. **INSURANCE REQUIREMENTS**: During the term of the Agreement, Contractor, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of Contractor. Contractor shall provide County a certificate(s) of insurance, evidencing such coverage.

GENERAL LIABILITY:

Company must obtain a General Liability policy with a minimum limit of $1,000,000 per occurrence, and a $2,000,000 general aggregate.

AUTO LIABILITY:

Company must obtain coverage for all vehicles for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event Consultant does not own vehicles, Consultant shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

WORKERS COMPENSATION AND EMPLOYER'S LIABILITY:

Company must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident $500,000 disease policy limit and $100,000 disease each employee must be included. For any officer of a Company that has exempt status as an individual, County requires proof of workers compensation insurance coverage for that Consultant/employer/owner's employees. If Consultant/employer/owner or individual has applied for a workers compensation exemption, County does not recognize this exemption to extend to the employees of Company/Consultant/Employer/Owner. The purpose of this section is to ensure that all Consultants, subconsultants, sole proprietors, or business entities of any kind who contract with County for provision of goods or services, provide workers' compensation coverage for all employees, and principles of consultants, subconsultants, sole proprietors, or other business entities. All provisions of this Section shall be construed in accord with this intent.

POLLUTION LIABILITY:

a. Pollution Liability must be afforded for Bodily Injury and Property Damage of not less than $1,000,000 each claim.

b. When this contract includes the pick-up, transportation and /or disposal of hazardous wastes as governed under title 40 or 49 of the Code of Federal Regulations, the transporter's Automobile Insurance shall be endorsed to include the ICC Form MSC90 (Motor Carrier Act of 1980) and the ISO Form CA 9948 (Pollution Liability-Broadened Coverage for Covered Autos-Business Auto and Truckers Coverage Forms).

OTHER INSURANCE PROVISIONS

a. Company shall provide a Certificate of Insurance to the County with a thirty (30) day notice of cancellation, ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims-made" or "occurrence" form. If any coverage is provided under a claims-made form, the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

b. All required insurance policies must be maintained until the contract work has been accepted by the County. In addition, a minimum 30-day notification clause is required if any changes in policy language occur, or in the event the policy is canceled.

c. Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees, and volunteers are to be **covered as an Additional Insured on all policies** except Worker's Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees, or volunteers.

d. Company's insurance coverage shall be primary insurance as respects the County, its officials, employees, and volunteers. Any insurance or self-insurance maintained by the County, its officials, employees, or volunteers shall be excess of Bidder's insurance and shall be non-contributory.

e. **For all policies of insurance**: Company, and its insurance carrier, waive all subrogation rights against the County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of our Right to Recover from Others for Workers Compensation coverage.

f. **The Certificate Holder should read as follows**: *Citrus County, Florida, a political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461*.

g. It is the Company's responsibility to ensure that all sub-contractors comply with these insurance requirements. Company shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

h. All required insurance policies must be written with a carrier having a minimum A.M. Best rating of A-.

i. All Certificates must show that the Company's policies have been endorsed per the requirements.

j.Once ALL paperwork is completed and received by the County, an email will be sent to Company requesting online registration with myCOI. It is critical that the County is provided with an accurate email address. The cost to register is $19.95 per year and a credit/debit card will be needed. Part of the registration process includes providing contact information for Bidder's insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (COI) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed or faxed to the County. Bidder will not be allowed to begin work and no payments will be made until registration is completed and a compliant Certificate of Insurance is received from Bidder's agent(s). This is a yearly requirement for the duration of the Agreement.

10. Company shall indemnify, save and hold harmless County and all its officers, agents or employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by the intentional or negligent act of, or omission of, Company, its agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither Company nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of County or any of its officers, agents or employees. In the event any lawsuit or other proceeding is brought against County by reason of any such claim, cause of action or demand, Company shall, upon written notice from County, resist and defend such lawsuit or proceeding by counsel satisfactory to County or, at County's option, pay for an attorney selected by County to defend County. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of Section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by County, any sums due Company under this Agreement may be retained by County until all of County's claims for indemnification pursuant to this Agreement have

been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by County.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed for the use and purposes herein expressed on this 29 day of APRIL, 2025

WASTE CONNECTIONS OF FLORIDA, INC.
Company Name

Witness

By: _____
Printed: MATT ARCAROLA
Its: DISTRICT MANAGER

Witness

Date: 04/29/25

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization, this 29 day of April, 2025, by Matt Arcarola as District Manager for Waste Connections who is ✓ personally known to me or who has produced _____ as identification.

Notary Public State of Florida
Tara L. Blow
My Commission
HH 253934
Exp. 6/10/2026

Tara L Blow
Notary Public-State of Florida
Printed Name: TARA L. BLOW
Commission No: 6-10-2026

ATTEST:

CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida.

Traci Perry

By: _____
Rebecca Bays, Chairman

APPROVED AS TO FORM FOR THE

Date:

RELIANCE OF CITRUS COUNTY ONLY:

Denise A. Dymond Lyn, County Attorney

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Certificate Unit
Edgewood Partners Ins. Center 4675 MacArthur Court Suite 750 Newport Beach CA 92660	PHONE (A/C, No, Ext): (949)-474-1550 FAX (A/C, No): E-MAIL ADDRESS: WCNCerts@epicbrokers.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : ACE American Insurance Company	22667
INSURER B : Ironshore Specialty Insurance Company	25445
INSURER C : ACE Property and Casualty Insurance Co	20699
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Waste Connections of Florida, Inc.
3 Waterway Square Place, Suite 110
The Woodlands, TX 77380

COVERAGES **CERTIFICATE NUMBER:** 1790289229 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	Y	HDOG47346447	8/1/2024	8/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 100,000 $ $ 2,000,000 $ 5,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	ISAH10755268	8/1/2024	8/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 10,000,000 $ $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			XEUG27614620010	8/1/2024	8/1/2025	EACH OCCURRENCE AGGREGATE $	$ 1,000,000 $ 1,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WLRC50723781	8/1/2024	8/1/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,500,000 $ 1,500,000 $ 1,500,000
B	Pollution Liability			ISPILLSB650R003	2/13/2024	2/13/2026	Per Occurrence Aggregate	$1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Garbage disposal at the Citrus County Landfill account = CH80. Citrus County, Florida a political subdivision of the State of Florida, its officials, employees, and volunteers, to the extent required by written contract are additional insured on a primary and non-contributory basis with respect to General Liability and Auto Liability. A waiver of subrogation applies to the extent required by written contract as allowed by applicable law with respect to General Liability, Auto Liability and Worker's Compensation. Umbrella is follow form over the General Liability, Auto Liability and Employers Liability. 30-day notice of cancellation, except 10 days for non-payment of premium, applies to the extent required by written contract.

CERTIFICATE HOLDER

Citrus County, Florida a Political Subdivision Of The State Of Florida
Attn: Matthew Baer
3600 W Sovereign Path
Lecanto FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Brenda M Ayers

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POLICY NUMBER: HDO G47346447

CHUBB®

NOTICE TO POLICYHOLDERS

NOTICE TO OTHERS – SCHEDULE – EMAIL ONLY

A. If we cancel this Policy prior to its expiration date by notice to you or the first Named insured for any reason other than nonpayment of premium, we will endeavor, as set out below, to send written notice of cancellation, via such electronic notification as we determine, to the persons or organizations listed in the schedule that you or your representative provide or have provided to us (the "Schedule"). You or your representative must provide us with the e-mail address of such persons or organizations, and we will utilize such e-mail address that you or your representative provided to us on such Schedule.

B. The Schedule must be initially provided to us within 15 days after:

i. The beginning of the Policy period, if this notice is provided on or before the effective date of the Policy; or

ii. This notice has been sent, if this notice is sent after the Policy period commences.

C. The Schedule must be in an electronic format that is acceptable to us; and must be accurate.

D. Our delivery of the notification as described in Paragraph **A.** will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured.

E. We will endeavor to send such notice to the e-mail address corresponding to each person or organization indicated in the Schedule at least 30 days prior to the cancellation date applicable to the Policy.

F. The notice of cancellation is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). Our failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule shall impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.

G. We are not responsible for verifying any information provided to us in any Schedule, nor are we responsible for any incorrect information that you or your representative provide to us. If you or your representative does not provide us with a Schedule, we have no responsibility for taking any action. In addition, if neither you nor your representative provides us with e-mail address information with respect to a particular person or organization, then we shall have no responsibility for taking action with regard to such person or entity.

H. We may arrange with your representative to send such notice in the event of any such cancellation.

I. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.

J. The provisions of this notice do not apply in the event that you cancel the Policy.

NON-CONTRIBUTORY ENDORSEMENT FOR ADDITIONAL INSUREDS

Named Insured Waste Connections US Holdings, Inc.			Endorsement Number 113
Policy Symbol ISA	Policy Number H10755268	Policy Period 08/01/2024 TO 08/01/2025	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
AUTO DEALERS COVERAGE FORM

Schedule

Organization	Additional Insured Endorsement
Any additional insured with whom you have agreed to provide such primary and non-contributory insurance, pursuant to and as required under a written contract executed prior to the date of loss.	

(If no information is filled in, the schedule shall read: "All persons or entities added as additional insureds through an endorsement with the term "Additional Insured" in the title)

For organizations that are listed in the Schedule above that are also an Additional Insured under an endorsement attached to this policy, the following is added to the Other Insurance Condition under General Conditions:

If other insurance is available to an insured we cover under any of the endorsements listed or described above (the "Additional Insured") for a loss we cover under this policy, this insurance will apply to such loss on a primary basis and we will not seek contribution from the other insurance available to the Additional Insured.

_____
Authorized Representative

Workers' Compensation and Employers' Liability Policy

Named Insured WASTE CONNECTIONS US HOLDINGS, INC. 3 WATERWAY SQUARE PLACE SUITE 110 THE WOODLANDS TX 77380	Endorsement Number Policy Number Symbol: WLR Number: C50723781
Policy Period 08-01-2024 **TO** 08-01-2025	Effective Date of Endorsement 08-01-2024
Issued By (Name of Insurance Company) ACE AMERICAN INSURANCE COMPANY	
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy. This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.	

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE – EMAIL ONLY

A. If we cancel this Policy prior to its expiration date by notice to you or the first Named insured for any reason other than nonpayment of premium, we will endeavor, as set out below, to send written notice of cancellation, via such electronic notification as we determine, to the persons or organizations listed in the schedule that you or your representative provide or have provided to us (the "Schedule"). You or your representative must provide us with the e-mail address of such persons or organizations, and we will utilize such e-mail address that you or your representative provided to us on such Schedule.

B. The Schedule must be initially provided to us within 15 days after:

i. The beginning of the Policy period, if this endorsement is effective as of such date; or

ii. This endorsement has been added to the Policy, if this endorsement is effective after the Policy period commences.

C. The Schedule must be in an electronic format that is acceptable to us; and must be accurate.

D. Our delivery of the notification as described in Paragraph **A.** of this endorsement will be based on the most recent Schedule in our records as of the date the notice of cancellation is mailed or delivered to the first Named Insured.

E. We will endeavor to send such notice to the e-mail address corresponding to each person or organization indicated in the Schedule at least 30 days prior to the cancellation date applicable to the Policy.

F. The notice referenced in this endorsement is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). Our failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule shall impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.

G. We are not responsible for verifying any information provided to us in any Schedule, nor are we responsible for any incorrect information that you or your representative provide to us. If you or your representative does not provide us with a Schedule, we have no responsibility for taking any action under this endorsement. In addition, if neither you nor your representative provides us with e-mail address information with respect to a particular person or organization, then we shall have no responsibility for taking action with regard to such person or entity under this endorsement.

H. We may arrange with your representative to send such notice in the event of any such cancellation.

I. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.

J. This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of this Policy remain unchanged.

This Endorsement is not applicable in the states of AZ, FL, ID, ME, NC, NJ, NM,TX and WI.

Authorized Representative

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS

Named Insured			Endorsement Number
Waste Connections US Holdings, Inc.			174
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
ISA	H10755268	08/01/2024 TO 08/01/2025	
Issued By (Name of Insurance Company)			
ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This Endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIERS COVERAGE FORM
AUTO DEALERS COVERAGE FORM

We waive any right of recovery we may have against the person or organization shown in the Schedule below because of payments we make for injury or damage arising out of the use of a covered auto. The waiver applies only to the person or organization shown in the SCHEDULE.

SCHEDULE

Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.

_____
Authorized Representative

POLICY NUMBER: HDO G47346447

Endorsement Number: 172

COMMERCIAL GENERAL LIABILITY
CG 24 04 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s): Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

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ADDITIONAL INSURED – DESIGNATED PERSONS OR ORGANIZATIONS

Named Insured			Endorsement Number
Waste Connections US Holdings, Inc.			19
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
ISA	H10755268	08/01/2024 TO 08/01/2025	
Issued By (Name of Insurance Company)			
ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
AUTO DEALERS COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
EXCESS BUSINESS AUTO COVERAGE FORM

Additional Insured(s): Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.

A. For a covered "auto," Who Is Insured is amended to include as an "insured," the persons or organizations named in this endorsement. However, these persons or organizations are an "insured" only for "bodily injury" or "property damage" resulting from acts or omissions of:

1. You.
2. Any of your "employees" or agents.
3. Any person operating a covered "auto" with permission from you, any of your "employees" or agents.

B. The persons or organizations named in this endorsement are not liable for payment of your premium.

_____
Authorized Representative

NON-CONTRIBUTORY ENDORSEMENT FOR ADDITIONAL INSUREDS

Named Insured			Endorsement Number
Waste Connections US Holdings, Inc.			24
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
HDO	G47346447	08/01/2024 to 08/01/2025	
Issued By (Name of Insurance Company)			
ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY COVERAGE

Schedule

Organization	Additional Insured Endorsement
Any additional insured with whom you have agreed to provide such primary and non-contributory insurance, pursuant to and as required under a written contract executed prior to the date of loss.	

(If no information is filled in, the schedule shall read: "All persons or entities added as additional insureds through an endorsement with the term "Additional Insured" in the title)

For organizations that are listed in the Schedule above that are also an Additional Insured under an endorsement attached to this policy, the following is added to Section IV.4.a:

If other insurance is available to an insured we cover under any of the endorsements listed or described above (the "Additional Insured") for a loss we cover under this policy, this insurance will apply to such loss on a primary basis and we will not seek contribution from the other insurance available to the Additional Insured.

Authorized Agent

POLICY NUMBER: HDO G47346447

Endorsement Number: 103

COMMERCIAL GENERAL LIABILITY
CG 20 26 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s): Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

Workers' Compensation and Employers' Liability Policy

Named Insured WASTE CONNECTIONS US HOLDINGS, INC. 3 WATERWAY SQUARE PLACE SUITE 110 THE WOODLANDS TX 77380	Endorsement Number Policy Number Symbol: WLR Number: C50723781
Policy Period 08-01-2024 **TO** 08-01-2025	Effective Date of Endorsement 08-01-2024
Issued By (Name of Insurance Company) ACE AMERICAN INSURANCE COMPANY	
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy. This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.	

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION AGAINST WHOM YOU HAVE AGREED TO WAIVE YOUR RIGHT OF RECOVERY IN A WRITTEN CONTRACT, PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO THE DATE OF LOSS.

For the states of CA, UT, TX, refer to state specific endorsements.

This endorsement is not applicable in KY, NH, and NJ.

The endorsement does not apply to policies in Missouri where the employer is in the construction group of code classifications. According to Section 287.150(6) of the Missouri statutes, a contractual provision purporting to waive subrogation rights against public policy and void where one party to the contract is an employer in the construction group of code classifications.

For Kansas, use of this endorsement is limited by the Kansas Fairness in Private Construction Contract Act(K.S.A.. 16-1801 through 16-1807 and any amendments thereto) and the Kansas Fairness in Public Construction Contract Act(K.S.A 16-1901 through 16-1908 and any amendments thereto). According to the Acts a provision in a contract for private or public construction purporting to waive subrogation rights for losses or claims covered or paid by liability or workers compensation insurance shall be against public policy and shall be void and unenforceable except that, subject to the Acts, a contract may require waiver of subrogation for losses or claims paid by a consolidated or wrap-up insurance program.



Authorized Agent

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SURETY BOND RIDER

To be attached to and form a part of BOND NUMBER: 108 028 221

Type of Bond: Payment Original Effective Date: June 1, 2024

Executed by Waste Connections of Florida, Inc., as Principal,

and by Travelers Casualty and Surety Company of America, as Surety,

in favor of Citrus County, FL, as Obligee

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to amend the surety bond as follows: Increase Bond Amount

FROM: Fourteen Thousand and 00/100 DOLLARS ($14,000.00)

TO: Eighteen Thousand and 00/100 DOLLARS ($18,000.00)

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective April 14, 2025

Signed and Sealed April 14, 2025

Travelers Casualty and Surety Company of America

(Surety)

By: Donna Borja

(Attorney-In-Fact) Donna Borja

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA HARTFORD, CONN.

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Donna Borja** of **SACRAMENTO**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **14th** day of **April**, **2025**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On April 14, 2025 before me, Lisa Betancur, Notary Public
(insert name and title of the officer)

personally appeared Donna Borja,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LISA BETANCUR
Notary Public - California
Sacramento County
Commission # 2459783
My Comm. Expires Aug 19, 2027

Signature _____ **(Seal)**

NFP
An Aon Company

BOND CONTINUATION CERTIFICATE

April 16, 2025

DISTRICT NO.: 6470

ISSUING CARRIER: **Travelers Casualty and Surety Company of America**

PRINCIPAL: Waste Connections of Florida, Inc.
Attn: District Manager
1099 Miller Drive
Altamonte Springs, FL 32701

It is agreed that the bond mentioned below hereby continues in force for the new term mentioned below, subject to all the covenants and conditions of the original bond referred to below.

This continuation is issued upon the express condition that the liability under said bond and all continuations thereof shall not be cumulative and shall in no event *exceed* the total sum referenced below.

BOND TYPE:	Annual Payment Bond
BOND DESCRIPTION:	Waste Disposal Account Agreement
OBLIGEE:	Citrus County
BOND AMOUNT:	$18,000.00
BOND NUMBER:	108 028 221
NEW TERM	
EFFECTIVE DATE:	6/1/2025
EXPIRATION DATE:	6/1/2026

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

BY: Donna Borja

Donna Borja, Attorney-In-Fact

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
HARTFORD, CONN.

3620 American River Drive, Suite 125 / Sacramento, CA 95864 / (916) 971-8844 / NFP.com

For informational purposes only. This document does not amend, extend, or alter coverage. Please refer to any actual policy(s) for specific terms, conditions, limitations, and exclusions. P&C Insurance Services provided through NFP Property & Casualty Services, Inc.. Doing business in California as NFP Property & Casualty Insurance Services, Inc. (License # OF15715). LA&H Insurance Services provided through NFP Corporate Services (NY), LLC. Doing business in California as NFP Corporate Insurance Services, LLC (License # OF44161). Both entities are subsidiaries of NFP Corp. (NFP).

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Donna Borja** of **SACRAMENTO**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **16th** day of **April**, **2025**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On April 16, 2025 before me, Lisa Betancur, Notary Public
(insert name and title of the officer)

personally appeared Donna Borja,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

LISA BETANCUR
Notary Public - California
Sacramento County
Commission # 2459783
My Comm. Expires Aug 19, 2027

AGENDA MEMORANDUM

FROM:	Carlton Hall, Public Works Director
SUBJECT:	Royals Furniture Waste Disposal Account Agreement
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

The Badcock Home Furnishings Center location in Crystal River entered into a Waste Disposal Account Agreement with Citrus County dated February 12, 2008, establishing a monthly charge agreement for disposal fees at the Citrus County Central Landfill for disposal fees up to $500.00.

Badcock declared bankruptcy in 2024 and the Crystal River store has been acquired by Royals Furniture. The owner of the store desires to change the current agreement and current security deposit of $500.00 from Badcock Home Furnishings Center to Royals Furniture.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

No budgetary impact.

RECOMMENDED ACTION:

a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Royals Furniture for disposal fees of up to $500.00.
b. Approve termination of the existing Waste Disposal Account Agreement with Badcock Home Furnishings Center and transfer the security deposit of $500.00 to Royals Furniture.
(Carlton Hall, Public Works Director)

ATTACHMENTS:

1. Royals Furniture Waste Disposal Account Agreement Signed
2. [EXTERNAL]RE_ Badcock Account 12
3. Badcock Furniture Waste Disposal Account Agreement

Board of County Commissioners
DEPARTMENT OF PUBLIC WORKS SOLID WASTE MANAGEMENT DIVISION
P.O. Box 340, Lecanto, Florida 34460
Telephone: (352) 527-7670 FAX: (352) 527-7672
email: landfillinfo@bocc.citrus.fl.us
TDD Telephone: (352) 527-5303
Citrus Springs/Dunnellon/Inglis/Yankeetown area Toll Free (352) 489-2120

WASTE DISPOSAL ACCOUNT AGREEMENT

THIS WASTE DISPOSAL ACCOUNT AGREEMENT is hereby made and entered into by and between Royals Furniture, whose mailing address is: 150 S Suncoast Blvd, Crystal River, FL 34429, hereinafter referred to as "COMPANY", and CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY".

W I T N E S S E T H:

WHEREAS, Company is lawfully engaged in business within Citrus County, Florida, and

WHEREAS, County operates a Class I Sanitary Landfill facility located at 230 West Gulf-to-Lake Highway, Lecanto, Florida 34461, and

WHEREAS, Company desires to utilize the Landfill and to establish a monthly account with the County for its Landfill use, and

WHEREAS, County wishes to allow Company to utilize the Landfill and to tender payments to the County at the end of each month for its use of the Landfill.

NOW, THEREFORE, in consideration of the foregoing recitals, Company and County agree as follows:

1. The above recitals are true and correct and are incorporated into this paragraph.
2. Company shall deliver to County as a security deposit, the sum of **$ 500.00** in the form of cash deposit or bond issued by an entity acceptable to County. The purpose of this security deposit is to permit County to draw against the deposit in the event of Company's nonpayment. If at any time the Company's charges reach the amount of the deposit, the Company will be placed on a cash only basis.
3. Beginning on the date of this Agreement, County will forward a bill via U.S. Mail to Company at its listed address at the end of each month for charges that accrued

during the month. Company's failure to receive the bill does not relieve Company of its obligation to tender payment in the full amount then due and owing County.

4. Company shall pay the County all sums then due within twenty-one (21) days of the billing date.

5. Company agrees that in the event it fails to pay the sum shown on its bill within twenty-one (21) days, County may, without prior notice to Company, immediately charge all sums due, against the cash deposit/bond.

6. If County is ever required to draw upon Company's security, County may terminate this Agreement and Company will thereafter utilize the Landfill on a cash-only basis.

7. This Agreement may be terminated with or without cause upon thirty (30) days prior written notice to the non-terminating party. In the event the Company desires to terminate this Agreement, County will release Company's security only upon verification that Company's account is then current and there are no other charges then due and owing to County.

8. Any right of County to draw upon Company's security will be in addition to, and not in lieu of, any other remedies provided by Florida law.

9. Company shall indemnify, save and hold harmless County and all its officers, agents or employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by the intentional or negligent act of, or omission of, Company, its agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither Company nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of County or any of its officers, agents or employees. In the event any lawsuit or other proceeding is brought against County by reason of any such claim, cause of action or demand, Company shall, upon written notice from County, resist and defend such lawsuit or proceeding by counsel satisfactory to County or, at County's option, pay for an attorney selected by County to defend County. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of Section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by County, any sums due Company under this Agreement may be retained by County until all of County's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any

amount withheld shall not be subject to payment of interest by County.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed for the use and purposes herein expressed on this 30th day of April, 2025

Witness

Witness

Royals Furniture
Company Name

By:
Printed: John Stitzel
Its:

Date: 4-30-2025

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization, this 30th day of April, 2025 by John Stitzel as Owner for Royals Furniture who is ✓ personally known to me or who has produced _____ as identification.

SHIRLEY COPEN
Commission # HH 666292
Expires April 17, 2029

Notary Public-State of Florida
Printed Name: Shirley Copen
Commission No: HH 666292

ATTEST:

Traci Perry

CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida.

By:
Rebecca Bays, Chairman

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY:

Denise A. Dymond Lyn, County Attorney

Date:

From: johnstitzel@tampabay.rr.com
To: Jeremiah W. Jennings
Cc: Matthew S. Baer; johnstitzel@tampabay.rr.com
Subject: [EXTERNAL]RE: Badcock Account 12
Date: Tuesday, April 22, 2025 9:53:00 PM

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Jeremiah,

Please go forward with changing the account from Badcock's to Royal's and transfer the deposit on file to the new account.

Thanks
John Stitzel

From: Jeremiah W. Jennings <Jeremiah.Jennings@citrusbocc.com>
Sent: Tuesday, April 15, 2025 3:29 PM
To: johnstitzel@tampabay.rr.com
Cc: Matthew S. Baer <Matthew.Baer@citrusbocc.com>
Subject: Badcock Account 12

John,

Following up on our previous discussion regarding your franchise change from Badcock to Royals Furniture, it looks like we will need to do a new Waste Disposal Account Agreement in the name of the new franchise. We will get the paperwork sent over to you to be filled out and returned to us. It is possible to have the current $500 cash deposit on file with the Badcock account transferred over to the new Royal Furniture account we will set up, however I will need you to email us, explicitly stating that is what you would like to do.

Until the new account for Royals Furniture (106) is set up and approved by the Board, I will keep Badcock of Crystal River (12) active for you to use. So long as you give us a written (or emailed) statement that you wish to transfer the deposit from your current account to the new one, we will not need an additional deposit.

If you have any questions, feel free to reach out to either myself or Matt Baer (cc'd).

Thank you,

Jeremiah Jennings
Solid Waste Supervisor
Citrus County Solid Waste Management Division
230 W. Gulf to Lake Hwy.
Lecanto, FL. 34461
Office: (352) 527-5573
Jeremiah.Jennings@citrusbocc.gov

Please Note: *Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure.*

Confidentiality Notice: *This message and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information that is exempt from public disclosure. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this message in error please contact the sender (by phone or reply by electronic mail) and then destroy all copies of the original message.*

WASTE DISPOSAL ACCOUNT AGREEMENT

THIS WASTE DISPOSAL ACCOUNT AGREEMENT is hereby made and entered into by and between BADCOCK HOME FURNISHINGS CENTER, hereinafter referred to as "COMPANY", and CITRUS COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY".

W I T N E S S E T H :

WHEREAS, Company is lawfully engaged in business within Citrus County, Florida, and

WHEREAS, County operates a Class I Sanitary Landfill facility located at 230 West Gulf-to-Lake Highway, Lecanto, Fl 34461, and

WHEREAS, Company desires to utilize said Landfill and establish a monthly account with the County for such use, and

WHEREAS, County has no objection to allowing Company to utilize said Landfill and tender payments to the County at the end of each month for the amount of waste it disposes of within the sanitary landfill;

NOW, THEREFORE, in consideration of the sum of Ten Dollars and No Cents ($10.00) to each in hand paid by the other, the receipt and sufficiency of which is hereby acknowledged by both parties hereto, Company and County agree as follows:

1. Company of date herewith hereby delivers to County as security a sum of $500.00 in the form of cash deposit or bond issued by an entity acceptable to County. The purpose of the security deposit is to permit County to draw against same, as hereinafter provided, in the event of nonpayment by Company. At any time the Company's charges reach the amount of deposit, they will be placed on a C.O.D. basis.

2. County shall commence, and upon the date of execution of this Agreement until termination of said Agreement, forward a bill to Company at its address listed herein at the end of each month for charges due County by Company for the month by regular U.S. Mail. The failure by Company to receive such bill shall not relieve Company of its obligation to tender payment in the full amount then due and owing County.

3. Company shall, within twenty-one (21) days from the date of issuance of said bill, pay the County all such sums then due and owning County.

4. Company acknowledges and agrees that, in the event it fails to pay the sum shown on its bill within the time frame detailed in paragraph 3 hereof, County shall have the right, without prior notice to Company, to immediately charge against the cash deposit / bond posted by Company with County in an amount sufficient to satisfy all sums then due and owing County.

5. In the event County is required to draw upon Company's security, as provided for in paragraph 4 hereof, this Agreement shall, at the option of the County, terminate and Company shall thereafter utilize said Landfill on a cash-only basis.

6. This Agreement may be terminated with or without cause upon thirty (30) days prior written notice to the non-terminating party. In the event the Company desires to terminate this Agreement, County shall release Company's security only upon verification that Company's account is then current and there are no other charges then due and owing County.

7. Any right of County to draw upon said security, shall be in addition to, and not in lieu of, any other remedies provided by Florida law.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed for the use and purposes herein expressed on the 12th day of Feb. 2008.

By: _____
[Authorized Signature]

John Stitzel
[Name - Print]

Owner
[Title]

Badcock Home Furnishings Center
[Company Name]

150 South Suncoast Blvd.
[Address]

Crystal River, Fl 34429
[City, State & Zip Code]

By: _____
Joyce Valentino, Chairwoman

Citrus County
Board of County Commissioners

Attest:

_____ D.C.
Betty Strifler, Clerk of Court

CIRCUIT COURT CLERK SUUM CUIQUE CITRUS COUNTY, FLORIDA

\SHARED\Certified Hauler2\(b) Waste Disposal Account Agreements\Agreements\BadcockCR.2.08

AGENDA MEMORANDUM

FROM:	Carlton Hall, Public Works Director
SUBJECT:	Surplus Property
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

A governmental unit shall have discretion to classify as surplus any of its property which property is not otherwise lawfully disposed of, that is obsolete or the continued use of which is uneconomical or inefficient, or which serves no useful function (FS 274.05). Authority for disposal of property shall be recorded in the minutes of the governmental unit (FS 274.07).

Asset #09706-005 is a two-ton HVAC unit purchased in November 2003 for Fleet Management and was deemed non-repairable and replaced on May 31, 2022, by Facilities Management. Asset 09706-005 was disposed of at the Citrus County Landfill.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:

Approve removal of Asset #09706-005 from the County's Capital Asset Listing. **(Carlton Hall, Public Works Director)**

ATTACHMENTS:

1. Asset Form 9706-005 and Supporting Documents

Asset Activity Form

☐ Department Transfer ☐ Custodian Change	Current Department: 4150 Current Custodian: Fleet Management New Department: _____ New Custodian: _____
☐ Location Change	Current Location: _____ New Location: _____ Condition: ____
■ Disposal	Type: ☐ Obsolete ■ Non-Repairable ☐ Recycle ☐ Dismantled for Parts ☐ Trade-In ■ Repair Not Cost Effective Method: ☐ Landfill - Solid Waste ☐ Landfill – Electronic Recycle ☐ Other: _____
☐ Auction	If not auctioned: ☐ Return to Originating Department ■ Dispose
☐ Donation To ☐ Donation From	Non-Profit Organization/Agency: _____

Dept #	Asset ID	Description	Serial Number	Acquisition Date	Initial Cost
4150	09706-005	2003 HVAC A/C Unit	N/A	11/19//2003	1,646.94

Comments/Justification:

Asset #09706-005 was replaced in May 2022 by Citrus County Facilities Management and was disposed of at the Citrus County Landfill.

Initiating Department

Asset Custodian or Division Director Signature*	Date	Department Director Signature	Date
Brx Cq	4-23-2025	[signature]	04/23/2025

** As custodian, I understand that I am responsible for tracking, locating, and showing all property to the Financial Services Clerk during the annual asset inventory. Per Florida Administrative Cod 691-73.006 a physical inventory was conducted due to the asset custodian change. As new custodian I certify that the inventory was completed in accordance with all policies and regulations.*

Receiving Department (Transfers/Changes/Auctions)

Asset Custodian or Division Director Signature	Date	Department Director Signature	Date

Receiving Department (Donation/Disposal)

Non-Profit Representative Signature	Date	or	Disposal Witness Signature	Date

Financial Services Use Only

Asset Record Updated (date): _____ Board Approved (date): _____ Employee Signature: _____

Resource Usage and Cost

4/15/2025 1:23:26 PM

Work Order #	**1031425**	
Activity Code	HVAC	Air Conditioning/ Heat
Milestone		
Asset	Facility 9706	
	FLEET MANAGEMENT	
Address	S 1300 LECANTO HWY	
	LECANTO , FL 34461-	

Summary

Contractor	
Extra Item	$322.39
Fleet Equipment	
Labor	$677.21
Material	$69.86
Plant Equipment	
Tool	
Vehicle	
Total	**$1,069.46**

Labor

Charge From	Charge To	Task	Employee	Job Class	Hours	Rate	Rate Mult.	Benefit Rate	Benfit Rate Mult.	Hourly Adj.	Bonus	Total Cost
5/27/2022 11:45 AM	5/27/2022 3:45 PM		10353		4.0000	$21.44	1.0000	$16.36	0.0000	$0.00	$0.00	$85.76
5/31/2022 10:34 AM	5/31/2022 3:34 PM		10353		5.0000	$21.44	1.0000	$16.36	0.0000	$0.00	$0.00	$107.20
6/1/2022 7:37 AM	6/1/2022 3:37 PM		10353		8.0000	$21.44	1.0000	$16.36	0.0000	$0.00	$0.00	$171.52
5/31/2022 10:34 AM	5/31/2022 3:34 PM		9569		5.0000	$17.99	1.0000	$16.36	0.0000	$0.00	$0.00	$89.95
6/1/2022 7:37 AM	6/1/2022 3:37 PM		9569		8.0000	$17.99	1.0000	$16.36	0.0000	$0.00	$0.00	$143.92

3/25/2022 12:00 AM	3/25/2022 11:59 PM		10353	5212	2.0000	$21.44	1.0000	$16.36	0.0000	$0.00	$0.00	$42.88
3/25/2022 12:00 AM	3/25/2022 11:59 PM		9569	5212	2.0000	$17.99	1.0000	$16.36	0.0000	$0.00	$0.00	$35.98
					34.0000						**$0.00**	**$677.21**

Contractor

Charge From	Charge To	Task	Contractor ID	Contractor Name	Hours	Rate	Total Cost

Plant Equipment

Charge From	Charge To	Task	Asset ID	Operator	Type	Usage	Units	Rate	Total Cost

Fleet Equipment

Charge From	Charge To	Task	Asset ID	Operator	Type	Usage	Units	Rate	Total Cost

Vehicle

Charge From	Charge To	Task	Asset ID	Operator	Type	Usage	Units	Rate	Total Cost

Tool

Charge From	Charge To	Task	Tool	Description	Quantity	Units	Rate	Total Cost

Extra Item

Charge From	Charge To	Task	Extra Item	Description	Quantity	Units	Rate	Total Cost
6/1/2022 12:00 AM	6/1/2022 11:59 PM		2193	BAKER DISTRIBUTING COMPANY	1.0000		$25.88	$25.88
6/7/2022 12:00 AM	6/7/2022 11:59 PM		2193	BAKER DISTRIBUTING COMPANY	1.0000		$61.01	$61.01
5/31/2022 12:00 AM	5/31/2022 11:59 PM		STOCK	STOCK ITEM	1.0000		$36.50	$36.50
5/31/2022 12:00 AM	5/31/2022 11:59 PM		STOCK	STOCK ITEM	1.0000		$199.00	$199.00
					4.0000			**$322.39**

Material

Date	Trans. #	Task	Stock Area	Location	Part #	Quantity	Units	Rate	Total Cost
5/27/2022 12:00 AM	769561		FACILITIES STOCK	210-E	E534	1.0000		$15.77	$15.77
5/31/2022 12:00 AM	769613		FACILITIES STOCK	210-E	E534	1.0000		$15.77	$15.77
6/1/2022 12:00 AM	769883		FACILITIES STOCK	211-C	E155	4.0000		$3.70	$14.80
6/1/2022 10:46 AM	769884		FACILITIES STOCK	211-C	E156	4.0000		$5.88	$23.52
						10.0000			**$69.86**

Logs

Log Type	Description	Log Date	To Date	Log By
FMNOTE	FACILITIES MANAGEMENT NOTES	4/6/2022 8:14 AM		9449
Received quote for new Gree, 2 ton mini-split on 4/4/22.				
CORACT	CORRECTIVE ACTION	3/25/2022 11:30 AM		9569
Found that only half of evap coil is getting cool, unit has an expansion valve issue, gave info to Jim to order a new system.				
FMNOTE	FACILITIES MANAGEMENT NOTES	5/27/2022 3:41 PM		10353
removed condenser from upstairs. and refrigerant lines and electrical. head unit is removed also. Disposed of old unit at landfill.				
FMNOTE	FACILITIES MANAGEMENT NOTES	5/31/2022 8:57 AM		9449
Fleet purchased new system				
FMNOTE	FACILITIES MANAGEMENT NOTES	5/31/2022 3:32 PM		10353
started on install.				
FMNOTE	FACILITIES MANAGEMENT NOTES	6/1/2022 3:34 PM		10353
complete.				

WORKSHEET FOR INPUT OF PROPERTY

ID#	97066005
DESCRIPTION	AIR CONDITIONING UNIT
MODEL#	2 TON / INSTALLED
SERIAL #	
CAT CODE	10

RESPONSIBLE DEPT#	4150
USER	4150
LOCATION CODE	149
ACT CODE	166149
PROP LOCATION	FLEET MGT / BREAKROOM

DATE ACQUIRED	1/1/1903
P.O.#	WO 90257
CHECK#	JV 0600 Ck#
VENDOR	Johnstone Supply / In House Install

COST	1646.94
ADDED	X
DELETED	
TRANSFER/*CHANGE*	

FOR DEPARTMENTS 5212 / 9000 & 4150 ONLY
LIFE _____
DEPR _____
DEPT. _____
ACCT. 55960
STATUS A

All Departments
FUNCTION: _____
ACTIVITY: _____

Cost Ctr	Account	Value	
4150	56400	795.00	P/CARD
2670	54604	122.46	
In House	LABOR	729.48	

Bldg exp

TRANSFER FORM

DATE: 11/19/03

TRANSFER FROM (charge): Fleet Management
(Department using service, personnel, supplies, etc.)

	FUND #	DEPT. #	ACCT#	AMOUNT	
DEBIT	___	_____	_____	$ 851.94	W.O. #90257
	___	_____	_____		
TOTAL				$ 851.94	

TRANSFER TO: (reimburse): Maintenance Operations
(Dept. providing service, personnel, supplies, etc.)

	FUND #	DEPT. #	ACCT. #	AMOUNT
CREDIT	001	2670	54604	$ 122.46
	001		369400	$ 729.48
TOTAL				$ 851.94

EXPLANATION: Reimbursement for Project #57-04

APPROVED BY: _____ **DATE:** _____
(Transfer from) Fleet Management

APPROVED BY: Cyndi Newhart **DATE:** 11/19/2003
(Transfer to) Maintenance Operations

FINANCE DEPARTMENT USE

POSTED BY: _____ **DATE:** _____

JV NUMBER: _____

Maintenance Operations

Work Order Cost Detail

Work Order #	Unit ID	Facility Description	Activity Code	Initiated	Completed
90257	9706	LMC- FLEET MANAGEMENT	MO117	10/28/2003	11/19/2003

Charge Date	Emp ID	Employee Name	Qty	Rate	Cost	Comments
10/31/2003	4380	JOSEPH CLARK	2.00	19.84	39.68	
11/03/2003	4380	JOSEPH CLARK	8.00	19.84	158.72	
11/04/2003	4343	RICHARD GOODFELLOW	4.00	17.96	71.84	
11/04/2003	4380	JOSEPH CLARK	6.00	19.84	119.04	
11/05/2003	4343	RICHARD GOODFELLOW	2.00	17.96	35.92	
11/05/2003	4380	JOSEPH CLARK	2.00	19.84	39.68	
11/10/2003	4380	JOSEPH CLARK	3.00	19.84	59.52	
11/10/2003	4343	RICHARD GOODFELLOW	3.00	17.96	53.88	
11/12/2003	4343	RICHARD GOODFELLOW	2.00	17.96	35.92	
11/12/2003	4380	JOSEPH CLARK	2.00	19.84	39.68	
11/13/2003	4343	RICHARD GOODFELLOW	1.00	17.96	17.96	
11/13/2003	4380	JOSEPH CLARK	1.00	19.84	19.84	
11/17/2003	4343	RICHARD GOODFELLOW	1.00	17.96	17.96	
11/17/2003	4380	JOSEPH CLARK	1.00	19.84	19.84	
Labor Subtotal:					**729.48**	

Work Order #	Unit ID	Facility Description	Activity Code	Initiated	Completed
90257	9706	LMC- FLEET MANAGEMENT	MO117	10/28/2003	11/19/2003

Charge Date	Budget #	Item #	Item Description	Qty	Rate	Cost	Comments
11/04/2003	001-2670-54604	2193	BAKER BROTHERS	1.00	9.94	9.94	inv#8048123, po53047
11/04/2003	001-2670-54604	2193	BAKER BROTHERS	4.00	0.63	2.52	inv#8042803, po 53047
11/12/2003	001-2670-54604	0362	CITRUS SHEET METAL	1.00	110.00	110.00	INV#22930, po53229
11/19/2003	550-4150-56400	4770	JOHNSTONE SUPPLY	1.00	795.00	795.00	INV#58608, 586084 (Credit card) two invoices,Unit and thermostate PAID BY FLEET
Extra Item Subtotal:						**917.46**	

Charge Date	Budget #	Part #	Part Description	Qty	Rate	Cost	Comments
Parts Subtotal:							

Grand Total:	**1,646.94**

Citrus County BOCC

( ) -

COMPLETED Facility Work Order

Report Date 11/19/2003 10:44 AM **Submitted By** Cyndi Newhart

Work Order # 90257 **Activity** MO117 A/C - ICE MACHINE - NEW

Facility ID 9706 **Description** LMC- FLEET MANAGEMENT
Address 1300 S LECANTO HWY
LECANTO FL 34461-

Qualifier	VEHICLE MAINTENANCE GARAGE/OFFICES				
Area	LEC	LECANTO	District	CO2	COMMISSIONER DISTRICT 2
Sub-area	LMC	LECANTO MAINTENANCE COMPLEX	Location	4150	FLEET MANAGEMENT
Map #					
Site	FAC	3001	LECANTO MAINTENANCE COMPLEX		

Facility Type	OB	OFFICE BUILDING	Service Status	A ACTIVE
			Constructed	X Coord
Parcel			As Built	Y Coord
				Z Coord
Area Size	7430.000	SQFT		Surface Cover ASPH
Budget Number	550-4150-56400			
Ownership	BOCC	CITRUS COUNTY BOCC		
Site	FAC	3001		

Initiated By	4351	STEPHANIE	WORTHINGTON	Initiated Date	10/28/2003	Scheduled
Assigned To	1549	DAVID	STREICHER	Service #		Due

Authorization	1254	DARRELL HUGAR			
Budget #					
Crew					
Maint Type	BD	BUILDING MAINTENANCE			
Priority	3	PRIORITY 3 (NORMAL)			
Problem	MHVAC	AIR CONDITIONING/HEATING			
Project	MO57-04	FLEET-NEW A/C IN BREAKROOM	Out of Service	☐	
Source	STF	STAFF	Potential Service Request	☐	
Last Activity	MO117	A/C - ICE MACHINE - NEW	Last Activity Completed	11/19/2003	

Work Order Comments

Project 57-04 Install 2 ton a/c unit in breakroom (purchased by fleet)
10-31-03(Joe)looked over job for supplies needed found some supplies upstairs need to go to bakers for others
11-3-03(Joe)picked up supplies, made 2 return & supply boxes out of duct board, reversed supply and return and started on making hole for bathroom supply, Stanley said he would finish the hole, need to pickup supplies tomorrow
11-4-03(Joe & Rick)installed duct work, set unit, ran power, need to return on Thursday to run new thermostat, (floor is being finished) need to hang duct cover on outside and call citrus metal to do other line covers
11-5-03(Joe & Rick)installed line set cover
11/10/03 (Joe & Rick) installed thermostat and vent in bathroom. Test operation of unit. Need to return to make second coat on wall next to bathroom unit.
11/12/03 (Joe & Rick) Put on first coat of stucco patch in restroom also installed sheet metal to building. Need to return and complete stucco patching.
11-13-03(Rick & Joe)put 2nd coat on wall, checked unit, found sweating outside cabinet, all ok
11-17-03(Joe & Rick)put finish coat on patch & installing vent

Contractor

Charge Date	Time	Contractor ID	Usage

Comments

Work Order # 90257 **Activity** MO117 A/C - ICE MACHINE - NEW

Comments

Baker Distributing Co.

BAKER DISTRIBUTING CO.

GENERAL OFFICES JACKSONVILLE, FLORIDA
WHOLESALE ONLY/AIR CONDITIONING • REFRIGERATION
HEATING • PARTS • EQUIPMENT • SUPPLIES

FEID# 59-2246824

STORE ADDRESS BAKER DISTRIBUTING CO.	PLEASE REMIT TO: BAKER DISTRIBUTING CO.	NUMBER
605 EAST GULF TO LAKE HIGHWAY	P.O. Box 961765	8048122
LECANTO FL 34461	ORLANDO FL 32886-1765	11/04/03 8:04:33

SOLD TO: CITRUS CO BOARD OF CO COMM
P.O. BOX 143
LECANTO FL 34460

SHIP TO: CITRUS CO BOARD OF CO COMM
605 EAST GULF TO LAKE HIGHWAY
LECANTO FL 34461

* PICK TICKET SALES ORDER *

FOLD

CUSTOMER NUMBER	SALESMAN	SHIPPED VIA	F.O.B.	TERMS
100611	101 224	PICKUP		NET 10TH PACK

CUSTOMER PURCHASE ORDER NUMBER	TAX RATE	REFERENCE	B.D.C. TICKET NUMBER
53047	6.000		

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	U/M	UNIT PRICE	EXTENSION
111938GA	111 8" ADJ ELL 303A STD		EA	1.760	1.7[illegible]
58012	580 12" FLEX DUCT CONN SLEEVE		EA	2.160	[illegible]
616DFL7	616-D-FL 7" COLLAR W/DMPR		EA	3.370	[illegible]
26576	265 7-6 REDUCER		EA	2.650	2.[illegible]

Fleet
W/O #90257 S7-04

9.94

RECEIVED BY	SUB-TOTAL	TAX	OTHER CHARGES	DELIVERY	TOTAL AMOUNT
Joe Clark	9.94	.00	.00	.00	9.9[illegible]

ALL SALES ARE SUBJECT TO TERMS AND DISCLAIMER PRINTED ON REVERSE SIDE.
PLEASE SUBMIT PAYMENT TO THE "REMIT TO" ADDRESS PRINTED ABOVE.

FILE

Baker Distributing Co.

BAKER DISTRIBUTING CO.

GENERAL OFFICES JACKSONVILLE, FLORIDA
WHOLESALE ONLY/AIR CONDITIONING • REFRIGERATION
HEATING • PARTS • EQUIPMENT • SUPPLIES

FEID# 59-2246824

STORE ADDRESS BAKER DISTRIBUTING CO.	PLEASE REMIT TO: BAKER DISTRIBUTING CO.	NUMBER
05 EAST GULF TO LAKE HIGHWAY	P.O. Box 561765	0042803
LECANTO FL 34461	ORLANDO FL 32896-1765	11/03/03 8:22:30

SOLD TO: CITRUS CO BOARD OF CO COMM
P.O. BOX 143
LECANTO FL 34460

SHIP TO: CITRUS CO BOARD OF CO COMM
605 EAST GULF TO LAKE HIGHWAY
LECANTO FL 34461

PAGE 1

* PICK TICKET SALES ORDER *

FOLD

TOMER NUMBER	SALESMAN	SHIPPED VIA	F.O.B.	TERMS
180611	101 C27	PICKUP		NET 10TH PROX

147	6.000	1	TOE

STOMER PURCHASE ORDER NUMBER | TAX RATE | REFERENCE | B.D.C. TICKET NUMBER

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	U/M	UNIT PRICE	EXTENSION
TDB60011248120 707622	CT E1800 1 1/2X48X120 DUCT BD	160	SF	.630	100.80
A612MS106	A612-MS (W) 10X6 CEIL GRIL	1	EA	6.350	6.35
1630GA	111 6" ADJ ELL 30GA STD	2	EA	1.250	2.50
12	616 12" TAB LOCK COLLAR	2	EA	1.480	2.96
6	616 6" TAB LOCK COLLAR	2	EA	.700	1.40
6	680 6" FLEX DUCT CONN SLEEVE	4	EA	.940	3.76

(1) ONE SHEET USED OTHERS IN SHOP STOCK
(4 SHEET IN BOX TOTAL)

W/O # 90257 Fleet S7-04

$2.52

IVED BY	SUB-TOTAL	TAX	OTHER CHARGES	DELIVERY	TOTAL AMOUNT
[signature]	117.77	.00	.00	.00	117.77

ALES ARE SUBJECT TO TERMS AND DISCLAIMER PRINTED ON REVERSE SIDE.
SE SUBMIT PAYMENT TO THE "REMIT TO" ADDRESS PRINTED ABOVE.

FILE

END OF ORDER

Citrus County Sheet Metal
(352) 726-8059
State Certificate No. CSC008446
5314 SOUTH FLORIDA AVENUE
INVERNESS, FLORIDA 34450

CUSTOMER'S ORDER NO. David | PHONE P.O. 53299 | DATE 11/12/03

NAME Facilities Maintenence

ADDRESS

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT

QTY.	DESCRIPTION	PRICE	AMOUNT
	A/C ducts as ord		110 00
		TAX	
		TOTAL	110 00

RECEIVED BY

B PRODUCT 610 All claims and returned goods must be accompanied by this bill.

22930 NEBS To Reorder: 800-225-6380 or nebs.com

Thank You

W O # W O - ?
90257
Project 5704

JOHNSTONE SUPPLY

DATE	NUMBER
11/14/03	58[illegible]

CUSTOMER P.O. NO.	CUSTOMER
VISA	102

REFERENCE	SHIP VIA	SHIP DATE	TERMS	STORE	CODES	B/O	PA

SOLD TO: SLDG#11039

SHIP TO: SLDG#11039

QUANTITY ORDERED	QUANTITY SHIPPED		JOHNSTONE STOCK NUMBER	DESCRIPTION	UNIT PRICE	EXTENSION
				VISIT US AT OUR NEW LOCATION 2700 SW 38[illegible]		
1	1	0	392 356	PRK034-1 21 42 PKGD	726.00	726
				SERIAL# 0205417974		
4 CNTS -						

550-4450-56400

11/13/03

Post-it® Fax Note 7671 | Date 11/19 | # of pages ▶ 2

To Cyndi | From Joyce

Co./Dept. Facilities | Co. Fleet

Phone # 7600 | Phone # 7626

Fax # 7603 | Fax # 7625

[illegible]	[illegible]	SHIPPED	[illegible]
[illegible]	[illegible]	CHECK - VISA	SALES TAX
			FREIGHT AMOUNT
			TOTAL

CUSTOMER SIGNATURE [illegible] SALESPERSON [illegible]

THANK YOU FOR YOUR PATRONAGE

ORIGINAL

PLEASE SEE REVERSE SIDE FOR PRODUCT INFORMATION AND CONDITIONS OF SALE. ALL RETURNED MERCHANDISE MUST BE ACCOMPANIED BY THIS INVOICE AND IS SUBJECT TO A 10% RESTOCKING CHARGE.

JOHNSTONE SUPPLY 4
2500 SW 17TH ROAD
OCALA, FL 34474
352-873-4443

MERCHANT 1701 173000815742 001
OCTOBER 24, 2003 12:21PM

CK # : 297661 REF # 012
T # : 4715290003143564
E : VISA 09765
H # : 030672

SALE $ 726.00

I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT

SIGNATURE

* PLEASE IMPRINT CARD *

NO REFUNDS ALLOWED

PAGE 02 vendor 4740

CITRUS CO FLEET

11/19/2003 11:53 3525277625

JOHNSTONE SUPPLY

JOHNSTONE

2500 SW 3RD PLACE
OCALA, FL 34474
TELEPHONE 352-873-4443
Visit our website @ www.johnstonesupply.com

DATE	NUMBER
[illegible]	[illegible]
CUSTOMER P.O. NO.	CUSTOMER NO.
[illegible]	[illegible]

REFERENCE	SHIP VIA	SHIP DATE	TERMS	STORE	CODES	B/O	PAGE
[illegible]	[illegible]	10/24/03	[illegible]	[illegible]		[illegible]	

SHIP TO:
CITRUS CO FLEET
[illegible]
BLDG#[illegible]
ATTN: [illegible]
LEGAL [illegible]

JOHNSTONE SUPPLY 4
2500 SW 17TH ROAD
OCALA, FL 34474
352-873-4443

THANK YOU

MERCHANT 1701 173000016742 001
OCTOBER 24, 2003 12:35PM

BATCH # : 297001 REF # : 013
ACCT # : 4715298004112087
TYPE : VISA 10/06
AUTH # : 035813
PS INFO : E 0932975978831205JWP00

SALE $ 69.00

I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT

SIGNATURE

NO REFUNDS ALLOWED

JOHNSTONE CK NUMBER	DESCRIPTION		UNIT PRICE	EXTENSION
	T US AT OUR NEW LOCATION SW 3RD PLACE, OCALA FL 34474			
3	HK10-1 HEAT KIT		69.00	69.00
	MERCHANDISE TOTAL			69.00
	MISC CHARGES			
VISA	SALES TAX			5.00
	FREIGHT AMOUNT			
	TOTAL			[illegible]

550-4150-56400

11/13/03

THANK YOU Kevin Schmidt [illegible]

ORIGINAL

PLEASE SEE REVERSE SIDE FOR PRODUCT INFORMATION AND CONDITIONS OF SALE. ALL RETURNED MERCHANDISE MUST BE ACCOMPANIED BY THIS INVOICE AND IS SUBJECT TO A 10% RESTOCKING CHARGE.

AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director
SUBJECT:	Set Public Hearing for street vacate SV-2025-00002 Schroder
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:
Set a public hearing on June 23, 2025, at 1:20 p.m. for Street Vacation application SV-2025-00002, Schroder for SM Industries dba Suncoast Pools. The application proposes to vacate a portion of W. Des Moines Lane lying west of US-19 in Homosassa, and the request has been reviewed and recommended for approval by staff.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:
N/A - Applicant Responsibility

RECOMMENDED ACTION:
a. Set a public hearing on June 23, 2025, at 1:20 p.m. for application SV2025-00002, Schroder for SM industries/Suncoast Pools.
b. Authorize the Chairman to execute the resolution setting the public hearing.

ATTACHMENTS:
1. Application request
2. BCC Locator map
3. SV-2025-00002 Schroder for SM Industries Resolution Setting PH

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

STREET/PLAT VACATION APPLICATION

Application No.: _____ Date: April 2, 2025

* Agent for Petitioner .

Applicant*
Name: MARK E SCHRODER, PE
Address: PO BOX 2711
City: CRYSTAL RIVER
State: FL Zip: 34423
Home No.: _____ Cell No.: 352-400-1801
Work No.: _____ Fax No.: _____
Email: MARK@MARKSCHRODERPE.COM

Petitioner(s)
Name: SM INDUSTRIES, LLC
Address: 14 GLENRIDGE CIRCLE
City: HOMOSASSA
State: FL Zip: 34446
Home No.: _____ Cell No.: _____
Work No.: 866-225-1826 Fax No.: _____
Email: SMWPOOLS@GMAIL.COM

Property Description: Section: 24 Township: 20 South Range: 17 East
Legal Description: That portion of W. Des Moines Lane (A forty foot wide right of way platted as New York Street) lying between Lot 26, Block C and Lot 1, Block F, U.S. HIGHWAY 19 NO. 3 ADDITION, as recorded in Plat Book 2, Page 123, of the Public Records of Citrus County, Florida.
Subdivision: U.S. 19 NO.3 ADDITION Lot(s): _____ Block/Parcel: _____
Alternate Key #: _____ Parcel ID: _____

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X

If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request (purpose of vacation): VACATION OF W. DES MOINES LANE (PLATTED AS NEW YORK STREET) TO ADD TO EXISTING PROPERTY. W. DES MOINES LANE (NEW YORK) HAS BEEN VACATED BETWEEN BLOCKS 'D' AND 'E' (OR BK 563, PG 27), AND W. INTERNATIONAL COURT (OHIO) HAS BEEN VACATED BETWEEN BLOCKS 'B' & 'C' (OR BK 3224, PG 1180), AND W. HOUSTON DRIVE (MAINE) HAS BEEN VACATED BETWEEN BLOCKS 'H' & 'I' (OR BK 842, PG 1917).

Directions to the Property from Lecanto: FROM LGB, SOUTH ON LECANTO HWY, WEST ON GROVER CLEVELAND TO US19, SOUTH ON US19 5.4 MILES TO SITE.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared MarkSchroder, who is personally known to me or provided Drivers Licess as identification and who did not take an oath.

WITNESS my hand and official seal this 2 day of April, 2025

Elizabeth Hoover
Printed Name

Seal

Elizabeth Hoover
Notary Public - State of Florida

ELIZABETH HOOVER
Notary Public
State of Florida
Comm# HH176842
Expires 9/20/2025

For Staff Use Only
Date: _____
Time: _____
Initials: _____

Phone Company: _____ Cable TV: _____ Electric Service: _____
Water Provider: _____ Sewer Provider: _____ Mosquito Control: _____
Gas Provider: _____ Ownership and Encumbrance Report: _____
Required for Plat Vacations: _____ Proof of Publication: _____ Proof of Paid Taxes: _____

January 31, 2025

Mark E Schroder, P.E.
PO Box 2711
Crystal River, FL 34423
352-564-8017 (Office)
352-400-1801 (Mobile)

RE: Vacate R/W of Des Moines Ln (platted as New York St) west of us 19 between blocks C and F, US-19 NO. 3 add., PB 2, BK 123, Citrus County, FL.

Dear Whomever,

We have reviewed the survey for the vacate and have no objection to the vacation of R/W for property as noted above.

If further assistance is needed, please do not hesitate to call me at (407) 302-7611.

Sincerely,

Scott Lorenz
Design Specialist / AT&T Southeast

Proud Sponsor of the U.S. Olympic Team

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Joe Adams
AJ Green
John Cino



Director:
George Deskins

February 13, 2025

Mr. Mark E. Schroder, P.E.
mark@markschroderpe.com

RE: Right of way vacate – 8788 S. Suncoast Blvd, Homosassa, FL. 34448

Dear Mr. Schroder,

The Citrus County Mosquito Control District has no easements, utilities, or structures which will be impacted by this request for vacation.
We have no objection with the request as stated.

Sincerely,

George Deskins
Director

968 N. LECANTO HWY. • LECANTO, FL 34461
PHONE: (352) 527-7478 • FAX: (352) 527-9567
WWW.CITRUSMOSQUITO.ORG

OWNERSHIP AND ENCUMBRANCE REPORT

Issuing Office:
TROPIC TITLE SERVICES
6460 W Gulf to Lake Hwy
Crystal River, FL 34429

Our File No. **25-C-050**

Prepared for: **SW Industries LLC**

Legal Description:

That portion of W. Des Moines Lane (a forty foot wide right of way platted as New York Street) lying between Lot 26, Block C and Lot 1, Block F, U.S. HIGHWAY 19 No. 3 ADDITION, as recorded in Plat Book 2, page 123, of the Public Records of Citrus County, Florida

1. Grantee(s) In Last Deed of Record:

   As to Fee Simple:

   Citrus County by virtue of Plat recorded in Plat Book 2, page 123, Public Records of Citrus County, Florida.

   Resolution dated May 10, 1960 dedicating all public records contained in all plats recorded in Citrus County, Florida. (in Meeting Minutes in MB 12, page 500)

2. Encumbrance(s)/Matter(s) Affecting Title:

   ☒ Exhibit Attached ☐ Exhibit Not Attached

   a. NONE

3. Abutting Property Owner(s) as per Property Appraiser Records:

   a. Name: TIITF/Forestry
      Mailing Address: c/o DEP 3900 Commonwealth Blvd, Tallahassee, FL 32399
      Property Location: 8801 W. Burnt Bridge Rd, Homosassa, FL

   b. Name: Hanna Aquino
      Mailing Address: 11150 SW 190th Ave., Dunnellon, FL 34432
      Property Location: 8686 S. Suncoast Blvd, Homosassa, FL

   c. Name: Citrus County
      Mailing Address: 3600 W. Sovereign Path, Ste 266, Lecanto, FL 34461
      Property Address: 8762 S. Suncoast Blvd, Homosassa, FL

Copies of the Encumbrance(s)/Matter(s) Affecting Title ☒ are, ☐ are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee: County owned property shows no tax information applicable.

Certificate

"This Report" is a search limited to the Official Records as defined in Section 28.001(1) and 28.222, Florida Statutes, from January 1, 1980 to March 3, 2025 at 8:00 a.m. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Citrus County, Florida, affecting title to the property described therein. This report is NOT an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

TROPIC TITLE SERVICES

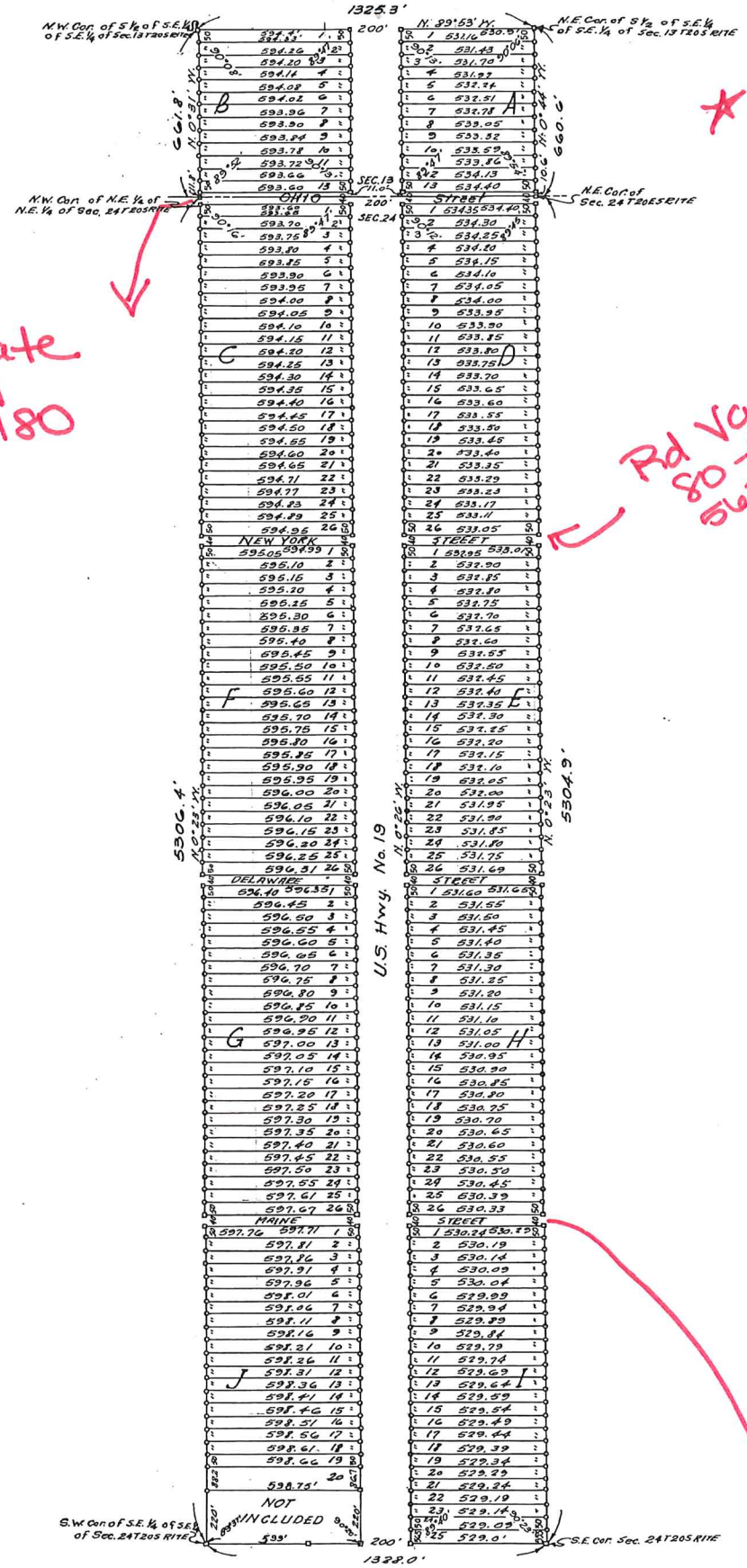


By: Caroline Gerber, Licensed Title Agent
(License No. P024835)

Dated: March 6, 2025

U.S. 19 NO. 3 ADD'N
CITRUS COUNTY
FLORIDA

★ A PLAT CORRECTING PLAT RECORDED IN PLAT BOOK NO. 2 PAGE 91, CITRUS COUNTY, FLORIDA.



Rd Vacate
2021-111
3224/1180

Rd Vacate
80-73
563/27



SCALE 1" = 300'

□ INDICATES P.R.M.
○ " IRON PIPE

THE SOUTH 1/2 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SEC. 13 T20S R17E AND THE EAST 1/4 OF SEC. 24 T20S R17E EXCEPT THE SOUTH 220' OF S.E. 1/4 OF SEC. 24 T20S R17E LYING WEST OF U.S. HWY. NO. 19 AND EXCEPT THE R/W OF U.S. HWY NO. 19.
ALL LYING AND BEING IN SECS. 13 & 24 T20S R17E CITRUS COUNTY, FLORIDA.

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE ABOVE DESCRIBED PROPERTY AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS AS SHOWN ON THIS PLAT.

L.C. Hazel WITNESS — David J. Truesdale
Frank S. Fleischman WITNESS — Shirley J. Truesdale

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME DAVID J. TRUESDALE AND HIS WIFE Shirley J. TRUESDALE, KNOWN BY ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR OWN VOLUNTARY ACT FOR THE USES AND PURPOSES EXPRESSED, AND THE SAID Shirley J. TRUESDALE WIFE OF DAVID J. TRUESDALE ON EXAMINATION TAKEN AND MADE SEPARATE AND APART FROM HER HUSBAND ACKNOWLEDGED THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY WITHOUT COMPULSION OR CONSTRAINT, FEAR OR APPREHENSION OF OR FROM HER SAID HUSBAND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF [illegible] 1955

Frank S. Fleischman
NOTARY PUBLIC, MY COMMISSION EXPIRES 8-2-58

I DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT AND TRUE REPRESENTATION OF THE ABOVE DESCRIBED LANDS AND S/D AND PRM'S HAVE BEEN SET AS REQUIRED BY SEC. 7 CHAP. 10275 LAWS OF FLORIDA.

DATED 10/26 1954

M. K. Flowers
SURVEYOR REG. FLA. CERT. 748

WE DO HEREBY CERTIFY THAT OUR RECORDS SHOW THAT DAVID J. TRUESDALE & SHIRLEY J. TRUESDALE ARE THE APPARENT OWNERS OF RECORD TITLE TO THE LANDS SHOWN ON THIS PLAT.

Richard Kaufman
WEST COAST TITLE CO.
JUNE 8 1955

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY AND APPROVED BY THEM FOR RECORD ON THIS 20 DAY OF JUNE 1955.

James E. Rooks
CHAIRMAN OF BOARD OF COUNTY COMM.

Francis W. Williams

I, FRANCIS W. WILLIAMS, CLERK OF CIRCUIT COURT OF CITRUS COUNTY FLORIDA CERTIFY THAT THIS PLAT CONFORMS TO PROVISIONS OF CHAP. 10275 LAWS OF FLA, AND WAS FILED IN MY OFFICE FOR RECORD THIS 20 DAY OF June 1955 AND RECORDED IN PUBLIC RECORDS OF SAID COUNTY ON THIS 20 DAY OF June 1955 IN PLAT BOOK 2 PAGE 123.

Francis W. Williams
CLERK

Maine Street between Blks H + I

PB2 PG 123

VACATED PER RESOLUTION NO. 89-193 RECORDED IN BOOK 842 File 15345 PAGE 1917

Originals also sent to The Citrus County Chronicle for Immediate Release May 8, 1960.

Also sent to Ellis Roberts, County Commissioner from Precinct 14

Commissioner Roberts moved that these resignations be accepted. Motion seconded by Commis Gilstrap. Motion carried unanimously. Commissioner Roberts moved to appoint the following to serve as election officials in Precinct #14:

Lucille K. Baklanoff - Clerk

Pearl Sutton - Inspector

Lucille Siko - Inspector

Lillie C. May - Inspector

Motion seconded by Commissioner Gilstrap, motion carried unanimously.

Motion was made by Commissioner Roberts to adjourn, seconded by Commissioner Gilstrap, unless otherwise called together by the Chairman. Motion carried & meeting adjourned.

Attest Francis Williams Clerk Clyde Byrd Chairman

MAY 17, 1960 ------ REGULAR MEETING

The Board of County Commissioners met in regular session on the above date.

Present: Clyde Byrd, Chairman, Harley Levins, Vice Chairman, James E. Rooks, Jr., Robert Gilstrap

Clerk: Francis W. Williams

Attorney: Don Bradshaw

Sheriff: Herb Williams, Deputy

The Chairman called the meeting to order and they proceeded with the business of the Board.

Mr. Shelby Colson, the County Sanitation Officer appeared before the Board in re dumping trees in the garbage dumps. Also, asked the Commissioners to have condemnation cards for county use.

Mr. George Gebhard appeared before the Board and asked permission to place a sign on the County property near his property.

Motion by Commissioner Rooks to allow Mr. Gebhard to temporarily erect a sign on County owned property near his property to be moved when requested by the Board. Motion seconded by Commissioner Levins, motion carried.

Mr. Norvell C. Bryant appeared before the Board, concerning streets in his subdivision in Hernando and wanted the Board to state if his proposed roads were all right.

Motion by Commissioner Levins to write Congressman A. S. Herlong, Jr. supporting the cross state canal. Motion seconded by Commissioner Gilstrap

At the regular meeting of the Board of County Commissioners of Citrus County, Florida, on 17 May 1960, Commissioner Levins, introduced and moved the adoption of the following Resolution

★ "RESOLUTION ★

BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida, that the offer of dedication of all public roads as contained in all plats heretofore recorded in the public rec of Citrus County, Florida, be, and the same is hereby accepted by and on behalf of the County an binding upon all persons hereafter."

Said motion was seconded by Commissioner Gilstrap, and carried.

Rd Dedication

Scanned to eBridge

BETTY STRIFLER
CLERK OF CIRCUIT COURT
By: [signature] D.C.
This 24th Day of October AD2001

Address Lookup

Enter **your address** and we will locate all of the information we know about your address. As you start typing, suggestions will show up. When you locate your address, click it from the list of suggestions.

Address W DES MOINES LANE

Clear

Property Summary	
Parcel ID:	172024000000000ROW0
Subdivision:	COUNTY OR STATE RIGHT OF WAYS
Owner:	
P.A. AltKey Ref:	0 (Click to go to the Property Appraiser's Site) (https://www.citruspa.org/_Web/datalets/datalet.aspx?mode=profileall&UseSearch=no&jur=19&LMparent=20&pin=0)
Tax Collector:	0 (Click to go to the Tax Collector's Site) (https://citrus.county-taxes.com/public/real_estate/parcels/0/bills)
Commissioner District:	0 ()Click to Send Email to @citrusbocc.com (mailto:@citrusbocc.com)
Jurisdiction:	
Parcel/Lot Notes:	
Citrus County GIS:	Click to View Parcel / Lot in an Interactive GIS Map (/map-viewer.html?service=PublicData/GeneralParcel&lotid=172024000000000ROW0)

School Zones (Must Be Verified by the School Board)	
Elementary School:	
Middle School:	

High School:

School Board: Click to go to the School Board's Site (https://www.citrusschools.org/)

Addresses

PRIMARY	STREET NUMBER	STREET NAME	SUB	CITY	STATE	ZIP	DOCUMENTS

Utilities

Electric: WREC

Water Source:

Water District:

Sewer Source:

Sewer District:

Nearest Hydrant: Loading... (Takes Approximately 20 seconds to Locate) (Note: Straight line of sight distance)

Nearest Fire Station: Loading... (Takes Approximately 20 seconds to Locate) (Note: Straight line of sight distance)

Emergency Management Information

Coastal High Hazard Area?: (Category 1 Evacuation Zone)	NO
Wind Borne Debris Zone?:	NO
Evacuation Zone:	NOT IN AN EVACUATION ZONE Click to Download Evacuation Zone Map (PDF format) (https://citrusbocc.sharepoint.com/:b:/s/gisdivision/EbdKIT4gsu9NrzHV2b0rnIYBDROLX0T1NEpQNo3xfzDZWA?e=MXijjo)
Flood Zone:	AE/XClick For Flood Zone Descriptions (FEMA Website) (https://www.fema.gov/floodplain-management/flood-zones)
FIRM Panel:	12017C0427D
Special Flood Hazard Area?:	YES

Base Flood Elevation: 10.8 FEET

Basin Management Action Plan (BMAP)

Outstanding Florida Spring (OFS): Not in an Outstanding Florida Spring (OFS)

Priority Focus Area (PFA): Not in a Priority Focus Area (PFA)

A PFA is defined as the area(s) of a basin where the Floridan aquifer is generally most vulnerable to pollutant inputs and where there is a known connectivity between groundwater pathways and an outstanding Florida spring (OFS). The PFA provides a guide for focusing strategies where science suggests these efforts will best benefit the spring. *** If the property is not on Public Sewer you should check septic requirements with the Health Department ***

Topographical Information

Soils Map Unit Name:

Watershed:

Elevation / Slope Information (approximate)

Loading... (Takes Approximately 20 seconds to Calculate)

Census Data - Tract . -- Choose a Category --

SOURCE	DESCRIPTION	VALUE

Building Permits

APP NO	PROJ. NAME	APP TYPE	ISSUE DATE	VALUE	STATUS	DOCUMENTS

No Permit Applications Found

Use Applications (Land Use, Zoning)

APP NO	APP TYPE	APP DATE	STATUS	COMMENTS

No Use Applications Found

Code Compliance Complaints

SERV NO	DATE	COMPLAINT	# CALLS	OFFICER	DATE INSPECTED	RESOLVED DATE	RESOLUTION

No Code Compliance Complaints Found

Parcel/Lot Image

Connect: (https://www.facebook.com/CitrusCountyBOCC) (https://twitter.com/citrusbocc) (https://www.youtube.com/user/citrusbocc)

Citrus County GIS Division 3600 W Sovereign Path Suite 264 Lecanto, FL 34461

W3C WAI-AA WCAG 2.0 (https://www.w3.org/WAI/WCAG2AA-Conformance)

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MARK E SCHRODER, P.E.
PO Box 2711 Crystal River, FL 34423
P352-400-1801 | mark@markschroderpe.com

PETITION

TO: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA:

The undersigned, hereby petitions this Board to close, vacate, abandon, and discontinue (that, those) certain street(s), road(s), alleyway(s) delineated on the recorded plat of U.S.19 NO. 3 ADDITION, recorded in Plat Book 2, Page 123, public records of Citrus County, Florida, described on the attached Exhibit "A", which is hereby made a part hereof by reference; that petitioner would not inconvenience anyone for the same to be closed, that Petitioner recognizes, acknowledges and accepts the reservation by said County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety, and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

WHEREFORE, the undersigned petitions this Board to call a public hearing at Petitioner's expense to determine the viability of closing said street(s), road(s) alleyway(s) and that, upon such a hearing, this Board will determine that the same should be closed and adopt an appropriate Resolution closing, vacating, abandoning and discontinuing the same, and renouncing and disclaiming any right of Citrus County and the public in and to any land delineated on the recorded plat of said, except for the reservation of the right to any easements as may be found necessary, by the Board of County Commissioners, to further and/or preserve the public health, safety, and welfare.

Mark E Schroder, PE
Agent for Joseph C. Dawson - Owner
SM Industries, LLC
PETITIONER

February 5, 2025

Mark Schroder, P.E.
P.O. Box 2711
Crystal River, FL 34423

Re: Vacate ROW/ Easement: 8788 S Suncoast Blvd, Homosassa FL 34448,
Parcel ID 17E20S240010 000F0 0010

Please be advised that Charter Communications has no objection to the Vacate of Property ROW Easement proposed on your request. I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

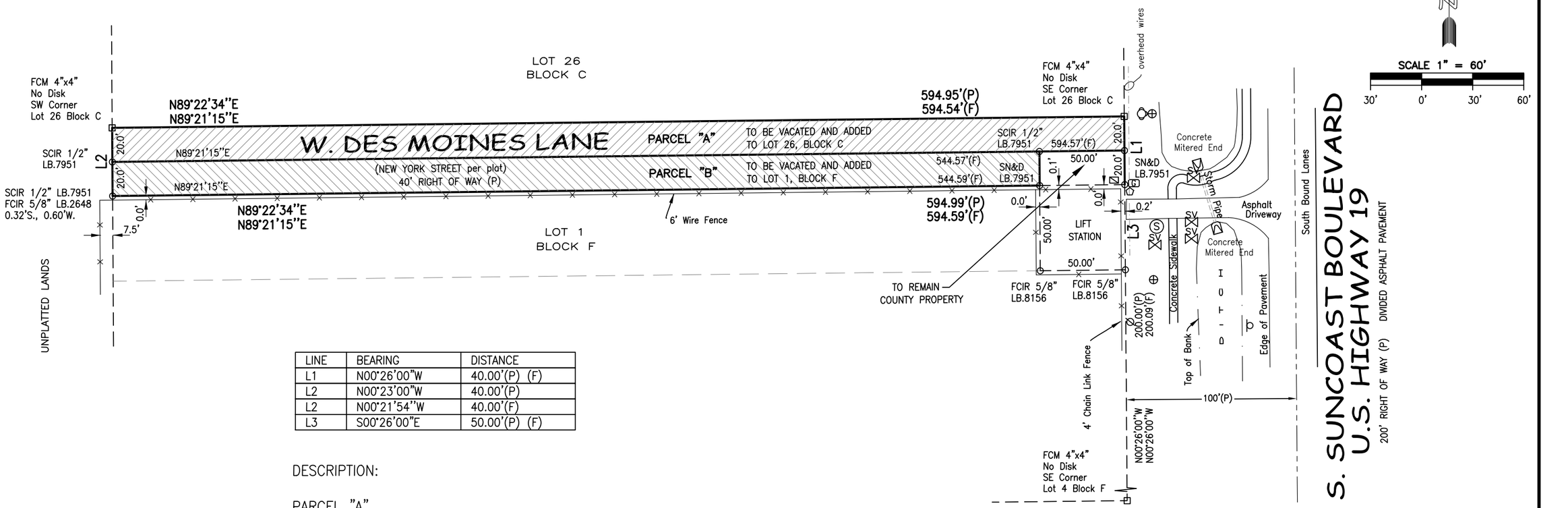
Sincerely,

Dwayne Leachman

Dwayne Leachman
Construction Supervisor

BOUNDARY SURVEY

MERIDIAN BASED ON THE WESTERLY RIGHT OF WAY LINE OF S. SUNCOAST BOULEVARD AS BEARING N00°26'00"W (P)



LINE	BEARING	DISTANCE
L1	N00°26'00"W	40.00'(P) (F)
L2	N00°23'00"W	40.00'(P)
L2	N00°21'54"W	40.00'(F)
L3	S00°26'00"E	50.00'(P) (F)

DESCRIPTION:

PARCEL "A"
The North 1/2 of that portion of W. Des Moines Lane (a forty foot wide right of way platted as New York Street) lying between Lot 26, Block C and Lot 1, Block F, U.S. HIGHWAY 19 NO. 3 ADDITION, as recorded in Plat Book 2, Page 123, of the Public Records of Citrus County, Florida.

PARCEL "B"
The South 1/2 of that portion of W. Des Moines Lane (a forty foot wide right of way platted as New York Street) lying between Lot 26, Block C and Lot 1, Block F, U.S. HIGHWAY 19 NO. 3 ADDITION, as recorded in Plat Book 2, Page 123, of the Public Records of Citrus County, Florida.
LESS the Easterly 50 feet thereof.

Prepared for and Certified to:
Joseph Dawson

Property Address:
8788 S. Suncoast Boulevard
Homosassa, Florida 34446

LEGEND

PLS	=	Professional Land Surveyor
LB	=	Licensed Business
SCIR	=	Set Capped Iron Rod
FCIR	=	Found Capped Iron Rod
FCIP	=	Found Capped Iron Pipe
FIR	=	Found Iron Rod
FIP	=	Found Iron Pipe
FCM	=	Found Concrete Monument
SN&D	=	Set Nail and Disk
FN&D	=	Found Nail and Disk
(P)	=	Plat Dimension
(F)	=	Field Measurement
(D)	=	Deed Information
(R)	=	Radial Line
POB	=	Point of Beginning
TBM	=	Temporary Benchmark
A/C	=	Air Conditioner
Conc.	=	Concrete
P/E	=	Pool Equipment
	=	Utility Pole
	=	Fire Hydrant
	=	Water Meter
	=	Telecommunications Box
	=	Guy Anchor
	=	Electric Utility Box
	=	Street Sign
	=	Water Valve
	=	Light Pole
SV	=	Sewer Valve

REVISIONS:
1. Revised description 3/18/2025.

JEFFERY A. COPELAND CERTIFICATE No.5279 STATE OF FLORIDA REGISTERED LAND SURVEYOR

I hereby certify that this Survey of the property described hereon, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 through .053, Florida Administrative Code, pursuant to 472.027, Florida Statutes.

JEFFERY A. COPELAND, PLS No.5279

NOTES:
1. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed and or instruments of records furnished by the client and or their agents.
2. Underground encroachments, if any, NOT located.
3. Unless it bears the original signature and seal of a Florida Licensed Land Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

SCALE 1" = 60'
30' 0' 30' 60'

S. SUNCOAST BOULEVARD
U.S. HIGHWAY 19
200' RIGHT OF WAY (P) DIVIDED ASPHALT PAVEMENT

JEFF COPELAND SURVEYING, INC.
LB.7951 email: jcsurveying.com
4300 LAKE IN THE WOODS DRIVE
SPRING HILL, FLORIDA 34607
PHONE: (352) 596-4111

JOB NO. 24-385-VAC
Field Book No. 249 Page No. 26-31

DATE	Party Chief	Drawn By	Checked By
2/5/25	JBC	JAC	GC

FLORIDA PUBLIC UTILITIES

8April25

Florida Public Utilities
3050 N Florida Ave
Hernando FL 34442

To Whom It May Concern,

Florida Public Utilities (FPU) has no objection to the proposed vacate of the Road, Easements and/or ROWs at 8788 S Suncoast Blvd, Homosassa FL, Parcel 17E20S24001000F00010. Florida Public Utilities has no facilities in the proposed area and releases any future access for the proposed vacate site.

Thank you,

Philip Zimmer
Gas Operations Supervisor

Florida Public Utilities Company
3050 N Florida Ave
Hernando FL 34442
352-447-2790
352-398-5663 Mobile
www.FPUC.com

REQUEST FOR A LETTER OF REVIEW AND RECOMMENDATION OF A PETITION TO VACATE AND ABANDON ONE OR MORE OF THE FOLLOWING: UTILITY EASEMENT/DRAINAGE EASEMENT/RIGHT-OF-WAY/PLAT

Date: January 30, 2025

Contact Name (Petitioner):

Mark E. Schroder, P.E.
PO Box 2711
Crystal River, FL 34423

RE: Petition to Vacate one or more of the following below:

- ☐ Utility Easement Vacate
- ☐ Drainage Easement Plat
- ☒ Right-of-Way Vacate
- ☐ Plat Vacate

Associated with Parcel ID Number(s): 17E20S240010 000F0 0010

Associated with Property Address(s): 8788 S SUNCOAST BLVD, HOMOSASSA, FL 34448

To Whom this may concern:

Please review the attached Sketch and Legal Description of the subject **Right-of-Way** requested to be vacated and abandoned.

Please provide a "Response Letter of Review and Recommendation" on company letterhead, stating that Florida Public Utilities (**does/does not**) have objection to the requested vacation and abandonment of the subject **Right-of-Way,** as shown in the attached Sketch and Legal Description.

If applicable, please add additional language if there is an "objection" to the vacate or any additional requirements.

Sincerely,

Contact Name: Mark E. Schroder, P.E.
Contact Email: mark@markschroderpe.com
Contact Number: 352-400-1801

Attachments: Sketch & Description

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

A Touchstone Energy® Cooperative

April 25th, 2025

Mr. Mark E. Schroder
PO Box 2711
Crystal River, FL 34423

RE: Vacation of Utility Easement

Dear Mr. Schroder:

Withlacoochee River Electric Cooperative, Inc., does not have any electrical facilities in the proposed location and has no objections to your planned vacation of the utility easement (on the north side of lot 1) as per the enclosed surveys (see attachment).

If you have any questions or need further information, please feel free to contact me at (352)795-4382, ext. 4130.

Sincerely,

Andrew J. Lanier

Andrew J. Lanier
District Supervisor
Engineering Services
Crystal River District Office

Exhibit "A"

Alt Key # 3156982: Lot's 1, 2, 3, 4, and 5 Parcel ID#17E20S240010 000F0 0010

Lot 1, less the East 50 feet and Lots 2, 3, 4, and 5, Block F, U.S. HIGHWAY 19 NO.3 ADDITION, according to the map or plat thereof as recorded in Plat Book 2, Page 123

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation __X__Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 24 Township 20S Range 17E Alternate Key # 3156982

Lot/Parcel 1,2,3,4,5 Block F

Subdivision U.S. 19 3RD ADDITION

I, JOSEPH DAWSON, owner of the above described property,
(Name of Owner)

authorize MARK E SCHRODER of MARK E SCHRODER, PE to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____
(Signature of Owner)

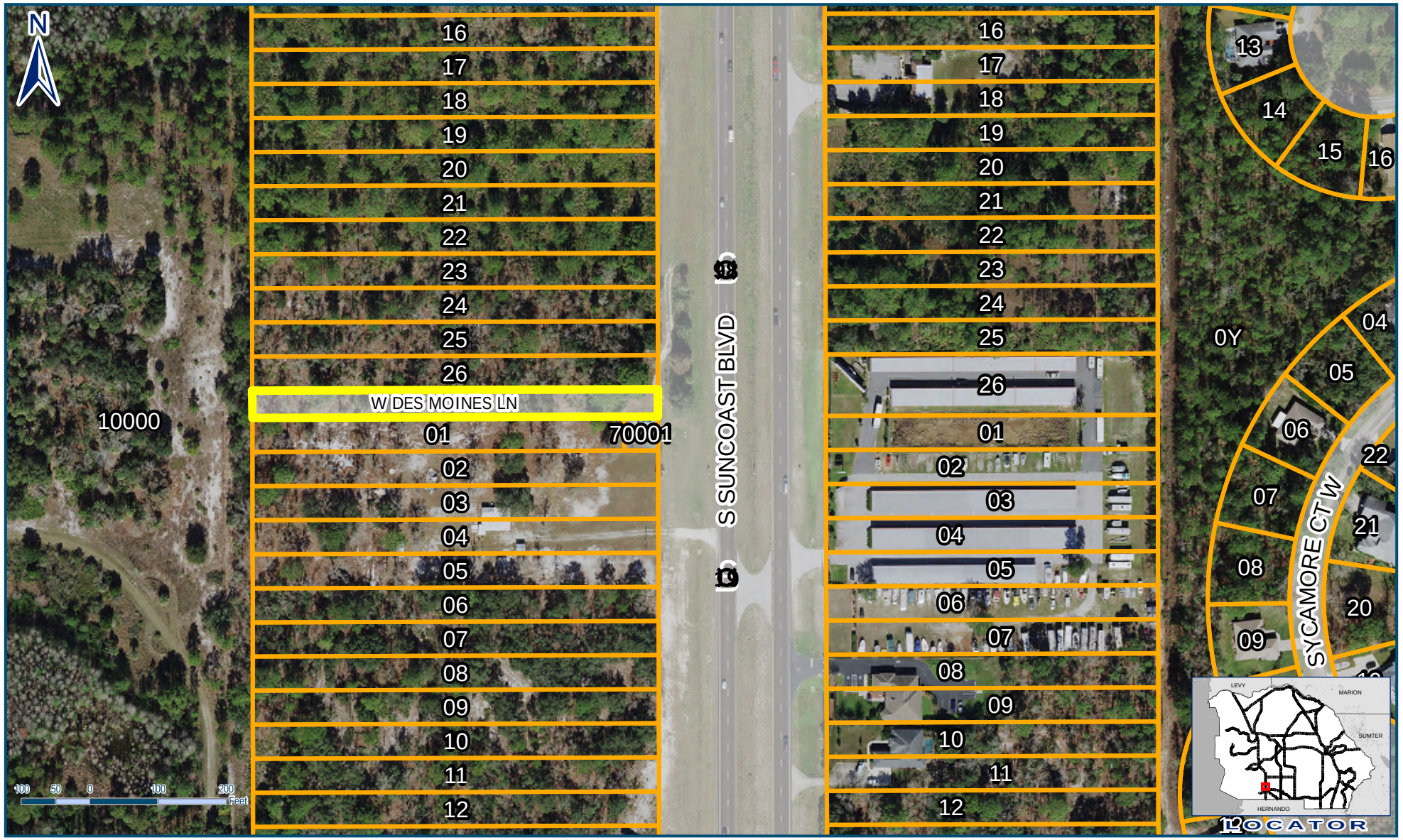
STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared _____, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this _____ day of _____, ____.

_____ Seal
Printed Name

_____
Notary Public - State of Florida



Legend

SV-2025-00002

8788 S Suncoast Blvd, Homosassa
SV-2025-00002
SEC 24 TWN 20S RNG 17E

Geographic Information Systems

Prepared By : Susan O'Connell
Date: April 30, 2025
Source: Enterprise Geodatabase
Map Number: SV202500002BOCC

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

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RESOLUTION NO. 2025 – _____

A RESOLUTION PROVIDING FOR A PUBLIC HEARING ON A PETITION FILED BY MARK E SCHRODER, PE FOR SM INDUSTRIES, LLC FOR SV-2025-00002 TO VACATE THAT PORTION OF W. DES MOINES LANE LYING BETWEEN LOT 26, BLOCK C AND LOT 1, BLOCK F, U.S. HIGHWAY 19 NO.3 ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 123, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

WHEREAS, Mark E. Schroder, PE for SM Industries, LLC has submitted a Petition to the Board of County Commissioners of Citrus County, Florida, to vacate that portion W. Des Moines Lane lying between Lot 26, Block C and Lot 1, Block F, U.S. Highway 19 No.3 Addition as recorded in Plat Book 2, Page 123, Public Records of Citrus County, Florida; and

WHEREAS, the petitioner requests that the Board adopt this Resolution setting a time and place for a public hearing to consider whether it will vacate the above-described property; and

WHEREAS, the petitioner acknowledges that any such vacation enacted pursuant to this section shall be subject to any street vacations as may be delineated as necessary to further and/or preserve the public health, safety and welfare; and

WHEREAS, it appears that the Petition is sufficient under Section 177.101, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Citrus County, Florida, in regular session this 27th day of May 2025, as follows:

1. That a public hearing shall be held in the County Commission Chambers located in the Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida, at 1:20 p.m. on the 23rd day of June 2025, to determine whether or not this Board shall vacate that portion of W. Des Moines Lane lying between Lot 26, Block C and Lot 1, Block F, U.S. Highway 19 No.3

Addition as recorded in Plat Book 2, Page 123, Public Records of Citrus County, Florida.

2. That a Notice of such hearing shall be published one time in a newspaper of general circulation in Citrus County, Florida, at least two weeks prior to the date of the hearing.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

_____
TRACI PERRY, CLERK

BY:_____
REBECCA BAYS, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
DENISE A. DYMOND LYN
COUNTY ATTORNEY

AGENDA MEMORANDUM

FROM:	Carlton Hall, Public Works Director
SUBJECT:	Set a Public Hearing to Adopt an Ordinance Amending Chapter 82 of the Citrus County Code
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

The Division of Solid Waste Management desires to amend Chapter 82 of the Citrus County Code. The purpose of these revisions include:

a. Revises penalties in Section 82-77 for violations of Chapter 82, Article III.
b. Clarifies the collector certification process.
c. New provisions on suspension and revocation of collector certifications.
d. New load separation requirements.
e. Other updates and clarifications.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

No budgetary impact.

RECOMMENDED ACTION:

Set a public hearing on June 10, 2025, at 1:45 P.M. to consider adopting an ordinance of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, pertaining to solid waste; providing certain findings; amending Section 82-38 of the Citrus County Code of Ordinances entitled Powers of County; amending Section 82-76 of the

Citrus County Code of Ordinances entitled Definitions; amending section 82-77 of the Citrus County Code of Ordinances entitled Penalties for Violation of Article; amending Section 19-63 of the Citrus County Code of Ordinances entitled Applicable Codes and Ordinances; amending Section 82-101 of the Citrus County Code of Ordinances entitled Certification of Collectors; amending Section 82-103 of the Citrus County Code of Ordinances entitled Promulgation of Solid Waste Collecting Routes and Schedules; amending Section 82-106 of the Citrus County Code of Ordinances entitled Collection of Special, Hazardous, Biological Waste and Sludge; adopting a new Section 82-111 of the Citrus County Code of Ordinances pertaining to collector certification suspension or revocation; adopting a new Section 82-125 of the Citrus County Code pertaining to separation of loads; repealing Chapter 90, Article XVIII of the Citrus County Code of Ordinances entitled County Solid Waste Municipal Service Benefit Unit in its entirety; providing for severability; providing for codification and inclusion into the code; providing for modifications that may arise from consideration at public hearing; providing for repeal of inconsistent provisions; and providing for an effective date. **(Carlton Hall, Public Works Director)**

ATTACHMENTS:

1. SW Amendment 5-16-25 (002)

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, PERTAINING TO SOLID WASTE; PROVIDING CERTAIN FINDINGS; AMENDING SECTION 82-38 OF THE CITRUS COUNTY CODE OF ORDINANCES ENTITLED POWERS OF COUNTY; AMENDING SECTION 82-76 OF THE CITRUS COUNTY CODE OF ORDINANCES ENTITLED DEFINITIONS; AMENDING SECTION 82-77 OF THE CITRUS COUNTY CODE OF ORDINANCES ENTITLED PENALTIES FOR VIOLATION OF ARTICLE; AMENDING SECTION 19-63 OF THE CITRUS COUNTY CODE OF ORDINANCES ENTITLED APPLICABLE CODES AND ORDINANCES; AMENDING SECTION 82-101 OF THE CITRUS COUNTY CODE OF ORDINANCES ENTITLED CERTIFICATION OF COLLECTORS; AMENDING SECTION 82-103 OF THE CITRUS COUNTY CODE OF ORDINANCES ENTITLED PROMULGATION OF SOLID WASTE COLLECTIN ROUTES AND SCHEDULES; AMENDING SECTION 82-106 OF THE CITRUS COUNTY CODE OF ORDINANCES ENTITLED COLLECTION OF SPECIAL, HAZARDOUS, BIOLOGICAL WASTE AND SLUDGE; ADOPTING A NEW SECTION 82-111 OF THE CITRUS COUNTY CODE OF ORDINANCES PERTAINING TO COLLECTOR CERTIFICATION SUSPENSION OR REVOCATION; ADOPTING A NEW SECTION 82-125 OF THE CITRUS COUNTY CODE PERTAINING TO SEPARATION OF LOADS; REPEALING CHAPTER 90, ARTICLE XVIII OF THE CITRUS COUNTY CODE OF ORDINANCES ENTITLED COUNTY SOLID WASTE MUNICIPAL SERVICE BENEFIT UNIT IN ITS ENTIRETY;

PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND INCLUSION INTO THE CODE; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Citrus County Board of County Commissioners ("Board") is the legislative and governing body of Citrus County, Florida a political subdivision of the State of Florida, authorized to exercise governmental powers pursuant to Article VIII of the Constitution of the State of Florida and Section 125.01, Florida Statutes; and

WHEREAS, the Board is charged with the responsibility of protecting the public by adopting and enforcing provisions related to protecting our natural resources, including resource recovery and solid waste management within Citrus County; and

WHEREAS, pursuant to Section 403.706, Florida Statutes, the responsibility and power to provide for the operation of solid waste disposal facilities to meet the needs of all incorporated and unincorporated areas of the County has been legislatively granted to the County; and

WHEREAS, pursuant to state regulations, the County is obligated to provide for closure, long term care, monitoring and associated services, facilities, and programs for the County landfill in accordance with all associated permits; and

WHEREAS, pursuant to Sections 403.706, Florida Statutes, the County is empowered to adopt ordinances governing the disposal of solid waste generated outside the county and to adopt reasonable fees for the handling and disposal of solid waste; and

WHEREAS, pursuant to Section 403.713, Florida Statutes, the County, which undertakes resource recovery from solid waste within the County, is empowered to control the collection and disposal of solid waste generated within the County; and

WHEREAS, in furtherance of these requirements and objectives, Citrus County adopted Chapter 82 of the Citrus County Code, to provide for and regulate the financing of solid waste facilities, the collection and disposal of solid waste, and collectors and collection services within the County; and

WHEREAS, the Board now desires to make certain revisions to Chapter 82 of the Citrus County Code; and

WHEREAS, the Board has provided the required public notice, scheduled and held the necessary hearings, and considered public comment in order to adopt this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY:

Section 1. Amendment of Section 82-38 of the Citrus County Code. Section 82-38 of the Citrus County Code of Ordinances, entitled Powers of County, is hereby amended as follows:

Sec. 82-38. Powers of county.

The county shall have the power to, and all powers necessary and incidental to, accomplish the purpose of this article including, without limitation, the power to:

* * *

(2) Fix and collect rates for the use of the services and facilities furnished by any project and determine the selling prices for, charge such prices for and selling the projects and any valuable byproducts produced by any project. All Rates shall be established by resolution of the Board adopted at a public hearing called for that purpose. Notice of the public hearing shall be given in a newspaper of general circulation in the County once each week for two weeks prior to the hearing.

* * *

(8) Levy and collect assessments in accordance with Chapter 86 of the Citrus County Code of Ordinances or such other County ordinance enacted by the Board ~~in the manner provided in F.S. §§ 197.3632 and 197.3635, as amended, or in such other manner as may be authorized by county ordinance or be permitted by general or special law,~~ for any one or more of the following purposes: to pay the cost of any project; to pay the operating expenses for any project; and to pay the principal of; premium, if any; and interest on any bonds.

* * *

[underline indicates additions; ~~strikethrough~~ indicates deletions]

Section 2. Amendment of Section 82-76 of the Citrus County Code. Section 82-76 of the Citrus County Code of Ordinances, entitled Definitions, is hereby amended as follows:

Sec. 82-76. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular numbers and words in the singular number include the plural. The word "shall" is always mandatory and not merely discretionary or directory.

Biological waste means solid waste that causes or has the capability of causing disease or infection and includes, but is not limited to, biomedical waste, diseased or dead animals, ~~which died from disease~~ and other wastes capable of transmitting pathogens to humans or animals. The term does not include human remains that are disposed of by persons licensed under Chapter 497, or its statutory successor in function ~~F.S. Ch. 470~~.

* * *

City Solid Waste means Solid Waste generated by properties lying within the incorporated areas of the City of Inverness or the City of Crystal River.

* * *

Commercial collection service means service to all nonresidential, commercial, ~~and~~ industrial establishments, and other properties receiving Commercial Container service, ~~except that~~ including mobile home parks and campgrounds that include recreational vehicle spaces ~~shall be considered commercial~~.

* * *

Commercial Solid Waste means Solid Waste generated by all nonresidential, commercial, and industrial establishments, and other properties receiving Commercial Collection Service.

* * *

Construction and demolition debris means discarded materials generally considered to be not water-soluble and nonhazardous in nature including, but not limited to, steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard and lumber, from the construction or destruction of a structure and includes ~~including~~ such debris from construction of structures at a site remote from the construction or demolition project site.

The term also includes ~~rocks, soil, tree remains, trees and other vegetative matter which normally results from land clearing or land development operations for a construction project;~~ clean cardboard, paper, plastic, wood and metal scraps, from a construction project; except as provided in F.S. § 403.707(~~12~~9)(j) or its statutory successor in function, yard trash and unpainted, untreated wood scraps and wood pallets from sources other than construction or demolition projects; ~~from facilities manufacturing materials used for construction of structures or their components and unpainted, untreated wood pallets, provided the wood scraps and pallets are separated from other solid waste where generated, and the generator of such wood scraps or pallets implements reasonable practices of the generating industry to minimize the commingling of wood scraps or pallets with other solid waste~~; scrap from manufacturing facilities which is the type of material generally used in construction projects and which would meet the definition of construction and demolition debris if it were generated as part of a

construction or demolition project. This includes debris from the construction of manufactured homes and scrap shingles, wallboard, siding concrete, and similar materials from industrial or commercial facilities; and de minimus amounts of other nonhazardous solid waste that is generated at construction or ~~demolition~~ destruction projects, provided such amounts are consistent with best management practices of the construction and demolition industries. Mixing of construction and demolition debris with other types of solid waste will cause it to be classified as other than construction and demolition debris.

County Solid Waste means Solid Waste generated by properties lying within the unincorporated areas of Citrus County.

* * *

Coordinator means the Director of the Citrus County Public Works department or such person's designee.

* * *

Disaster means any natural, technological, or civil emergency that causes damage of sufficient severity and magnitude to result in a declaration of a state of emergency by the Board, the Governor of the State of Florida, or the President of the United States.

* * *

Hazardous waste means ~~a solid waste regulated by the department as a hazardous waste pursuant to 62-730 F.A.C.~~ solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed. The term does not include human remains that are disposed of by persons licensed under chapter 497or its statutory successor in function.

* * *

Residential Solid Waste means all Solid Waste that is not Commercial Solid Waste and generated by residential properties within the County.

* * *

Solid waste management facility means any solid waste disposal area, volume reduction plants, transfer station, materials recovery facility or other

facility, ~~for~~ the purpose of which is resource recovery, or the disposal, recycling, processing, or storage of solid waste. The term does not include recovered materials processing facilities or pyrolysis facilities that ~~which~~ meet the requirements of s. 403.7046 or its statutory successor in function ~~paragraph 62-701.220(2) © F.A.C.~~, except the portions of such facilities, if any, that is used for the management of solid waste.

* * *

White goods includes ~~mean~~ ~~inoperative and~~ discarded air conditioners, heaters, refrigerators, ranges, washers, water heaters, freezers, and other similar domestic and commercial large appliances.

Yard trash means vegetative matter resulting from landscaping maintenance ~~or~~ and land clearing operations and includes associated rocks and soils ~~materials such as tree and shrub trimmings, grass clippings, palm fronds, trees and tree stumps~~.

* * *

[underline indicates additions; ~~strikethrough~~ indicates deletions]

Section 3. Amendment of Section 82-77 of the Citrus County Code. Section 82-77 of the Citrus County Code of Ordinances, entitled Penalties for Violation of Article, is hereby amended as follows:

Sec. 82-77. Penalties for violation of article. In addition to all other means of enforcement provided for in Florida law and the Citrus County Code of Ordinances, violations of this article may be enforced as follows:

(a) The coordinator may, upon probable~~y~~ cause to believe that a collector has violated the terms of this article, schedule a hearing before the county administrator on the question of whether a collector may be subject to fines, payment of lost revenue and/or whether the certification shall be suspended or revoked. Prior to a hearing, at least ten days' notice shall be given by registered or certified mail, to the certification holder at his last known address. After a hearing, the county administrator may levy fines up to $500.00 per violation, require payment of revenue lost to the county due to such acts of the collector, suspend or revoke any such certification for committing acts in violation of this article, gross incompetency or negligence in conducting work in the trade, misrepresentation of any sort, financial irresponsibility, conviction of a felony, or for permitting a certification to be used by any other person for the purpose of conducting business pursuant to this article. The severity of such suspension or revocation shall bear a reasonable relation to the severity of the offense. Upon petition of the aggrieved certification holder, the board of county commissioners shall review any order that may have been given by the county administrator

levying fines, requiring payment of lost revenue, suspending or revoking any certification and the evidence submitted in support thereof, provided that notice of petition shall have been given by the person who has been subject to penalties, to the county administrator and the board of county commissioners within 30 days after the entry by the county administrator of the order of penalties. In lieu of a hearing before the board of county commissioners, the board may appoint a hearing officer to hear the appeal and provide a recommended order to the Board for its final action. The hearing officer shall be a member of the Florida Bar for at least five years. In no case should the hearing before the board of county commissioners or a hearing officer be held no later than 45 days from the filing of the notice of appeal. If the penalties should be affirmed by the board of county commissioners, the aggrieved certification holder may appeal from any such order of affirmance to the county circuit court within 30 days after entry of such order of affirmance. The appeal shall be certiorari and be governed by the rules of appellate procedure. Failure to petition for review within the 30-day limits imposed by this section shall forever bar the review action. The above appeal process shall apply to the denial of a certification by the coordinator.

(b) Violations of this article may be enforced by the county and the sheriff's office as provided in section 1-9 of the Citrus County Code and Section 125.69, Florida Statutes. Such enforcement includes prosecution in the same manner as misdemeanors and imposition of fines not to exceed $500.00 or imprisonment in county jail not to exceed 60 days or by both a fine and imprisonment.

(~~b~~c) ~~In addition, violations of this article are punishable as provided in section 1-9~~Violations of this article may be enforced by the county and the sheriff's office through issuance of a civil citation to any person pursuant to Chapter 19, Article III, Division II of the Citrus County Code of Ordinances. In such circumstances, the violation shall be deemed a civil infraction. Any person to whom a civil infraction is issued shall pay the fine by the designated date or appear in county court at the date, time, and location designated in the citation. Any person requesting a hearing in county court waives the right to pay the minimum civil penalties. Penalties shall be in addition to court costs established by statute. Minimum civil penalties for a violation are provided in Section 19-63 of the Citrus County Code of Ordinances. Each day a violation of this article continues unabated shall be deemed a separate violation of same for penalty purposes.

(d) In addition to the penalties as provided herein, the County shall have recourse to such remedies as provided in law and equity to ensure compliance with the provisions of this article, to include temporary and permanent injunctive relief and recovery of damages.

(e) Collectors may also be subject to suspension or revocation of their Certification in accordance with Sec. 82-111 of the Citrus County Code of Ordinances.

[underline indicates additions; ~~strikethrough~~ indicates deletions]

Section 4. Amendment of Section 19-63 of the Citrus County Code. Section 19-63 of the Citrus County Code of Ordinances, entitled Applicable Codes and Ordinances, is hereby amended to add the following to Exhibit A, the schedule of county codes and ordinances which may be enforced pursuant to Chapter 19, Article III, Division II of the Citrus County Code of Ordinances:

Code or Ordinance	Section	Description	Class	Penalty
Ch. 82	Art. III	Collection and/or Disposal Violations	IV	$300.00

Section 5. Amendment of Section 82-101 of the Citrus County Code. Section 82-101 of the Citrus County Code of Ordinances, entitled Certification of Collectors, is hereby amended as follows:

Sec. 82-101. Certification of collectors.

(a) It shall be unlawful for any person to provide residential or commercial solid waste ~~and~~ or recycling collection services in the unincorporated areas of the county without obtaining a certification as provided hereon. Each collector shall be required to obtain a certification and each person providing collection services, including principals, officers, employees, agents or other representatives, shall have a copy of such certificate/letter in vehicles at all times when providing collection services. In no event shall a collector be permitted to commence operations prior to receiving a certification.

(b) The term of the certification shall be ~~from the current date~~ for a period of three ~~calendar~~ years from the date of certification, provided the collector annually submits timely and complete renewal information detailed below. ~~This three year certification period shall continue until notice from the county to the collector of the county's intent to displace waste collection per the requirement of F.S. § 403.706~~05. ~~Therefore, the certification period shall decline continuously and daily and shall expire after a total of three calendar years from the date of such notice. The term of certification period shall change to five years upon adoption by the board of county commissioners of section 82-132, franchising of solid waste collection.~~

(c) Collector may not contract or renew a contract with a residential or commercial customer for a contract term which exceeds the expiration date

of its certification unless prior approval of the board of county commissioners is obtained by the collector. Any contract entered into ~~is~~ in violation of this section is void as against public policy.

(d) Annually, a collector shall provide to the coordinator such information as may be required by the county or state statutes including information as noted below. Such certification shall be issued by the county division of solid waste management, without charge. The standards for obtaining, maintaining and renewing such certification shall be as follows:

(1) Any individual who desires to obtain a certification from the coordinator must have attained at least 18 years of age. A partnership, corporation or other business entity must be in good standing with the state department of state, division of corporations.

(2) An applicant must be of good moral character. The applicant has the burden of establishing "good moral character". The term "good moral character" means a personal history of honesty, fairness and respect for the rights of others and for the laws of this county, state and nation. The findings by the coordinator of lack of good moral character must be supported by clear and convincing evidence. If the applicant has been placed on the "convicted vendor list" pursuant to F.S. § 287.133, within the last three years, this fact shall be prima facie evidence of lacking good moral character. When an applicant is found to be unqualified for a certification because of lack of good moral character, the coordinator shall furnish the applicant a statement containing the findings of the coordinator, a complete record of the evidence upon which their determination was based, and a notice of the rights of the applicant to a rehearing and appeal. The applicant:

a. May not be guilty of making misrepresentations in connection with his business;

b. May not have committed a felony in connection with his trade; or

c. May not have defrauded the general public in practicing his trade.

(3) Upon application and annually thereafter, the applicant must provide evidence that he, at his own expense, has obtained all permits and licenses required by law or ordinance and will maintain the permits and licenses in full force and effect during the certification period.

(4) Upon application and annually thereafter, the applicant must provide a list or map of the areas in which service is provided, a list of the types of service provided, for example garbage, yard waste and recycling for residential or garbage, special waste and recycling for commercial, ~~the frequency of services,~~ and the number of customers

served as of July 1st of each calendar year. The applicant must provide the location where recyclables are taken for processing.

(5) Upon application and annually thereafter, the applicant must provide a list of vehicles by size and type, including the vehicle identification number that will be used to provide the services. The identification number shall be displayed in characters no less than six inches high on the front and rear of the vehicle. The identification number of the vehicle shall also be displayed on the driver's door with a label provided by the county. The collector's name and office telephone number shall be prominently displayed on all solid waste collection vehicles. ~~The applicant shall notify the coordinator of any changes in equipment within 14 days.~~ The coordinator shall have the right to inspect the vehicles at any time.

(6) The applicant must sign an affidavit agreeing to comply with all standards and provisions of the ordinance as well as all other county ordinances dealing with solid waste.

(7) Upon application and annually thereafter, all applicants for a certification must demonstrate that they are financially responsible. The applicant shall provide a sworn statement to the coordinator that:

a. He has no unsatisfied judgments against him in connection with the practice of this trade for which he is applying for a certification; and

b. There are not any liens of records by the Internal Revenue Service or the state of corporate tax division against any business or any organization he is qualifying.

(8) Upon application and annually thereafter, applicants shall complete and execute a solid waste disposal agreement or renewal.

(9) Upon application, the applicant shall furnish proof that they have ~~he has~~ commercial liability, automobile liability, workers' compensation and employer's liability, and pollution liability insurance coverage meeting the minimum requirements established by the county office of risk management, which insurance must be maintained~~. Each holder of a certification shall maintain the required insurance coverage~~ during the certification period ~~, as follows:~~

~~a. *Commercial general liability*. Coverage must be afforded under a per occurrence form policy for limits not less than $1,000,000.00 each occurrence, $1,000,000.00 products/completed operations each occurrence, $1,000,000.00 personal and advertising injury liability, $1,000,000.00 each occurrence, $50,000.00 fire damage liability and $5,000.00 medical expense.~~

~~b. *Automobile liability*. Coverage must be afforded including coverage for all owned vehicles, hired and~~

~~nonowned vehicles for bodily injury and property damage of not less than $1,000,000.00 combined single limit each accident. In the event the contractor does not own vehicles, the contractor shall maintain coverage for hired and nonowned auto liability, which may be satisfied by way of endorsement to the commercial general liability policy or separate business auto liability policy.~~

~~c. *Workers compensation and employer's liability.* Coverage to apply for all employees at statutory limits in compliance with applicable state and federal laws: If any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's liability limits for not less than $100,000.00 each accident, $500,000.00 disease policy limit and $100,000.00 disease each employee must be included.~~

~~For any contractor/employer/owner who has exempt status as an individual, the county requires proof of workers' compensation insurance coverage for the contractor/employer/owner's employees. If the contractor/employer/owner or individual has applied for a worker's compensation exemption, the county does not recognize this exemption to extend to the employees of the contractor/employer/owner. The contractor/employer/owner is required to provide proof of coverage for their employees. This applied to all contractors/employers/owners including, but not limited to, the construction industry.~~

(10)~~d.~~ *Other insurance provisions.* The certificate of insurance to the county shall have a 30-day notice of cancellation, ten days' notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims made" or "per occurrence" form. If any coverage is to be provided under a claims made form, the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

The certificate holder should read as follows: Citrus County Board of County Commissioners, Attention: Solid Waste Management, P.O. Box 340, Lecanto, FL 34460. All required insurance policies must be written with a carrier having a minimum A.M. Best rating of A-.

(10) Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees, and volunteers are to be covered as an Additional Insured on all policies except Worker's Compensation. The coverage shall contain no special limitation on

the scope of protection afforded to the County, its officials, employees, or volunteers.

~~Upon application and annually thereafter, every applicant shall show proof that the requirements of the worker's compensation law in the state have been complied with.~~

(e) The division of solid waste management shall provide application forms to assist in implementing this section.

(~~e~~f) The collector shall, in addition to complying with all other provisions of this article, comply with the following:

(1) *Assignment of certification.* The collector shall not assign the certification without the prior written approval of the board. Written approval of the assignment of a certification shall be in the form of a board resolution. A transfer of more than 25 percent of the issued or outstanding stock of the collector shall constitute an assignment for the purposes of this section. Likewise, any transfer of the voting rights attendant to 25 percent or more of the issued or outstanding stock of the collector shall constitute an assignment for the purposes hereof. In the event of such assignment, the collector shall cause its assignee to execute an agreement of acceptance, subject to the approval of the board, evidencing that such assignee accepts the assignment, subject to any and all of the terms, conditions and limitations imposed hereby, and which acceptance shall include an affirmative statement evidencing such assignee's intent to fulfill the obligations imposed upon the collector in contemplation hereof.

(2) *Interlocking directorships.* No person shall serve on the board of directors of two or more collectors providing residential or commercial collections services within the unincorporated area of the county. ~~Each collector shall annually certify in writing to the board that the collector is in compliance with this subsection.~~

(g) The applicant shall be required to establish a secure~~d~~ waste disposal account with the County at the time of certification and post the required security deposit.

(1) Acceptable forms of security deposit include cash, cashiers' check, bond, or letter of credit in the county format only.

(2) The required minimum amount of security deposit shall be as follows: initial $1000.00; after 90 days, an amount equal to two weeks' disposal value to secure a charge account billed weekly; after 180 days an amount equal to two months' disposal value to secure a charge account billed monthly. A growing company will be required to periodically increase the security deposit amount to meet these requirements. This may also result in a requirement to pay more frequently than the standard agreement provides, until subsequent security deposits are accepted by the Board.

(3) At no time shall the county extend credit to the account holder. Any amounts owing after the due date shall be delinquent and subject to a late charge in the amount set by resolution of the Board. Additionally, in the event of delinquent payments, the County shall be authorized to draw on the account security deposit without notice to the collector. Should the entire value of the account security deposit be drawn, the county will freeze the account. The collector must immediately pay all outstanding amounts, including late fees, and replenish its account security deposit to an amount equal to two months' disposal value to avoid termination of its billing account and being placed on a cash-only payment basis at the County Solid Waste Disposal Facility.

(~~d~~h) The following shall be exempt from the provision of this section:

(1) Persons who provide lawn care or lawn maintenance for residential and commercial property and who transport the yard trash from such property ~~shall be exempt from the provisions of this section,~~ provided that all yard trash which is transported from the property shall be disposed of at a landfill facility.

(2) A person providing collection for bulk waste and construction waste from residential or commercial property ~~shall be exempt from the provisions of this article~~, provided that all bulk waste and construction waste which is transported from the property shall be disposed of at a landfill facility.

(3) A person providing for collection of debris generated from a Disaster and under contract with the County or state to provide Disaster debris removal.

~~(d) Persons who provide lawn care or lawn maintenance for residential and commercial property and who transport the yard trash from such property shall be exempt from the provisions of this section, provided that all yard trash which is transported from the property shall be disposed of at a landfill facility.~~

~~(1) The applicant shall be required to establish a secured waste disposal account at the time of certification. Acceptable forms of security include cash, cashiers' check, bond, or letter of credit in the county format only. The required minimum amount of security shall be determined by the coordinator at the time of application and at least annually thereafter. The intent of the security is to cover two months' charges.~~

~~At no time shall the county extend credit to the account holder. Should the entire value of the account security be charged, the county will freeze the account and make a claim on the security. A growing company will be required to periodically increase the security amount to meet these requirements. This may also result in a requirement to pay more frequently~~

~~than the standard agreement provides, until subsequent security deposits are accepted by the board of county commissioners.~~

~~(e) A person providing collection for bulk waste and construction waste from residential or commercial property shall be exempt from the provisions of this article, provided that all bulk waste and construction waste which is transported from the property shall be disposed of at a landfill facility.~~

~~(3) The applicant shall be required to establish a secured waste disposal account at the time of certification. Acceptable forms of security include cash, cashiers' check, bond, or letter of credit. The required minimum amount of security shall be as follows: initial $1000.00; after 90 days, an amount equal to two weeks' disposal value to secure a charge account billed weekly; after 180 days an amount equal to two months' disposal value to secure a charge account billed monthly.~~

~~All collectors holding existing certifications shall be required to comply with the provisions of this article no later than the next certification renewal date following adoption of this section.~~

~~At no time shall the county extend credit to the hauler. A growing company will be required to periodically increase the security amount to meet these requirements. This may also result in a requirement to pay more frequently that the standard agreement provides, until subsequent security deposits are accepted by the board of county commissioners.~~

[underline indicates additions; ~~strikethrough~~ indicates deletions]

Section 6. Amendment of Section 82-103 of the Citrus County Code. Section 82-103 of the Citrus County Code of Ordinances, entitled Promulgation of Solid Waste Collection Routes and Schedules, is hereby amended as follows:

Sec. 82-103. Promulgation of solid waste collection routes and schedules.

(a) The collector shall utilize such routes within the service area as will contribute to maximum efficiency of operation and ensure compliance with Section 82-125 regarding separation of loads. The Collector will file a copy of such routes with the coordinator. The county shall deny the collector's vehicles access to certain streets, alleys and public ways where it is in the interest of the general public to do so because of conditions of the streets or bridges or the nature of development of the general area. Notice shall be given by the coordinator prior to such denial so as not to unduly interfere with the collector's normal operations.

(b) Each collector shall supply the coordinator with schedules of collection routes upon renewal of his certification, and shall annually supply all customers with printed information cards containing information regarding amounts and types of refuse which will be collected, complaint procedures, rates, regulations and days of collection. Customers shall be

notified of any alteration in the collection schedule at least ten days prior to such alteration.

[underline indicates additions; ~~strikethrough~~ indicates deletions]

Section 7. Amendment of Section 82-106 of the Citrus County Code. Section 82-106 of the Citrus County Code of Ordinances, entitled Collection of Special, Hazardous, Biological Waste and Sludge, is hereby amended as follows:

Sec. 82-106. Collection of special, hazardous, biological waste and sludge.

(a) The collector shall not be required to collect and dispose of special waste, hazardous waste, biological waste or sludge but, at his option, may offer such service.

(b) Special Waste, Hazardous Waste, Biological Waste, and sludge which cannot be handled lawfully by or at the county's Solid Waste Disposal Facility shall not be delivered to the system but shall be handled and disposed of in accordance with all applicable laws, entirely at the expense of the person or governmental agency responsible for creating the Special Waste, Hazardous Waste, Biological Waste, or sludge or bringing such waste into the county.

(b) As to Special Waste, Hazardous Waste, Biological Waste, and sludge which may be lawfully handled by the county, the county may incorporate a charge for handling such wastes in its rates, fees, and charges adopted pursuant to Section 82-38.

[underline indicates additions; ~~strikethrough~~ indicates deletions]

Section 8. Adoption of New Section 82-111 of the Citrus County Code. Section 82-111 of the Citrus County Code of Ordinances, entitled Suspension and Revocation, is hereby created to read as follows:

Sec. 82-111. Suspension and Revocation.

(a) As set forth below, the county administrator may suspend or revoke, for just cause, the right of a Collector to obtain or retain a Certification to provide residential or commercial solid waste or recycling services in unincorporated areas of the County. Suspension or revocation applies to all officers, principals, directors, partners, qualifiers, divisions or other organizational elements of the Collector. The suspension or revocation applies to any existing affiliates of the Collector if they are specifically named and are given written notice of the proposed suspension or revocation and an opportunity to respond.

(1) *Suspension.* A Collector's Certification may be suspended based upon the following:

a. Failure to fully comply with the conditions, specifications, or terms of a contract with the county.

b. Failure to meet the requirements of Section 82-101 or this Chapter 82, violation of any of the provisions of this Chapter or any of the applicable provisions of the Citrus County Code of Ordinances, or the laws of the United States or the State of Florida, the violations of which reflect unfavorably on the fitness of the Collector to offer solid waste collection services to the public.

c. Commission of any misrepresentation or material omission in connection with application for Certification.

d. Charged by a court of competent jurisdiction with the commission of a criminal offense as an incident to obtaining or attempting to obtain a public or private contract or subcontract, or in the performance of such contract or subcontract. If charges are dismissed or the Collector is found not guilty, the suspensions shall be lifted automatically upon written notification and proof of final court disposition provided by the Collector to the county.

e. Charged by a court of competent jurisdiction with the following: embezzlement, theft, forgery, bribery, falsification or destruction of records, misrepresentation, fraud, receiving stolen property, or any other offense indicating a lack of good moral character. If charges are dismissed or the Collector is found not guilty, the suspensions shall be lifted automatically upon written notification and proof of final court disposition provided by the Collector to the county.

f. Collector becomes insolvent, proceedings in bankruptcy regarding the Collector are filed or, Collector compounds its debts or assigns over its estate or effects for payment thereof, has a receiver or trustee appointed over its property, or otherwise demonstrates financial irresponsibility.

g. Commission of any act or omission to perform any act which is grounds for revocation.

h. Any other cause the county administrator determines to be compelling as to materially and adversely affect the responsibility of a Collector, including but not limited to, suspension by another governmental entity.

i. Violation of the ethical standards set forth in local, state or federal law.

(2) *Revocation.* A Collector's Certification may be revoked for the following:

a. Repeated failure to fully comply with the conditions, specifications, or terms of a contract with the county.

b. Repeated failure to meet the requirements of Section 82-101 or this Chapter 82, violation of any of the provisions of this Chapter or any of the applicable provisions of the Citrus County Code of

Ordinances, or the laws of the United States or the State of Florida, the violations of which reflect unfavorably on the fitness of the Collector to offer solid waste collection services to the public.

c. Conviction by or judgment obtained in a court of competent jurisdiction for commission of those offenses in connection with the Collector's commercial enterprise stated in section 82-111(a)(1)d. and e. If the conviction or judgment is reversed through the appellate process, the revocation shall be removed immediately upon written notification and proof of final court disposition from the Collector to the county.

d. Conviction for the commission of any fraud or act of collusion in connection with any sale, bid, quote, proposal or other act incident to doing business with the county.

(3) *Effect of suspension and revocation.* Collectors without a valid, current Certification are excluded from conducting residential or commercial solid waste or recycling collection services in the unincorporated area of the County as agents, representatives, subcontractors, or partners of other Collectors.

(b) *Suspension and Revocation process.* The following procedures shall be utilized for the suspension or revocation of a Certification:

(1) The Coordinator shall submit to the county administrator a written complaint which shall state with specificity the facts supporting such a request for suspension or revocation of the Certification and shall identify a recommended suspension or revocation period.

(2) The county administrator shall review the complaint, verify whether it is compliant with the provisions of this article, direct any appropriate changes and forward the complaint to the Collector.

(3) The Collector shall review the complaint and provide a written response, with supporting documentation, to each allegation. The response shall be provided to the county administrator within ten (10) business days of receipt of the complaint. In the event the Collector fails to respond to the complaint within the prescribed time period, the complaint, as forwarded to the Collector, shall become an effective suspension or revocation decision without further appeal.

(4) In the event the Collector files a timely and complete response to the complaint, the county administrator shall determine whether the Collector's Certification should be suspended or revoked and, if applicable, the time period for such suspension or revocation. The county administrator's decision shall be based on the facts set forth in the complaint, the Collector's response, and the parameters set forth in this article.

(5) If the Collector chooses to appeal the county administrator's determination, the Collector shall have three (3) business days to file an appeal to the Board. At its next available meeting, the Board shall review the suspension or revocation record compiled by the county administrator

and the Collector. The County Administrator shall provide the Collector with written notice of the date, time, and place when the Board will consider the appeal and the Collector shall have a right to be heard on the appeal. The Board shall review the record and decide whether the decision of the County Administrator was based on competent, substantial evidence. If the Board finds competent, substantial evidence for the County Administrator's decision, it will uphold the decision; otherwise, it will reverse the decision. If the original decision to suspend or revoke is determined to be proper and justified, the Collector's Certification shall be suspended or revoked. The decision of the Board shall constitute final administrative action.

(c) *Suspension or Revocation period.*

(1) *Suspension.* The county administrator, or the Board in the case of an appeal, shall determine the period of suspension. Such period shall be commensurate with the severity of the cause(s). At the conclusion of the suspension period, the Collector's Certification shall automatically be reinstated to the status of active Collector and be eligible to conduct residential or commercial solid waste or recycling collection services in the unincorporated area of the County.

(2) *Revocation.* The period of revocation shall remain in effect until the Collector's Certification is reinstated.

(d) *Reinstatement.*

(1) A Collector may apply for reinstatement at any time during the suspension or revocation period based on one or more of the following reasons:

a. Newly discovered material evidence;

b. A reversal of the conviction, civil judgment or other action upon which the suspension or revocation was based;

c. Bona fide change in ownership or management;

d. Elimination of other causes for which the suspension or revocation was imposed; or

e. Other reasons that the Board deems appropriate.

(2) The Collector's appeal for reinstatement shall be based on one or more of the aforementioned reasons. The county administrator, with the assistance of the Coordinator, shall have 30 days from receipt of such appeal to submit a written response thereto. The matter will be presented to the Board for a final determination. The County Administrator shall provide the Collector with written notice of the date, time, and place when the Board will consider the appeal and the Collector shall have a right to be heard on the appeal.

Section 9. <u>Adoption of New Section 82-125 of the Citrus County Code</u>. Section 82-125 of the Citrus County Code of Ordinances, entitled Separation of Loads, is hereby created to read as follows:

Sec. 82-125. Separation of Loads.

(a) Loads of mixed Commercial Solid Waste and Residential Solid Waste shall not be disposed of at the County's Solid Waste Disposal Facility.

(b) Loads of mixed City Solid Waste and County Solid Waste shall not be disposed of at the County's Solid Waste Disposal Facility.

(c) No Collector shall dispose of any load consisting of mixed Commercial Solid Waste and Residential Solid Waste or mixed City Solid Waste and County Solid Waste at the County's Solid Waste Disposal Facility.

Section 10. Repeal of Chapter 90, Article XVIII, County Solid Waste Municipal Service Benefit Unit. Chapter 90, Article XVIII of the Citrus County Code of Ordinances, entitled County Solid Waste Municipal Service Benefit Unit, which includes Sections 90-731 through 90-766 (inclusive), is hereby repealed in its entirety.

Section 11. Legislative Findings and Intent. The Board hereby adopts, ratifies, and incorporates into this Ordinance the above stated "whereas" clauses as a statement of its findings and intent for this Ordinance.

Section 12. Severability. If any section, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provisions of this Ordinance.

Section 13. Codification. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Citrus County Code of Ordinances, and that the sections of this Ordinance may be renumbered to accomplish such intent.

Section 14. Modification. The provisions of this Ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed with the Clerk.

Section 15. Repeal of Inconsistent Provisions. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 16. Effective Date. A certified copy of this Ordinance shall be filed with the Department of State within ten (10) days after its enactment by the Board and shall be effective upon filing with the Department of State.

PASSED AND DULY ADOPTED, in open session, with a quorum present and voting, this _____day of _____, 2025.

BOARD OF COUNTY
COMMISSIONERS OF CITRUS
COUNTY, FLORIDA

ATTEST:

_____ _____

ANGELA VICK, Clerk CHAIR

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY, FLORIDA ONLY:

_____

DENISE A. DYMOND LYN,
COUNTY ATTORNEY

AGENDA MEMORANDUM

FROM:	Barbara Luckham, Interim Budget Director
SUBJECT:	SGS 25-165 Purchase of Voting Booths for Supervisor of Elections Office; Phoenix Metal Products, Inc., d/b/a Phoenix Metal Industries, Inc.
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

The Citrus County Supervisor of Elections (SOE) is experiencing issues with losing more voting booths to deterioration each election cycle. The current voting booths have been in use by Citrus County for more than 40 years.

Staff have researched and performed a physical review of voting booths, and found the only company able to provide both standard nesting, wheeled metal voting booths and ADA-compliant nesting, wheeled metal voting booths to suit the County's needs is Phoenix Metal Products, Inc., d/b/a Phoenix Metal Industries, Inc.

Staff request the Board approve the Agreement with Phoenix Metal Products, Inc., d/b/a Phoenix Metal Industries, Inc. for the purchase of standard nesting, wheeled metal voting booths and ADA-compliant nesting, wheeled metal voting booths, on an as-needed basis.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
2441-55120	Office/Non-Cap Equipment	$355,981	$0	$0	$355,981

RECOMMENDED ACTION:
Approve and Authorize the Chairman to execute an Agreement between Citrus County, Florida and Phoenix Metal Products, Inc. d/b/a Phoenix Metal Industries, Inc. for the purchase of standard nesting, wheeled metal voting booths and ADA-compliant nesting, wheeled metal voting booths, on an as needed basis. **(Maureen "Mo" Baird, Supervisor of Elections)**

ATTACHMENTS:
1. 5-27-25 AGENDA DOCS

Maureen "Mo" Baird
Supervisor of Elections

TO: Erin Dohren, Management & Budget Director

FROM: Maureen "Mo" Baird, Supervisor of Elections

DATE: 3/24/2025

SUBJECT: Request for Approval of Single Source Purchase of Voting Booths for FY 2025

The SOE office requires 545 standard nesting, wheeled metal voting booths and 40 ADA compliant nesting, wheeled metal voting booths. The current voting booths have been in use by Citrus County for more than 40 years. Each election cycle we lose more voting booths to deterioration.

After much research and physical review of voting booths, we found wheeled, nesting, metal booths manufactured by Phoenix Metal Products, Inc. meet stringent standards of privacy, safety, durability and ADA compliance.

Phoenix Metal's cost is $485 per booth and $535 per ADA compliant booth, plus $35 per booth for **re-chargeable LED lighting**. Shipping is included at no additional charge. The total cost is $306,200. (Attachment A)

Only one other vendor offered wheeled, nesting, metal voting booths, Naztec Group. Naztec's cost is $428 per booth plus $38 per booth for battery operated lights. The batteries are not included and are estimated to cost an additional **$2800 recurring cost** each year. Naztec's freight and handling charge is $8,100. The total cost would be $286,270. (Attachment B)

Phoenix Metal Products offers **patented** voting booths that have features to serve the voters not found in competing models. **Most importantly**, Phoenix offers the **only** booth compliant with the Department of Justice's ADA specific dimensional requirements for tabletop height (DOJ 28 to 34 inches), forward reach and knee clearance, making the booth fully accessible to voters with disabilities. (Phoenix 29.25 to 34 inches) (Attachment C)

Naztec's booths are not ADA compliant. Their tabletops are too tall. (Naztec 33 to 37 inches) (Attachment C)

The side privacy panels of the Phoenix booths are level and tall enough to offer essential privacy to voters. The competitor's booth has slanted side panels that are too low to provide the same degree of privacy.

See Phoenix Metal's single source justification email and letter providing information regarding their ability to supply the booths. (See attachments D and E)

For these reasons, we respectfully request the Board of County Commissioners' approval to purchase Phoenix Metal Product's patented voting booths.

VoteCitrus.gov 352-564-7120
Citrus County Supervisor of Elections ~ PO Box 1870 ~ Lecanto, Florida 34460

PhoenixMetalProducts

Quotation

Phoenix Metal Products, Inc
100 Bennington Avenue
Freeport, NY 11520

516-546-4200 Phone
516-546-2594 Fax
www.phoenixmetalproducts.com

Date	Quote #
3/11/2025	QC031125-1

Bill To
CITRUS COUNTY SUPERVISOR OF ELECTIONS 1500 N MEADOWCREST BLVD CRYSTAL RIVER, FL 34429

Ship To
CITRUS COUNTY SUPERVISOR OF ELECTIONS 1500 N MEADOWCREST BLVD CRYSTAL RIVER, FL 34429

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
545	VB.100	VOTING PRIVACY BOOTH. Nestable (stackable) design. Base: 1" x 2" heavy duty steel tubing with 4 locking casters. Privacy screen: Heavy duty steel construction Tabletop: Heavy duty steel construction Ballot paper surface fits 22" ballot. Privacy configuration: 3-sided. Overall dimensions: 28" wide in front, 14" wide in rear, 60" high, with 36" table height. County logo on both sides of privacy shield. USA flag on rear of privacy shield. 2 pouches for voting instructions. Bumpers on privacy screen, tabletop and base. Painted color: _____. Attachment points for optional tethered pen, magnifier and LED light.	485.00	264,325.00

This quotation is valid for a period of 60 days.

Total

PhoenixMetalProducts

Quotation

Phoenix Metal Products, Inc 516-546-4200 Phone
100 Bennington Avenue 516-546-2594 Fax
Freeport, NY 11520 www.phoenixmetalproducts.com

Date	Quote #
3/11/2025	QC031125-1

Bill To
CITRUS COUNTY SUPERVISOR OF ELECTIONS 1500 N MEADOWCREST BLVD CRYSTAL RIVER, FL 34429

Ship To
CITRUS COUNTY SUPERVISOR OF ELECTIONS 1500 N MEADOWCREST BLVD CRYSTAL RIVER, FL 34429

P.O. Number	Terms

Quantity	Item Code	Description	Price Each	Amount
40	VB.100-ADA	WHEELCHAIR ACCESSIBLE VOTING PRIVACY BOOTH. Nestable (stackable) design. Lower height tabletop with wider base for wheelchair accessibility or seated use. Base: 1" x 2" heavy duty steel tubing with 4 locking casters. Privacy screen: Heavy duty steel construction. Tabletop: Heavy duty steel construction. Ballot paper surface fits 22" ballot. Privacy configuration: 3-sided. County logo on both sides of privacy shield. USA flag on rear of privacy shield. 2 pouches for voting instructions. Bumpers on privacy screen, tabletop and base. Painted color: _____. Attachment points for optional tethered pen, magnifier and LED light.	535.00	21,400.00
585	VB.LED.100-2	LED LIGHT FOR VOTING BOOTHS. With anti-theft mounting bracket to attach to voting booth. With internal re-chargeable battery. 15' USB charging cable included. 10-port USB chargers included (at least 1 charger per 10 booths included).	35.00	20,475.00
	SHIPPING	Shipping is included at no additional charge.	0.00	0.00
		EXEMPT FROM SALES TAX	0.00%	0.00

This quotation is valid for a period of 60 days.

Total **$306,200.00**

NAZTEC®
INTERNATIONAL GROUP

QUOTATION

Date	Quote #
3/17/2025	NAZ- 202505

Naztec International Group LLC

263 N Jog Road
West Palm Beach,
FL 33413

Phone #: 561-802-4110
Fax #: 866-434-6471
Email: accounts@naztecgroup.com

Name / Address
Citrus County Supervisor Of Elections Hon.Maureen "Mo" Baird 1500 N Meadowcrest Blvd Crystal River, FL 34429

Delivery Terms	Shipment Method
16-20 WKS ARO	FREIGHT

Sl ...	Part No	Description	Qty	Unit C...	Total
		ALL METAL BOOTHS LIST PRICE:			
1	Z-MET-REG	All Metal Z- MET Metal Nesting Voting Booth Z- MET - REG	545	428.00	233,260.00
2	Z-MET-ADA	All Metal Z-MET ADA Metal Nesting Voting Booth Z-MET-ADA	40	497.00	19,880.00
3	LIGHT LT-10	SMARTPOLL LT-10 Lights. 24 LED's,190 Lumen Brightness. *Batteries not included	585	38.00	22,230.00
4	Freight	Freight and Handling Prices subject to change if affected by steel, raw material tariffs Delivery Lead time 16-20 weeks A.R.O QUOTE VALIDITY : 30 DAYS	1	8,100.00	8,100.00

	Total	$283,470.00

CHAPTER 9: BUILT-IN ELEMENTS

901 General

901.1 Scope. The provisions of Chapter 9 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

EXCEPTION: Dining surfaces and work surfaces for *children's use* shall be permitted to comply with 902.4.

> **Advisory 902.1 General.** Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and where covered by the ABA scoping provisions, employee work stations.

902.2 Clear Floor or Ground Space. A clear floor *space* complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

902.4 Dining Surfaces and Work Surfaces for Children's Use. *Accessible* dining surfaces and work surfaces for *children's use* shall comply with 902.4.

EXCEPTION: Dining surfaces and work surfaces that are used primarily by children 5 years and younger shall not be required to comply with 902.4 where a clear floor or ground *space* complying with 305 positioned for a parallel approach is provided.

902.4.1 Clear Floor or Ground Space. A clear floor *space* complying with 305 positioned for forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided, except that knee clearance 24 inches (610 mm) minimum above the finish floor or ground shall be permitted.

902.4.2 Height. The tops of tables and counters shall be 26 inches (660 mm) minimum and 30 inches (760 mm) maximum above the finish floor or ground.

903 Benches

903.1 General. Benches shall comply with 903.

903.2 Clear Floor or Ground Space. Clear floor or ground *space* complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

From: Andrew Wolf
Sent: Tuesday, March 11, 2025 7:30 AM
To: Karin J. McMahon <Karin.McMahon@citrusbocc.com>
Subject: RE: [EXTERNAL]RE: Single Source Justification for Voting Booths

Hi Karin,

Thank you for sending Citrus County's single-source regulations. I have prepared my ideas for a potential single-source justification for your review:

Phoenix Metal Products offers a line of voting privacy booths, which are portable on wheels, and require no assembly, setup or disassembly. The units simply roll into position and are instantly usable, and require little or no training for poll workers. The booths are "nestable" meaning that they fit into each other like shopping carts, for efficient transport and storage.

The voting booths from Phoenix Metal Products have several unique features not found in competing models, which are essential to serving all voters, while minimizing long-term costs to the county and allowing for operational efficiencies. Phoenix Metal Products is the single source for these booths. The unique and special characteristics include:

1. Phoenix's booths have been designed for easy repairability, so they can be repaired and kept in service indefinitely. Replacement parts are stocked by the manufacturer for quick replacement.
2. Phoenix's voting booths have numerous built-in bumpers to prevent damage during transport and storage. This means they will remain in good condition without being scratched or banged up for far longer than competing booths.
3. Phoenix's booths have an integrated LED light with anti-theft mounting bracket, a USB rechargeable battery, motion-sensor activation, and battery life long enough for an entire voting day. This eliminates the need to buy batteries, eliminates the need for poll workers to change batteries, and eliminates the issues with theft of both batteries and the LED lights.
4. Phoenix offers an ADA (wheelchair accessible) version which is compliant with ADA design standards, and which is suitable for use with voters in wheelchairs or voters who prefer to be seated. Phoenix offers the only portable/nestable voting booth which is compliant with the ADA's specific dimensional requirements for tabletop height, forward reach and knee clearance, making the booths fully accessible to these voters. Other brands are not compliant because their tables are far too tall

and therefore cannot be comfortably used by voters in wheelchairs, or by voters who prefer to be seated.

5. Phoenix's voting booth product line allows for a unified solution for both regular and ADA-compliant booths, in which they look similar, work the same, don't require any special training, and use the same replacement parts.

Of all the justifications, I think the unique ADA version is the most important. Other brands claim to have ADA versions, but from what I have seen, they are not nearly compliant. The lowest point of their tabletop is around shoulder level, and it slopes up even higher from there. Voters in wheelchairs end up filling the ballot on their lap.

Let me know your thoughts.

Also, FYI - we have filed with the FL Division of Corporations for authority to transact business in Florida. I expect the registration will be processed within a week or so.

Thank you,

-Andrew

Andrew Wolf
Phoenix Metal Products, Inc.
100 Bennington Ave Freeport, NY 11520
Phone 516-546-4200 Ext 112
Fax 516-546-2594
andrew@phoenixmetalprodu cts.com

www.phoenixmetalproducts.com

PhoenixMetalProducts
Phoenix Metal Products, Inc
100 Bennington Avenue
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516-546-4200 Phone
516-546-2594 Fax
www.phoenixmetalproducts.com

Supply of voting booths for Citrus County Supervisor of Elections

3/12/2025

Phoenix Metal Products is the manufacturer of the VB.100 and VB.100-ADA voting booths which it proposes to sell to the Citrus County Supervisor of Elections Office. Phoenix is the single provider of these products.

The company is fully capable of supplying Citrus County with its required voting booth needs. We have made and delivered thousands of these booths to date. Phoenix is the actual manufacturer of the booths, with all manufacturing performed in-house in our state-of-the-art factory in Freeport, NY. We have been in business for over 33 years and have sufficient facilities, machinery, labor, experience and capital to produce and deliver the booths in a high quality and in a timely manner.

Product information

Voting booths from Phoenix Metal Products are a simple and reliable solution for providing a writing surface for voters to fill their paper ballots in privacy. The booths are portable on wheels, and require no assembly, setup or disassembly. The units simply roll into position and are instantly usable, and require little or no training for poll workers. The booths are "nestable" meaning that they fit into each other like shopping carts, for efficient transport and storage. The booths are built to last for decades, with heavy-duty steel construction, a powder-coated paint finish, and a design that allows for repair. Our booths look and feel like a quality product, which will reflect well on the county with its voters.

The voting booths from Phoenix Metal Products have several unique features not found in competing brands, which are essential to serving all voters, while minimizing long-term costs to the county and allowing for operational efficiencies. Phoenix Metal Products is the single source for these booths, and the company holds two patents on its design.

The unique and special characteristics of our voting booths include:

1. Phoenix's booths have been designed for easy repairability, so they can be repaired and kept in service indefinitely. Replacement parts are stocked by in our factory for quick replacement.
2. Phoenix's voting booths have numerous built-in bumpers to prevent damage during transport and storage. This means they will remain in good condition without being scratched or dented for far longer than competing booths.
3. Phoenix's booths have an integrated LED light with an anti-theft mounting bracket, a USB rechargeable battery, motion-sensor activation, and battery life long enough for an entire voting day. This eliminates the need to buy batteries, eliminates the need for poll workers to change batteries, and eliminates the issues with theft of both batteries and the LED lights.
4. Phoenix offers an ADA (wheelchair accessible) version which is compliant with ADA design standards, and which is suitable for use with voters in wheelchairs or voters who prefer to be seated. To our knowledge, Phoenix offers the only portable/nestable voting booth which is

Phoenix Metal Products, Inc
100 Bennington Avenue
Freeport, NY 11520

516-546-4200 Phone
516-546-2594 Fax
www.phoenixmetalproducts.com

compliant with the ADA's specific dimensional requirements for tabletop height, forward reach and knee clearance, making the booths fully accessible to these voters. Other brands are not compliant because their tables are far too tall and therefore cannot be properly used by voters in wheelchairs, or by voters who prefer to be seated.

5. Phoenix's voting booth product line allows for a unified solution for both regular and ADA-compliant booths, in which they look similar, work the same, don't require any special training, and use the same replacement parts.

In summary, Phoenix Metal Products offers a line of voting booths with exclusive features that bring important benefits to Citrus County, and Phoenix Metal Products is fully capable of supplying these products.

We look forward to working with the Citrus County Supervisor of Elections Office.

Sincerely,

Andrew Wolf

President

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
JPS Inc dba Remco Agency 14 Front Street, Suite 318 Hempstead, NY 11550	PHONE (A/C, No, Ext): (516) 488-3040	FAX (A/C, No): (516) 352-1492
	E-MAIL ADDRESS: certs@remcoagency.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Utica National Assurance Co.	10687
INSURER B : Utica National Insurance Group	43478
INSURER C : Hartford Insurance	30147
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Phoenix Metal Products , Inc., d/b/a Phoenix Metal Industries, Inc.
100 Bennington Ave.
Freeport, NY 11520

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	X	X	CPP 5486591	11/21/2024	11/21/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			5509632	4/14/2025	4/14/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 500,000 $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			CULP5494941	11/21/2024	11/21/2025	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		12WECAJ7PND	12/31/2024	12/31/2025	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project Number SGS 25-165

Citrus County, Florida is named as additional insured as per written contract. Wavier of subrogation applies as per written contract.

CERTIFICATE HOLDER

Citrus County, Florida
3600 W. Sovereign Path, Ste, 266
Lecanto, FL

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Utica National Assurance Company

BestLink **AMB #: 011953 NAIC #: 10687 FEIN #: 161486064**

Mailing Address
Post Office Box 530
Utica, New York 13503-0530
United States

View Additional Address Information

Web: www.uticanational.com
Phone: 315-734-2000
Fax: 315-734-2662

AM Best Rating Unit: AMB #: 004202 - Utica National Insurance Group

Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 000946 - Utica Mutual Insurance Company is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A (Excellent)
Affiliation Code:	p (Pooled)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	November 13, 2024
Initial Rating Date:	June 09, 1997

Long-Term Issuer Credit View Definition

Rating (Rating Category):	a+ (Excellent)
Outlook (or Implication):	Stable
Action:	Upgraded
Effective Date:	November 13, 2024
Initial Rating Date:	July 30, 2007

Financial Size Category View Definition

Financial Size Category:	XIV (USD 1.50 Billion to Less than 2.00 Billion)

PURCHASE AGREEMENT

This Purchase Agreement is entered into by the parties this _____ day of _____, 2025.

1.0 Parties:

Citrus County, Florida, a political subdivision of the State of Florida, (County).

and

Phoenix Metal Products, Inc., (Vendor), d/b/a Phoenix Metal Industries, Inc.

2.0 Designated Contact Person as to County:

Maureen Baird, Supervisor of Elections
Citrus County Supervisor of Elections
1500 N Meadowcrest Blvd
Crystal River, Florida 34429
Phone: 352-564-7120
Fax: N/A
Email: mbaird@votecitrus.gov

3.0 Designated Contact Person as to Vendor:

Andrew Wolf
Phoenix Metal Products, Inc.
100 Bennington Ave
Freeport, NY 11520
Phone:
Fax:
Email: andrew@phoenixmetalproducts.com

4.0 Notices: All notices between County and Vendor, as required under the Agreement, shall be by telephone, facsimile, e-mail, mail, or by personal delivery to the respective designated contact person identified above. Either designated recipient may notify the other, in writing, if someone else is designated to receive notice.

5.0 Entire Agreement: This Agreement, and any associated Addenda or Amendments shall constitute the entire Agreement between Vendor and County.

6.0 Agreement Documents:

Exhibit "A" – Commodity Description and Pricing

7.0 Duration of Agreement: The duration of the Agreement shall be for a period of one (1) year from the date that the Parties have executed the Agreement.

8.0 Modification of Agreement : This Agreement may only be modified or amended upon mutual written agreement of County and Vendor. No oral agreements or representations shall be valid or binding upon County or Vendor. No alteration or modification of the Agreement terms shall be valid or binding against County. Vendor may not unilaterally modify the terms of the Agreement by affixing additional terms by incorporating such terms onto the Vendor's documents forwarded by Vendor for payment. County's acceptance of the Commodity furnished by Vendor or the payment for such shall not constitute acceptance of any proposed modification to terms and conditions.

9.0 Commodity Provided by Vendor: The Commodities to be provided by Vendor are voting booths and voting booth accessories as set forth in Exhibit A. All purchases made by County shall be on an as-needed basis and County does not guarantee any volume of Commodity purchased during the term of this Agreement.

10.0 Compensation to Vendor: Compensation to be paid to Vendor for the furnishing and delivery of the Commodity as agreed to herein shall be per the unit pricing set forth in Exhibit "A", attached to this Agreement.

11.0 Payment of Payment Requests:

11.1 Payment Request: Requests for payment of the Commodities provided under the Agreement shall be submitted after shipment of such Commodities to County. No payment requests will be accepted by County for Commodities that are on back order. At a minimum, the payment requests shall include the Purchase Order Number, a description of the Commodity and the amount of the payment request. All requests for payment shall be submitted in sufficient detail to demonstrate compliance with the terms of the Agreement and to allow for the proper pre-audit and post-audit thereof. County reserves the right to require any information from Vendor that County deems necessary to substantiate claims for remuneration. Upon receipt of Vendor's payment request, County will review such to ensure that it is in proper order, and that the Commodities covered under the payment request have been completed in accordance with this Agreement. If it is found that the payment request is not in proper order, or the Commodity covered under the payment request has not been received or does not satisfy this Agreement, the payment request may be rejected.

11.2 Prompt Payment: County shall make payment of a payment request in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act" from the date which a payment request in proper order is recorded as received by County, for Services completed to the satisfaction of County.

11.3 Form of Request: If the payment request is not received in proper order, County may reject the payment request within ten (10) business days after the date on which the payment request is recorded as received by County. County shall provide Vendor with a written notification of the rejection specifying the deficiency and corrective measures necessary to make the payment request proper. Upon receipt of a payment request that corrects the deficiency, County shall make payment in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act".

11.4 Resolution of Payment Request Disputes: In the event of a dispute between Vendor and County concerning the full or partial payment of a payment request, such disagreement shall be finally determined by County. If the dispute between Vendor and County involves a portion of a payment request, the undisputed portion shall be paid by County in a timely manner, as long as the payment request for the undisputed portion is in proper order. Proceedings to resolve the dispute will be commenced within forty-five (45) business days after the date the payment request in dispute was recorded as being received by County and will be concluded by final decision of County within sixty (60) business days after the date on which the payment request was recorded as being received by County. Such procedures do not constitute an administrative proceeding that prohibits a court from deciding de novo any action arising out of the dispute.

11.5 Purchase Order: A purchase order will be issued to Vendor for each individual purchase of Commodities covered under this Agreement. Except under an "emergency request", Vendor shall not provide any Commodity to County until Vendor has received a purchase order from County. Vendor shall be permitted to accept an order to provide commodities under an emergency purchase without a purchase order; however, such request from County must be transmitted to the Vendor via facsimile or e-mail. The written transmission order must be submitted with any payment request submitted by the Vendor for such emergency requests.

11.6 ACH Enrollment: All Vendors will be required to complete an "Authorization Agreement for ACH Credits Enrollment Form". Payments will be deposited directly into Vendor's bank account. This means there is no need to wait for the check to come in the mail and eliminates the possibility of a

lost check. The Clerk's Accounts Payable Department will provide confirmation via email when payments are transmitted, ensuring immediate notification.

12.0 Transportation and Delivery: The Commodities shall be delivered to the location set forth in the Purchase Order. Vendor, within ten (10) days after receiving a purchase order, shall notify County of any potential delivery delays. Evidence of inability or intentional delays shall be cause for cancellation of the Agreement and Vendor suspension.

13.0 Public Records: Vendor will keep and maintain public records required by the County to obtain the commodity. Upon request from the County's custodian of public records, Vendor will provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. Vendor will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if Vendor does not transfer the records to the County. Upon completion of the Agreement, Vendor will transfer, at no cost, to the County all public records in possession of the Vendor or keep and maintain public records required by County to obtain the commodity. If Vendor transfers all public records to County upon completion of the Agreement, Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Vendor keeps and maintains public records upon completion of the Agreement, Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology system of the County. If Vendor does not comply with the County's request for public records, the County shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement.

IF VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; EMAIL: RMLO@CITRUSBOCC.COM; PHONE: (352)527-5235

14.0 Insurance: During the term of the Agreement, Vendor, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of Vendor. Vendor shall provide County a certificate(s) of insurance, evidencing such coverage.

14.1 Minimum Insurance Requirements: Vendor shall procure and maintain for the duration of the Agreement contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Vendor, its agents, representatives, employees, or subcontractors. The coverages, limits or endorsements required herein protect the primary interests of County, and these coverages, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect Vendor against any loss exposures, whether as a result of the project or otherwise. The requirements contained herein, as well as County's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Vendor under this contract.

14.2 Commercial General Liability: Vendor must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

14.3 Cyber insurance: If any operations to be undertaken by Vendor include interfacing with County information technology (IT), operation technology (OT), computer hardware or software, or accessing, processing, or storing personally identifiable information (PII), payment card industry data security standard (PCI), personal health information (PHI), confidential or protected data, Vendor

must obtain Claims-Made coverage in an amount not less than $1,000,000 per claim for actual or alleged breaches of data and loss of data. The Claims-Made policy form shall provide continuous coverage that remains in place for three (3) years after contract completion.

14.4 Other Insurance Provisions:

14.4.1 Vendor shall provide a Certificate of Insurance to County with a thirty (30) day notice of cancellation or changes in policy language, ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims-made" or "occurrence" form. If any coverage is provided under a claims-made form, the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

14.4.2 The proposal number should be noted on the certificate. **SGS 25-165**

14.4.3 Vendor has sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. For deductible or self-insured amounts that exceed $10,000, Vendor shall maintain a Commercial Surety Bond or Letter of Credit in an amount equal to said deductible or self-insured retention.

14.4.4 All required insurance policies must be maintained until Vendor's work under this Agreement has been accepted by County.

14.4.5 Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees, and volunteers are to be covered as an Additional Insured on all policies except Workers Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees, or volunteers.

14.4.6 The Vendor's insurance coverage shall be primary insurance as respects the County, its officials, employees, and volunteers. Any insurance or self-insurance maintained by the County, its officials, employees, or volunteers shall be excess of Vendor's insurance and shall be non-contributory.

14.4.7 For all policies of insurance: Vendor and its insurance carrier waive all subrogation rights against County for all losses or damages that occur during the term of the Agreement and for any events occurring during the Agreement period, whether the suit is brought during the Agreement period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of our Right to Recover from Others for Workers Compensation coverage.

14.4.8 The Certificate Holder should read as follows: Citrus County, Florida, a political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.

14.4.9 It is the Vendor's responsibility to ensure that all subcontractors comply with these insurance requirements. Vendors shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all the requirements stated herein.

14.4.10 With the exception of workers compensation policies, all required insurance policies must be written by a carrier having a minimum rating of A- by A.M. Best or similar rating company. All workers compensation policies must be written by carriers admitted in the State of Florida, and who participate in the Florida Insurance Guarantee Fund.

14.4.11 All Certificates must show that Vendor's policies have been endorsed per the requirements.

15.0 Indemnification: Vendor shall indemnify, save and hold harmless County and all its officers, agents or employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by intentional or negligent acts of, or omissions of, Vendor, its subcontractors, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither Vendor nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of County or any of its officers, agents, or employees. In the event any lawsuit or other proceeding is brought against County by reason of any such claim, cause of action or demand, Vendor shall, upon written notice from County, resist and defend such lawsuit or proceeding by counsel satisfactory to County or, at County's option, pay for an attorney selected by County to defend County. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of Section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by County, any sums due Vendor under this Agreement may be retained by County until all of the County's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by County.

16.0 Termination of Agreement: Either party may terminate this Agreement by giving the other party thirty (30) days written notice. In the event of termination, County will be responsible for compensating Vendor only for those Commodities and related services provided up to the date of termination. Vendor shall not be entitled to compensation for loss of anticipated profit.

17.0 Additional Terms and Conditions:

17.1 Advertising: Subject to Chapter 119, Florida Statutes, Vendor shall not publicly disseminate any information concerning the Agreement without prior written approval from County, including, but not limited to mentioning the Agreement in a press release or other promotional material, identifying County as a reference, or otherwise linking Vendor's name and either a description of the Agreement or the name of County in any material published, either in print or electronically, to any entity that is not a party to the Agreement.

17.2 Assignment: Neither County nor Vendor shall sell, assign, or transfer any of its rights, duties or obligations under the Agreement without the prior written consent of the other Party. In the event of any assignment, Vendor remains secondarily liable for performance of the Agreement, unless County expressly waives such secondary liability.

17.3 Bankruptcy or Insolvency: Vendor shall promptly notify County in writing of the filing of any voluntary or involuntary petition for bankruptcy and/or of any insolvency of Vendor or any of its subcontractors who are involved in the provision of the Services under this Agreement.

17.4 Compliance with Laws: Vendor shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287 of the Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety, E-Verification System, Immigration and Nationality Act and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

17.5 Conflict of Interest: Vendor covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner with the performance of the services covered under this Agreement. Furthermore, Vendor warrants that it has not employed or retained any company or

person, other than a bona fide employee working solely for Vendor, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Vendor, any fee, commission, percentage, gift or other consideration contingent upon or resulting from the making of this Agreement. Vendor, and its subcontractors at any tier, certify that they have not entered into any contract, sub-contract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Vendor or its subcontractors, during its tenure, or for two years thereafter, has any interest, direct or indirect. Vendor, and its subcontractors at any tier, shall insert the following provision into each of their contracts and sub-contracts:

"No member, officer, or employee of the subcontractor, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

17.6 County Funds: Due to budgetary constraints, if funding is not available to purchase commodities covered under the Agreement, County reserves the right to modify the terms and conditions of the Agreement, or to terminate the Agreement, if it is in the best interest of County. In accordance with Section 216.347, Florida Statutes, and as provided herein, Vendor may not expend any County funds for the purpose of lobbying Local, State or Federal Agencies.

17.7 Debarment: Vendor certifies to the best of its knowledge and belief, that Vendor and its principals: 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency; 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property; 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above; 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default; and, 5) will advise County immediately if their status changes and will provide an explanation for the change in status.

17.8 Dispute Resolution: For any dispute concerning performance of the Agreement, which includes without limitation controversies based upon breach of Agreement, mistake, misrepresentation, or other cause for modification or rescission of the Agreement, County shall attempt to reach a mutual agreement as to the settlement and resolution of the dispute with Vendor. Should a mutual agreement not be reached, County shall render a decision and reduce such to writing and serve a copy on the Vendor. The decision shall be final and conclusive.

17.9 Drug Free Workplace: Vendor certifies that it has in place a Drug-Free Workplace Program in accordance with the Drug-Free Workplace Act of 1988 (41 U.S.C. 702-706).

17.10 Employees, Subcontractors and Agents: All Vendor's employees, subcontractors, and agents shall be properly trained to meet or exceed any specified training qualifications required in order for Vendor to supply the Commodities pursuant to the Agreement. Upon request, Vendor shall furnish a copy of the certification or other proof of qualification. All employees, subcontractors, and agents of Vendor must comply with all security and administrative requirements of County. County may conduct, and Vendor shall cooperate in, a security background check or otherwise assess any employee, subcontractor, or agent of Vendor. County may refuse access to, or require replacement of, any of Vendor's employees, subcontractors, and agents for cause, including, but not limited to, technical or training qualifications, quality of services, change in security status, or non-compliance with Vendor's security or other requirements. Such refusal shall not relieve Vendor of its obligation to comply with the Agreement. County may reject and bar from any facility for cause any of Vendor's employees, sub-contracts, or agents. County shall have the right to review and approve any subcontractor used by Vendor. Vendor shall be fully responsible to County for the acts and

omissions of its subcontractors, and persons directly or indirectly employed by them. It is Vendor's responsibility to ensure that their subcontractors are properly licensed to do business in the State of Florida and Citrus County, as required by law.

17.11 Equal Employment Opportunity: Vendor shall not discriminate on the basis of race, color, sex, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Vendor shall furnish pertinent information regarding its employment policies and practices as well as those of its proposed subcontractors as the State of Florida Department of Transportation, the Secretary of Labor, or County may require. The above shall be required of any subcontractor hired by Vendor. All Equal Employment Opportunity requirements shall be included in all non-exempt sub-contracts entered into by Vendor. Sub-contracts entered into by Vendor shall also include all other applicable labor provisions. No sub-contract shall be awarded to any non-complying subcontractor. Additionally, Vendor shall insert in its sub-contracts a clause requiring subcontractors to include these provisions in any lower tier sub-contracts that may in turn be made. Vendor shall comply with all State laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

17.12 E-Verification System: Vendor and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Vendor during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Vendor to perform work pursuant to this Contract. Vendors meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Vendor and its subcontractors shall provide County with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. County is obligated to terminate this Agreement upon a good faith belief that Vendor its subcontractors has knowingly violated Section 448.095, Florida Statutes.

17.13 Force Majeure, Notice of Delay, and No Damages for Delay: Vendor shall not be responsible for delay resulting from its failure to perform if neither the fault nor the negligence of the Vendor or its employees or agents contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, hurricanes, or other similar cause wholly beyond Vendor's control, or for any of the foregoing that affect suppliers if no alternate source of supply is available to Vendor. In case of any delay Vendor believes is excusable, Vendor shall notify County in writing of the delay or potential delay and describe the cause of the delay either (1) within ten (10) days after the cause that creates or will create the delay first arose, if Vendor could reasonably foresee that a delay could occur as a result, or, (2) if delay is not reasonably foreseeable, within five (5) days after the date Vendor first had reason to believe that a delay could result. THE FOREGOING SHALL CONSTITUTE VENDOR'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY. Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. No claim for damages shall be asserted against County. Vendor shall not be entitled to payment of any kind from County for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this paragraph, after the causes have ceased to exist Vendor shall continue to provide the Commodity at no increased cost, unless County determines, in its sole discretion, that the delay will significantly impair the value of the Agreement to County, in which case County may terminate the Agreement in whole or in part.

17.14 Governing Law and Venue: The Agreement shall be governed in accordance with the laws of the State of Florida. In the event of litigation with respect to the obligation of the parties to the

Agreement, the jurisdiction and venue of such action shall be an appropriate State Court in Citrus County, Florida.

17.15 Immigration and Nationality Act: Vendor shall comply with all immigration laws as outlined in 8 USC § 1324a - Unlawful employment of aliens. County will not intentionally award County contracts to any Vendor who knowingly employs unauthorized alien workers. Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with County may constitute immediate termination of said Agreement. County will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral cancellation of the Agreement by County if Vendor knowingly employs unauthorized aliens.

17.16 Lobbying: Vendor shall not, in connection with the Agreement, directly or indirectly: (1) offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any County officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty; or, (2) offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any County officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, services, employment, or contracts of any kind.

17.17 Non-Collusion: Vendor agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Vendor intends to do the work with its own bona fide employees or subcontractors and has not provided a response for the benefit of another Vendor. Furthermore, Vendor certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a response on any public contract.

17.18 Patent and Copyright Responsibility: Any material, design or supplied specified by Vendor or supplied by Vendor pursuant to this Agreement shall not knowingly infringe any patent or copyright, and Vendor shall be solely responsible for securing any necessary licenses required for patented or copyrighted material utilized by Vendor in the performance of the services.

17.19 Performance Qualifications: County reserves the right to investigate or inspect, at any time, whether the commodities provided by Vendor comply with the Agreement requirements. Vendor shall at all times during the Agreement term remain responsive and responsible. Vendor must be prepared, if requested by County, to present evidence of experience, ability, and financial standing, as well as a statement as to capacity of Vendor to supply the Commodities pursuant to the Agreement. If County determines that Vendor does not meet these qualifying conditions, or that the commodities proposed to be furnished do not meet the specified requirements, or that performance is untimely, County may terminate the Agreement. This paragraph shall not mean or imply that it is obligatory upon County to make an investigation either before or after award of the Agreement, but should County elect to do so, Vendor is not relieved from fulfilling all Agreement requirements.

17.20 Protection of Persons: Vendor will be responsible for the safety of its employees and the employees of its subconsultants and subcontractors, during the provision of their Services. Vendor will be responsible for initiating, maintaining, and supervising all safety programs in connection with the provision of their Services in accordance with applicable safety standards and regulations, as promulgated by the United States Occupational Safety and Health Act and those of County. Vendor shall report promptly to County any accident or unusual occurrence during the performance of the Services, including personal injury or death to any Vendor employee, subconsultant or subcontractor employee or any member of the public, or any damage to any of County's property, the Project Site, or adjacent property.

17.21 Public Entity Crime: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract

to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a vendor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

17.22 Relationship: Vendor is an independent contractor to County and is not an employee, agent, joint-venture, or partner of County.

17.23 Risk of Loss: Until the commodities have been accepted by County, risk of loss for damage to the commodities and any materials, equipment, supplies or work product, whether partially or fully completed, that are associated with the commodities, or the ordering of or delivery of same, shall remain with Vendor.

17.24 Security:

17.24.1 Confidentiality: Vendor shall comply fully with all security procedures of County in the performance of the Agreement. Vendor shall not divulge to third parties any information obtained by Vendor or its agents, distributors, resellers, subcontractors, officers or employees in the course of the provision of the Work without the written consent of County. However, Vendor shall be permitted to release information to third parties if such information is publicly available through no fault of Vendor, information that Vendor developed independently without relying on County's information, or information that is otherwise obtainable under State and Federal law as a public record. To ensure confidentiality, Vendor shall take appropriate measures as to its personnel, agents, and subcontractors.

17.24.2 Cybersecurity: Vendor shall take commercially reasonable measures to protect and secure electronic data. Contractor's products and Work shall comply with the standards and practices established by the National Institute of Standards and Technology Cybersecurity Framework and the Florida Cybersecurity Act, federal and state regulations, statutes, rules and requirements applicable to any data in Vendor's or its affiliates or subcontractor's control. Vendor's, its affiliates, and subcontractors' employees shall have completed level II background checks when required by federal, state or local law. The warranties of this paragraph shall survive the Agreement.

17.24.3 Security of Information: Vendor and its subcontractor's must implement technical and organizational measures to ensure security of processing personally identifiable information (PII), payment card industry data security standard (PCI), personal health information (PHI), confidential or protected data. Vendor must provide for the security of such information by using appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections and audits. Vendor agrees to maintain reasonable network security that, at a minimum, includes a network firewall. The warranties of this paragraph shall survive the Agreement.

17.24.4 Security Incident Notification and Action: If Vendor becomes aware of a cybersecurity event or security incident, Vendor must: notify County, in writing, within twenty-four (24) hours of becoming aware of any confirmed or suspected cybersecurity incident or threat; investigate such incident or threat; conduct an analysis of the cause of such incident; and provide County with periodic updates of any ongoing investigation. Vendor shall implement an appropriate plan to remediate the cause of such security incident and mitigate any loss or compromise of data due to the security incident. Vendor shall also provide notification of the security incident to potentially affected persons; credit monitoring services; identification protection services; a call center established and operated by Vendor; notification to any regulatory authorities; and any other functions, services or penalties as may be required by law. The warranties of this paragraph shall survive the Agreement.

17.25 Severability: If a court deems any provision of the Agreement void or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

17.26 Survival: All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

17.27 Taxes: County is a political subdivision of the State of Florida and holds a State of Florida Sales Tax Exemption Certificate (No. 85-8012621778C-1). All sales made by Vendor to County are exempt provided County makes payment directly to Vendor. Otherwise, the Vendor shall pay all applicable sales, consumer, use and other similar taxes required to be paid by Vendor in accordance with the laws and regulations of the State of Florida. County will not pay for any personal property taxes levied on Vendor or for any taxes levied on Vendor's employees' wages.

17.28 Waiver: The delay or failure by County to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of County's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right.

17.29 Inspector General: Supplier agrees to comply with the Inspector General in any investigation, audit, inspection, review, or hearing performed pursuant to Section 20.055, Florida Statutes.

17.30 Accessible Electronic Information Technology: Contractor must provide electronic and information technology resources in complete compliance with the accessibility standards provided in Rule 60-8.002, F.A.C., as modified from time to time.

17.31 Human Trafficking for Nongovernmental Entities: Vendor shall comply with the requirements set forth in Florida Statute Section 787.06.

18.0 Sovereign Immunity: Nothing contained within the terms of this Agreement shall be deemed to waive any protections afforded under Section 768.28, Florida Statutes, or any similar provisions of law.

19.0 Authority: Each person signing the Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, this Agreement is accepted by the Parties as of the date noted below.

PHOENIX METAL PRODUCTS, INC.
d/b/a PHOENIX METAL INDUSTRIES, INC.

Mike Shi
Signature of Witness (1)

Mike Shi
Printed Name of Witness (1)

Jose Osorio
Signature of Witness (2)

Jose Osorio
Printed Name of Witness (2)

BY: Andrew J Wolf
ANDREW WOLF, PRESIDENT

STATE OF Florida
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☑ online notarization, this 25th day of April, 2025, by ANDREW WOLF as PRESIDENT OF PHOENIX METAL PRDOUCTS, INC. who is ☐ personally known to me or ☑ who produced NY State DL as identification.

Witness my hand and official seal this 25th day of April, 2025.

Official use only

Ozella Mae Moore
NOTARY PUBLIC Signature
Printed Name: OZELLA MAE MOORE
Commission No.: HH 391605

Expiration Date: 06/13/2027

OZELLA MAE MOORE
Notary Public - State of Florida
Commission # HH 391605
Expires on June 13, 2027

SEAL

Notarized remotely online using communication technology via Proof.

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF, FLORIDA

ATTEST:

TRACI PERRY, CLERK

BY: _____
REBECCA BAYS, CHAIRMAN

DATE: _____

Exhibit A
Commodity and Pricing

Item Code	Description	Unit Price
VB.100	**VOTING PRIVACY BOOTH.** Nestable (stackable) design. Base: 1" x 2" heavy duty steel tubing with 4 locking casters. Privacy screen: Heavy duty steel construction Tabletop: Heavy duty steel construction Ballot paper surface fits 22" ballot. Privacy configuration: 3-sided. Overall dimensions: 28" wide in front, 14" wide in rear, 60" high, with 36" table height. County logo on both sides of privacy shield. USA flag on rear of privacy shield. 2 pouches for voting instructions. Bumpers on privacy screen, tabletop and base. Powder Coated Paint Color: Attachment points for optional tethered pen, magnifier and LED light.	$485.00
VB.10 ADA	**WHEELCHAIR ACCESSIBLE VOTING PRIVACY BOOTHS** Nestable (stackable) design. ADA Compliant Lower height tabletop with wider base for wheelchair accessibility or seated use. Base: 1" x 2" heavy duty steel tubing with 4 locking casters. Privacy screen: Heavy duty steel construction. Tabletop: Heavy duty steel construction. Ballot paper surface frts 22" ballot. Privacy configuration: 3-sided. County logo on both sides of privacy shield. USA flag on rear of privacy shield. 2 pouches for voting instructions. Bumpers on privacy screen, tabletop and base. Powder Colored Paint Color: Attachment points for optional tethered pen, magnifier and LED light.	$535.00
VB.LED.100-2	**LED LIGHT FOR VOTING BOOTHS.** With anti-theft mounting bracket to attach to voting booth. With internal re-chargeable battery. 15' USB charging cable included. 10-port USB chargers included (at least 1 charger per 10 booths included).	$35.00

AGENDA MEMORANDUM

FROM:	Barbara Luckham, Interim Budget Director
SUBJECT:	ITB 24-089 Amendment No. 1; Utility Stock Parts; Fortiline, Inc. dba Fortiline Waterworks
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

On July 9, 2024, the Board awarded ITB 24-089 to Fortiline, Inc. dba Fortiline Waterworks to provide utility stock parts on an as-needed basis for a period of three (3) years with an option to renew for one (1) additional three (3) year period.

The Vendor has requested a price increase as permitted by Section 10.0 of the Agreement.

Staff have reviewed this request for a price increase and request to amend the fee schedule of the Agreement to increase the compensation to be paid to the Vendor to those rates set forth in Exhibit "A" on an as-needed basis.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

Budget impact is on an as-needed basis.

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Fortiline, Inc. dba Fortiline Waterworks to amend the fee schedule to those rates set forth in Exhibit "A" on an as-needed basis.. **(Ken Cheek, P.E., Water Resources Director)**

ATTACHMENTS:

1. ITB 24-089 Executed Agreement- Fortiline
2. 5-27-25 AGENDA DOCS
3. Certificate of Insurance - Fotiline Waterworks

Citrus County
Board of County Commissioners
DEPARTMENT OF MANAGEMENT AND BUDGET
PURCHASING

3600 W. Sovereign Path • Suite 266 • Lecanto, FL 34461
Telephone (352) 527-5457 • Facsimile (352) 527-5424

NOTICE OF AWARD

July 15, 2024

Kris Solano, Municipal Sales Representative
Fortiline, Inc. dba Fortiline Waterworks
1031 S 86th Street
Tampa, Florida 33619

REF: Agreement: ITB 24-089; Utility Stock Parts

The Board of County Commissioners has approved the above referenced Agreement and authorized the Chairman to execute the Agreement, July 9, 2024.

Agreement enclosed for your files. Congratulations.

Sincerely,

Leigha Utter

Leigha Utter, Purchasing Assistant
Citrus County Department of Management & Budget

cc: Gary Loggins, Director, Utility Operations Division
Ken Cheek, Director, Water Resources Department

PURCHASE AGREEMENT

This Services Agreement is entered into by the parties this 9th day of July, 2024.

1.0 Parties:

Citrus County, Florida, a political subdivision of the State of Florida, (County).

and

Fortiline, Inc. dba Fortiline Waterworks, (Vendor).

2.0 Designated Contact Person as to County:

Gary Loggins, Director
Utilities Operation & Maintenance Division
3600 W. Sovereign Path, Ste
Lecanto, Florida 34461
Phone: 352-527-7653
Fax: 352-527-7644
Email: gary.loggins@citrusbocc.com

3.0 Designated Contact Person as to Vendor:

Kris Solano, Municipal Sales Representative
Fortiline, Inc. dba Fortiline Waterworks
1031 S 86th Street
Tampa, Florida 33619
Phone: 813-626-7770
Fax: N/A
Email: kris.solano@fortiline.com

4.0 Notices: All notices between County and Vendor, as required under the Agreement, shall be by telephone, facsimile, e-mail, mail, or by personal delivery to the respective designated contact person identified above. Either designated recipient may notify the other, in writing, if someone else is designated to receive notice.

5.0 Entire Agreement: This Agreement, and any associated Addenda or Amendments shall constitute the entire Agreement between Vendor and County.

6.0 Agreement Documents:
1. Exhibit "A" – Utilities Stock Parts and Materials List and Unit Price Schedule

7.0 Terms of Agreement and Commencement of Services: The duration of the Agreement shall be for a period of three (3) years from the date that the Parties have executed the Agreement, with an option to renew for one (1) additional three (3) year period. The renewal option will be conditioned upon satisfactory performance by the Vendor and will be subject to availability of funds. The date that Vendor shall commence the provision of Services shall be the date on which a Purchase Order and a Notice to Proceed are received by Vendor. The County reserves the right to automatically extend any agreement for a maximum period not to exceed one hundred twenty days (120) calendar days in order to provide County departments with continual service and supplies while a new agreement is being solicited, evaluated, and/or awarded.

8.0 Modification of Agreement: This Agreement may only be modified or amended upon mutual written agreement of County and Vendor. No oral agreements or representations shall be valid or binding upon County or Vendor. No alteration or modification of the Agreement terms shall be valid or binding against County. Vendor may not unilaterally modify the terms of the Agreement by affixing additional terms by incorporating such terms onto the Vendor's documents forwarded by Vendor for payment. The County's acceptance of the Commodity furnished by Vendor or the payment for such shall not constitute acceptance of any proposed modification to terms and conditions.

9.0 Commodity Provided by Vendor: The Commodity to be provided by Vendor is described as noted in Exhibit "A", attached to this Agreement. All purchases made by County shall be on an as-needed basis and County does not guarantee any volume of Commodity purchased during the term of this Agreement.

10.0 Compensation to Vendor: Compensation to be paid to Vendor for the provision of the Commodity and Services agreed to herein shall be per the unit pricing noted in Exhibit "A", attached to this Agreement.

An increase in Pricing may be considered by County for each year after the initial year. The request to increase the pricing must be made in writing and submitted to County a least ninety (90) calendar days prior to the Agreement anniversary date, supported by a detailed justification that warrants the requested increase, in order for a request to be considered by County. Such an increase may be no greater than the annual consumer price index (CPI) or five percent (5%), whichever is less. County shall review Vendor's written request and supporting documentation to determine whether an increase is warranted. Any upward price adjustment approved by County shall automatically impose upon Vendor the requirement to advise and extend to County downward price adjustments when Vendor experiences cost reductions.

County may, in its sole discretion, make an equitable adjustment in the pricing at any time during the term of the Agreement if pricing or availability of supply is affected by extreme and unforeseen volatility in the market place, that is, by circumstances that satisfy all the following criteria: (1) the volatility is due to causes wholly beyond Vendor's control, (2) the volatility affects the market place or industry, not just the particular Contract source of supply, (3) the effect on pricing or availability of supply is substantial, and (4) the volatility so affects Vendor that continued performance of the Agreement would result in a substantial loss to Vendor, all of which must be substantiated by Vendor.

If County identifies, or Vendor recommends, any additional Commodities to be provided by Vendor, that are not covered under the original Agreement, the fees for such additional Commodities shall be mutually negotiated between County and Vendor.

11.0 Payment of Payment Requests:

11.1 Payment Requests: Requests for payment of the Commodities provided under the Agreement shall be submitted after shipment of such Commodities to County. No payment requests will be accepted by County for Commodities that are on back order. At a minimum, the payment requests shall include the Purchase Order Number, a description of the Commodity and the amount of the payment request. All requests for payment shall be submitted in sufficient detail to demonstrate compliance with the terms of the Agreement and to allow for the proper pre-audit and post-audit thereof. County reserves the right to require any information from Vendor that County deems necessary to substantiate claims for remuneration. Upon receipt of Vendor's payment request, County will review such to ensure that it is in proper order, and that the Commodities covered under the payment request have been completed in accordance with this Agreement. If it is found that the payment request is not in proper order, or the Commodity covered under the payment request has not been received or does not satisfy this Agreement, the payment request may be rejected.

11.2 Prompt Payment: County shall make payment of a payment request in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act" from the date which a payment request in proper order is recorded as received by County, for Services completed to the satisfaction of County.

11.3 Form of Request: If the payment request is not received in proper order, County may reject the payment request within ten (10) business days after the date on which the payment request is recorded as received by County. County shall provide Vendor with a written notification of the rejection specifying the deficiency and corrective measures necessary to make the payment request proper. Upon receipt

of a payment request that corrects the deficiency, County shall make payment in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act".

11.4 Resolution of Payment Request Disputes: In the event of a dispute between Vendor and County concerning the full or partial payment of a payment request, such disagreement shall be finally determined by County. If the dispute between Vendor and County involves a portion of a payment request, the undisputed portion shall be paid by County in a timely manner, as long as the payment request for the undisputed portion is in proper order. Proceedings to resolve the dispute will be commenced within forty-five (45) business days after the date the payment request in dispute was recorded as being received by County and will be concluded by final decision of County within sixty (60) business days after the date on which the payment request was recorded as being received by County. Such procedures do not constitute an administrative proceeding that prohibits a court from deciding de novo any action arising out of the dispute.

11.5 Purchase Order: A purchase order will be issued to Vendor for each individual purchase of Commodities covered under this Agreement. Except for purchases made with a County Procurement Card and purchases made under an "emergency request", Vendor shall not provide any Commodity to County until Vendor has received a purchase order from County. Vendor shall be permitted to accept an order to provide commodities under an emergency purchase without a purchase order; however such request from County must be transmitted to the Vendor via facsimile or e-mail. The written transmission order must be submitted with any payment request submitted by the Vendor for such emergency requests. County retains the option to use the County procurement card for the purchase of Commodity covered under the payment request in lieu of issuing a purchase order.

11.6 ACH Enrollment: All Vendors will be required to complete an "Authorization Agreement for ACH Credits Enrollment Form". Payments will be deposited directly into the Vendor's bank account. This means there is no need to wait for the check to come in the mail and eliminates the possibility of a lost check. The Clerk's Accounts Payable Department will provide confirmation via email when payments are transmitted, ensuring immediate notification.

12.0 Transportation and Delivery: Transportation of the Commodities shall be FOB Destination Point, which is detailed in the Purchase Order. Vendor, within five (5) days after receiving a purchase order, shall notify County of any potential delivery delays. Evidence of inability or intentional delays shall be cause for cancellation of the Agreement and Vendor suspension.

13.0 Warranties: The manufacturer's warranty shall apply to all commodities provided under the Agreement against defects in materials and workmanship for a minimum period of one (1) year from County's acceptance of the commodities. Should any defects appear during the warranty period, Vendor shall assist County with filing a warranty claim with the manufacturer immediately upon receipt of written notice from County, at no additional expense to County.

14.0 Public Records: Vendor will keep and maintain public records required by the County to obtain the commodity. Upon request from the County's custodian of public records, Vendor will provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. Vendor will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if Vendor does not transfer the records to the County. Upon completion of the Agreement, Vendor will transfer, at no cost, to the County all public records in possession of the Vendor or keep and maintain public records required by County to obtain the commodity. If Vendor transfers all public records to County upon completion of the Agreement, Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Vendor keeps and maintains public records upon completion of the Agreement, Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology system of the County. If Vendor does not comply with the County's request for public records, the County shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement.

IF VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FLORIDA 34461; EMAIL: RMLO@CITRUSBOCC.COM; PHONE: (352)527-5235.

15.0 Insurance: During the term of the Agreement, Vendor, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of Vendor. Vendor shall provide County a certificate(s) of insurance, evidencing such coverage.

15.1 Minimum Insurance Requirements: Vendor shall procure and maintain for the duration of the Agreement contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Vendor, its agents, representatives, employees or sub-vendors. The coverages, limits or endorsements required herein protect the primary interests of County, and these coverages, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect Vendor against any loss exposures, whether as a result of the project or otherwise. The requirements contained herein, as well as County's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Vendor under this contract.

15.2 Commercial General Liability: Vendor must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

15.3 Automobile Liability: Vendor must obtain coverage for all for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event Vendor does not own vehicles, Vendor shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

15.4 Workers Compensation and Employer's Liability:

15.4.1 Vendor must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident, $500,000 disease policy limit and $100,000 disease each employee must be included.

15.4.2 For any officer of a Vendor that has exempt status as an individual, the County requires proof of workers compensation insurance coverage for that Vendor/employer/owner's employees. If the Vendor/employer/owner or individual has applied for a workers compensation exemption, the County does not recognize this exemption to extend to the employees of the Vendor/employer/owner.

15.4.3 The purpose of this section is to ensure that all Vendors, subcontractors, sole proprietors, or business entities of any kind who contract with the County for provision of goods or services, provide workers compensation coverage for all employees, and principles of subcontractors, subcontractors, sole proprietors, or other business entities. All provisions of this Section shall be construed in accord with this intent.

15.5 Cyber insurance. If any operations to be undertaken by Vendor include interfacing with County information technology (IT), operation technology (OT), computer hardware or software, or accessing, processing, or storing personally identifiable information (PII), payment card industry data security standard (PCI), personal health information (PHI), confidential or protected data, Bidder must obtain Claims-Made coverage in an amount not less than $1,000,000 per claim for actual or alleged breaches

of data and loss of data. The Claims-Made policy form shall provide continuous coverage that remains in place for three (3) years after contract completion.

15.6 Other Insurance Provisions:

15.6.1 Vendor shall provide a Certificate of Insurance to County with a thirty (30) day notice of cancellation or changes in policy language, ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims-made" or "occurrence" form. If any coverage is provided under a claims-made form, the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

15.6.2 The proposal number should be noted on the certificate **ITB 24-089**

15.6.3 Vendor has sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. For deductible or self-insured amounts that exceed $10,000, Vendor shall maintain a Commercial Surety Bond or Letter of Credit in an amount equal to said deductible or self-insured retention.

15.6.4 All required insurance policies must be maintained until Vendor's work under this Agreement has been accepted by County.

15.6.5 Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees and volunteers are to be covered as an Additional Insured on all policies except Workers Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees or volunteers.

15.6.6 The Vendor's insurance coverage shall be primary insurance as respects the County, its officials, employees and volunteers. Any insurance or self-insurance maintained by the County, its officials, employees or volunteers shall be excess of Vendor's insurance and shall be non-contributory.

15.6.7 For all policies of insurance: Vendor and its insurance carrier waive all subrogation rights against County for all losses or damages that occur during the term of the Agreement and for any events occurring during the Agreement period, whether the suit is brought during the Agreement period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of our Right to Recover from Others for Workers Compensation coverage.

15.6.8 The Certificate Holder should read as follows: Citrus County, Florida, a political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.

15.6.9 It is the Vendor's responsibility to insure that all sub-vendors comply with these insurance requirements. Vendors shall include all sub-vendors as insured under its policies or shall furnish separate certificates and endorsements for each sub-vendor. All coverages for sub-vendors shall be subject to all of the requirements stated herein.

15.6.10 With the exception of workers compensation policies, all required insurance policies must be written by a carrier having a minimum rating of A- by A.M. Best or similar rating company. All workers compensation policies must be written by carriers admitted in the State of Florida, and who participate in the Florida Insurance Guarantee Fund.

15.6.11 All Certificates must show that Vendor's policies have been endorsed per the requirements.

15.6.12 Once ALL Agreement paperwork is completed and received by County, an email will be sent to Vendor requesting online registration with myCOI. It is critical that County is provided with an accurate email address. The cost to register is $19.95 per year and a credit/debit card will be needed. Part of the registration process includes providing contact information for Vendor's

insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (COI) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed or faxed to County. Vendor will not be allowed to begin work and no payments will be made until registration is completed and a compliant Certificate of Insurance is received from Vendor's agent(s). This is a yearly requirement for the duration of the Agreement.

16.0 Indemnification: Vendor shall indemnify, save and hold harmless County and all its officers, agents or employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by intentional or negligent acts of, or omissions of, Vendor, its sub-vendors, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither Vendor nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of County or any of its officers, agents or employees. In the event any lawsuit or other proceeding is brought against County by reason of any such claim, cause of action or demand, Vendor shall, upon written notice from County, resist and defend such lawsuit or proceeding by counsel satisfactory to County or, at County's option, pay for an attorney selected by County to defend County. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of Section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by County, any sums due Vendor under this Agreement may be retained by County until all of the County's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by County.

17.0 Termination of Agreement: Either party may terminate this Agreement by giving the other party thirty (30) days written notice. In the event of termination, County will be responsible for compensating Vendor only for those Services satisfactorily completed or partially completed up to the date of termination. Vendor shall not be entitled to compensation for loss of anticipated profit.

18.0 Additional Terms and Conditions:

18.1 Advertising: Subject to Chapter 119, Florida Statutes, Vendor shall not publicly disseminate any information concerning the Agreement without prior written approval from County, including, but not limited to mentioning the Agreement in a press release or other promotional material, identifying County as a reference, or otherwise linking Vendor's name and either a description of the Agreement or the name of County in any material published, either in print or electronically, to any entity that is not a party to the Agreement.

18.2 Assignment: Neither County nor Vendor shall sell, assign or transfer any of its rights, duties or obligations under the Agreement without the prior written consent of the other Party. In the event of any assignment, Vendor remains secondarily liable for performance of the Agreement, unless County expressly waives such secondary liability.

18.3 Bankruptcy or Insolvency: Vendor shall promptly notify County in writing of the filing of any voluntary or involuntary petition for bankruptcy and/or of any insolvency of Vendor or any of its subcontractors who are involved in the provision of the Services under this Agreement.

18.4 Compliance with Laws: Vendor shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287 of the Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety, E-Verification System, Immigration and Nationality Act and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

18.5 Conflict of Interest: Vendor covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner with the performance of the services covered under this Agreement. Furthermore, Vendor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Vendor, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Vendor, any fee, commission, percentage, gift or other consideration contingent upon or resulting from the making of this Agreement. Vendor, and its sub-vendors at any tier, certify that they have not entered into any contract, sub-contract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Vendor or its sub-vendors, during its tenure, or for two years thereafter, has any interest, direct or indirect. Vendor, and its sub-vendors at any tier, shall insert the following provision into each of their contracts and sub-contracts:

"No member, officer, or employee of the sub-vendor, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

18.6 County Funds: Due to budgetary constraints, if funding is not available to purchase commodities covered under the Agreement, County reserves the right to modify the terms and conditions of the Agreement, or to terminate the Agreement, if it is in the best interest of County. In accordance with Section 216.347, Florida Statutes, and as provided herein, Vendor may not expend any County funds for the purpose of lobbying Local, State or Federal Agencies.

18.7 Debarment: Vendor certifies to the best of its knowledge and belief, that Vendor and its principals: 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency; 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property; 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above; 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default; and, 5) will advise County immediately if their status changes and will provide an explanation for the change in status.

18.8 Dispute Resolution: For any dispute concerning performance of the Agreement, which includes without limitation controversies based upon breach of Agreement, mistake, misrepresentation, or other cause for modification or rescission of the Agreement, County shall attempt to reach a mutual agreement as to the settlement and resolution of the dispute with Vendor. Should a mutual agreement not be reached, County shall render a decision and reduce such to writing and serve a copy on the Vendor. The decision shall be final and conclusive.

18.9 Drug Free Workplace: Vendor certifies that it has in place a Drug-Free Workplace Program in accordance with the Drug-Free Workplace Act of 1988 (41 U.S.C. 702-706).

18.10 Employees**, Sub-vendors and Agents:** All Vendor's employees, sub-vendors, and agents shall be properly trained to meet or exceed any specified training qualifications required in order for Vendor to supply the Commodities pursuant to the Agreement. Upon request, Vendor shall furnish a copy of certification or other proof of qualification. All employees, sub-vendors, and agents of Vendor must comply with all security and administrative requirements of County. County may conduct, and Vendor shall cooperate in, a security background check or otherwise assess any employee, sub-vendor, and agent of Vendor. County may refuse access to, or require replacement of, any of Vendor's employees, sub-vendors and agents for cause, including, but not limited to, technical or training qualifications, quality of services, change in security status, or non-compliance with Vendor's security or other requirements. Such refusal shall not relieve Vendor of its obligation to comply with the Agreement. County may reject and bar from any facility for cause any of Vendor's employees, sub-vendors, or agents. County shall have the right to review and approve any sub-vendor used by Vendor. Vendor

shall be fully responsible to County for the acts and omissions of its sub-vendors, and persons directly or indirectly employed by them. It is Vendor's responsibility to ensure that their sub-vendors are properly licensed to do business in the State of Florida and Citrus County, as required by law.

18.11 Equal Employment Opportunity: Vendor shall not discriminate on the basis of race, color, sex, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Vendor shall furnish pertinent information regarding its employment policies and practices as well as those of its proposed sub-vendors as the State of Florida Department of Transportation, the Secretary of Labor, or County may require. The above shall be required of any sub-vendor hired by Vendor. All Equal Employment Opportunity requirements shall be included in all non-exempt sub-contracts entered into by Vendor. Sub-contracts entered into by Vendor shall also include all other applicable labor provisions. No sub-contract shall be awarded to any non-complying sub-vendor. Additionally, Vendor shall insert in its sub-contracts a clause requiring sub-vendors to include these provisions in any lower tier sub-contracts that may in turn be made. Vendor shall comply with all State laws and local ordinances, except that any preferential consideration of local in-state sub-vendors is NOT allowed.

18.12 E-Verification System: Vendor and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://e-verify.uscis.gov/emp, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Vendor during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Vendor to perform work pursuant to this Contract. Vendors meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Vendor and its subcontractors shall provide County with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. County is obligated to terminate this Agreement upon a good faith belief that Vendor or its subcontractor(s) has knowingly violated Section 448.095, Florida Statutes.

18.13 Force Majeure, Notice of Delay, and No Damages for Delay: Vendor shall not be responsible for delay resulting from its failure to perform if neither the fault nor the negligence of the Vendor or its employees or agents contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, hurricanes, or other similar cause wholly beyond Vendor's control, or for any of the foregoing that affect suppliers if no alternate source of supply is available to Vendor. In case of any delay Vendor believes is excusable, Vendor shall notify County in writing of the delay or potential delay and describe the cause of the delay either (1) within ten (10) days after the cause that creates or will create the delay first arose, if Vendor could reasonably foresee that a delay could occur as a result, or, (2) if delay is not reasonably foreseeable, within five (5) days after the date Vendor first had reason to believe that a delay could result. THE FOREGOING SHALL CONSTITUTE VENDOR'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY. Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. No claim for damages shall be asserted against County. Vendor shall not be entitled to payment of any kind from County for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this paragraph, after the causes have ceased to exist Vendor shall continue to provide the Commodity at no increased cost, unless County determines, in its sole discretion, that the delay will significantly impair the value of the Agreement to County, in which case County may terminate the Agreement in whole or in part.

18.14 Governing Law and Venue: The Agreement shall be governed in accordance with the laws of the State of Florida. In the event of litigation with respect to the obligation of the parties to the Agreement, the jurisdiction and venue of such action shall be an appropriate State Court in Citrus County, Florida.

18.15 Immigration and Nationality Act: Vendor shall comply with all immigration laws as outlined in 8 USC § 1324a - Unlawful employment of aliens. County will not intentionally award County contracts to any Vendor who knowingly employs unauthorized alien workers. Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with County may constitute immediate termination of said Agreement. County will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral cancellation of the Agreement by County if Vendor knowingly employs unauthorized aliens.

18.16 Lobbying: Vendor shall not, in connection with the Agreement, directly or indirectly: (1) offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any County officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty; or, (2) offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any County officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, services, employment, or contracts of any kind.

18.17 Non-Collusion: Vendor agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Vendor intends to do the work with its own bona fide employees or sub-vendors and has not provided a response for the benefit of another Vendor. Furthermore, Vendor certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a response on any public contract.

18.18 Patent and Copyright Responsibility: Any material, design or supplied specified by Vendor or supplied by Vendor pursuant to this Agreement shall not knowingly infringe any patent or copyright, and Vendor shall be solely responsible for securing any necessary licenses required for patented or copyrighted material utilized by Vendor in the performance of the services.

18.19 Performance Qualifications: County reserves the right to investigate or inspect, at any time, whether the commodities provided by Vendor comply with the Agreement requirements. Vendor shall at all times during the Agreement term remain responsive and responsible. Vendor must be prepared, if requested by County, to present evidence of experience, ability, and financial standing, as well as a statement as to capacity of Vendor to supply the Commodities pursuant to the Agreement. If County determines that Vendor does not meet these qualifying conditions, or that the commodities proposed to be furnished do not meet the specified requirements, or that performance is untimely, County may terminate the Agreement. This paragraph shall not mean or imply that it is obligatory upon County to make an investigation either before or after award of the Agreement, but should County elect to do so, Vendor is not relieved from fulfilling all Agreement requirements.

18.20 Protection of Persons: Vendor will be responsible for the safety of its employees and the employees of its sub-consultants and subcontractors, during the provision of their Services. Vendor will be responsible for initiating, maintaining and supervising all safety programs in connection with the provision of their Services in accordance with applicable safety standards and regulations, as promulgated by the United States Occupational Safety and Health Act and those of County. Vendor shall report promptly to County any accident or unusual occurrence during the performance of the Services, including personal injury or death to any Vendor employee, sub-consultant or subcontractor employee or any member of the public, or any damage to any of County's property, the Project Site, or adjacent property.

18.21 Public Entity Crime: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Vendor, supplier, subcontractor, or consultant under a contract with any public entity; and may not

transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

18.22 Relationship: Vendor is an independent contractor to County and is not an employee, agent, joint-venture, or partner of County.

18.23 Risk of Loss: Until the commodities have been accepted by County, risk of loss or damage to the commodities and any materials, equipment, supplies or work product, whether partially or fully completed, that are associated with the commodities, or the ordering of or delivery of same, shall remain with Vendor.

18.24 Security and Confidentiality: Vendor shall comply fully with all security procedures of County in the performance of the Agreement. Vendor shall not divulge to third parties any information obtained by Vendor or its agents, distributors, resellers, subcontractors, officers or employees in the course of the provision of the Services without the written consent of County. However, Vendor shall be permitted to release information to third parties if such information is publicly available through no fault of Vendor, information that Vendor developed independently without relying on County's information, or information that is otherwise obtainable under State and Federal law as a public record. To insure confidentiality, Vendor shall take appropriate measures as to its personnel, agents, and subcontractors. The warranties of this paragraph shall survive the Agreement.

18.25 Severability: If a court deems any provision of the Agreement void or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

18.26 Scrutinized Companies: Vendor certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Vendor further understands and accepts that any contract issued as a result of this Bid shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by County in the event there is any misrepresentation or false certification on the part of Vendor.

18.27 Survival: All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

18.28 Taxes: County is a political subdivision of the State of Florida and holds a State of Florida Sales Tax Exemption Certificate (No. 85-8012621778C-1). All sales made by Vendor to County are exempt provided County makes payment directly to Vendor. Otherwise, the Vendor shall pay all applicable sales, consumer, use and other similar taxes required to be paid by Vendor in accordance with the laws and regulations of the State of Florida. County will not pay for any personal property taxes levied on Vendor or for any taxes levied on Vendor's employees' wages.

18.29 Waiver: The delay or failure by County to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of County's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right.

19.0 Authority: Each person signing the Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

IN WITNESS WHEREOF, this Agreement is accepted by the parties as of the date noted below.

FORTILINE, INC. DBA FORTILINE WATERWORKS

Signature of Witness (1)

Preston Williams
Printed Name of Witness (1)

Signature of Witness (2)

BY: _____
GREGORY A. VELZ,
ASSISTANT CORPORATE SECRETARY

White Riley
Printed Name of Witness (2)

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 7 day of June, 2024, by Gregory A. Velz as Assistant Corporate Secretary who is ☑ personally known to me or ☐ who produced _____ as identification.

Witness my hand and official seal this 7 day of June, 2024.

Official use only

APPROVED

JUL - 9 2024

BOARD OF COUNTY COMMISSIONERS

Denise Kemp
NOTARY PUBLIC Signature
Printed Name: Denise Kemp
Commission No.: HH 294367
Expiration Date: 7.28.26

DENISE KEMP
Commission # HH 294367
Expires July 28, 2026

SEAL

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:
for ANGELA VICK, CLERK

BOARD OF COUNTY COMMISSIONERS CITRUS COUNTY, FL SEAL

BY: _____
HOLLY L. DAVIS, CHAIRMAN

DATE: 7/9/2024

EXHIBIT "A"			
Bid Tabulation Detailed			
ITB 24-089			
Utility Stock Parts			
Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
	DESC - Sch 1 Pipe		
	PIPE: C-900 DR 14		
600-701	6"	$ 14.65	PER FOOT
800-701	8"	$ 25.25	PER FOOT
1200-701	12"	$ 54.41	PER FOOT
	C-200 DR 21		
400-700	4"	$ 4.37	PER FOOT
600-700	6"	$ 9.24	PER FOOT
600-700-S	6" sewer	$ 9.24	PER FOOT
800-700	8"	$ 15.50	PER FOOT
1000-700	10"	$ 23.98	PER FOOT
1200-700	12"	$ 33.76	PER FOOT
	C-900 DR 18		
400-818	4"	$ 5.83	PER FOOT
400-818-S	4" sewer	$ 5.83	PER FOOT
600-818	6"	$ 11.90	PER FOOT
600-818-S	6" sewer	$ 11.90	PER FOOT
800-818	8"	$ 20.41	PER FOOT
800-818-S	8" Sewer	$ 20.41	PER FOOT
1000-818	10"	$ 30.62	PER FOOT
1200-818	12"	$ 43.12	PER FOOT
1400-818	14"	$ 47.50	PER FOOT
	C-900 DR25		
400-800	4"	$ 4.10	PER FOOT
600-800	6"	$ 8.73	PER FOOT
800-800	8"	$ 13.80	PER FOOT
1000-800	10"	$ 22.13	PER FOOT
1200-800	12"	$ 31.12	PER FOOT
	PVC PIPE SCHEDULE 40		
050-150	1/2"	$ 0.30	PER FOOT
075-150	3/4"	$ 0.46	PER FOOT
100-150	1"	$ 0.64	PER FOOT
125-150	1 1/4"	$ 0.80	PER FOOT
150-150	1 1/2"	$ 0.96	PER FOOT
200-150	2"	$ 1.33	PER FOOT
250-150	2 1/2"	$ 1.79	PER FOOT
300-150	3"	$ 2.70	PER FOOT
400-150	4"	$ 3.67	PER FOOT
600-150	6"	$ 6.90	PER FOOT
	PVC PIPE SCHEDULE 80		
050-080	1/2"	$ 0.86	PER FOOT
075-080	3/4"	$ 1.19	PER FOOT
100-080	1"	$ 1.74	PER FOOT
125-080	1 1/4"	$ 2.51	PER FOOT
150-080	1 1/2"	$ 3.86	PER FOOT
200-080	2"	$ 2.07	PER FOOT

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
300-080	3"	$ 7.76	PER FOOT
400-080	4"	$ 11.70	PER FOOT
600-080	6"	$ 21.60	PER FOOT
	DESC - Sch 1 Pipe		
	POLY PIPE - SDR 9 - CTS (Copper tubing size) 250 psi		
075-900-W	3/4" Water (Blue)	$ 0.39	PER FOOT
075-900-S	3/4" Sewer (Green)	$ 0.39	PER FOOT
100-900-W	1" Water (Blue)	$ 0.65	PER FOOT
100-900-S	1" Sewer (Green)	$ 0.65	PER FOOT
150-900-W	1 1/2" Water (Blue)	$ 1.38	PER FOOT
150-900-S	1 1/2" Sewer (Green)	$ 1.38	PER FOOT
200-900-W	2" Water (Blue)	$ 2.25	PER FOOT
200-900-S	2" Sewer (Green)	$ 2.25	PER FOOT
	POLY PIPE INSERTS		
075-011	3/4" NON SPILT	$ 1.09	
100-011	1" NON SPILT	$ 1.24	
150-011	1 1/2" NON SPILT	$ 2.30	
200-011	2" NON SPILT	$ 2.37	
	PVC SCHEDULE 160 DR 26		
200-160	2" PVC 160 WITH BELL		NO QUOTE
	DUCTILE IRON PIPE (Cement Lined)		
~~300-500~~	~~3" MECHANICAL JOINT *DO NOT USE*~~		
400-500	4" MECHANICAL JOINT	$ 43.80	PER FOOT
400-550	4" PUSH-ON		NO QUOTE
600-500	6" MECHANICAL JOINT	$ 29.84	PER FOOT
600-550	6" PUSH-ON		NO QUOTE
800-500	8" MECHANICAL JOINT	$ 39.29	PER FOOT
800-550	8" PUSH-ON		NO QUOTE
1000-500	10" MECHANICAL JOINT	$ 46.89	PER FOOT
1000-550	10" PUSH-ON		NO QUOTE
1200-500	12" MECHANICAL JOINT	$ 60.21	PER FOOT
1200-550	12" PUSH-ON		NO QUOTE
1600-500	16" MECHANICAL JOINT	$ 97.43	PER FOOT
1600-550	16" PUSH ON		NO QUOTE
1800-500	18" MECHANICAL JOINT	$ 114.89	PER FOOT
1800-550	18" PUSH-ON		NO QUOTE
2400-500	24" MECHANICAL JOINT	$ 182.55	PER FOOT
2400-550	24" PUSH-ON		NO QUOTE
	DUCTILE IRON PIPE (Epoxy Coated)		
400-500-EC	4" MECHANICAL JOINT	$ 67.50	PER FOOT
400-550-EC	4" PUSH-ON		NO QUOTE
600-500-EC	6" MECHANICAL JOINT	$ 53.54	PER FOOT
600-550-EC	6" PUSH-ON		NO QUOTE
800-500-EC	8" MECHANICAL JOINT	$ 68.66	PER FOOT
800-550-EC	8" PUSH-ON		NO QUOTE
1000-500-EC	10" MECHANICAL JOINT	$ 82.44	PER FOOT
1000-550-EC	10" PUSH-ON		NO QUOTE

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
1200-500-EC	12" MECHANICAL JOINT	$ 110.30	PER FOOT
1200-550-EC	12" PUSH-ON		NO QUOTE
	DUCTILE IRON PIPE - FLANGED		
400-FL-12	4"X12"	$ 310.71	
400-FL-24	4"X24"	$ 379.76	
400-FL-36	4"X36"	$ 447.62	
400-FL-48	4"X48"	$ 516.67	
600-FL-12	6"X12"	$ 389.29	
600-FL-24	6"X24"	$ 471.13	
600-FL-36	6"X36"	$ 552.38	
	DESC - Sch 1 Pipe		
	DUCTILE IRON PIPE - FLANGED		
600-FL-48	6"X48"	$ 634.52	
800-FL-12	8"X12"	$ 573.81	
800-FL-24	8"X24"	$ 688.10	
800-FL-36	8"X36"	$ 802.38	
800-FL-48	8"X48"	$ 916.67	
1000-FL-12	10"X12"	$ 734.52	
1000-FL-24	10"X24"	$ 884.52	
1000-FL-36	10"X36"	$ 1,034.52	
1000-FL-48	10"X48"	$ 1,183.33	
1200-FL-12	12"X12"	$ 965.48	
1200-FL-24	12"X24"	$ 1,151.19	
1200-FL-36	12"X36	$ 1,336.90	
1200-FL-48	12"X48"	$ 1,522.62	
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS		
	HYDROSERT MECHANICAL COUPLINGS		
075-402-QC	3/4" CTS X 3/4" CTS COUPLING		NO QUOTE
100-402-QC	1" CTS X 1" CTS COUPLING		NO QUOTE
150-402-QC	1-1/2" CTS X 1-1/2" CTS COUPLING		NO QUOTE
200-402-QC	2" CTS X 2" CTS COUPLING		NO QUOTE
	HYDROSERT ELBOWS		
075-490-QC	3/4" CTS X 3/4" CTS ELBOW		NO QUOTE
100-490-QC	1" CTS X 1" CTS ELBOX		NO QUOTE
	HYDROSERT REDUCING COUPLINGS		
100-075-402-QC	1" CTS X 3/4" CTS REDUCING COUPLING		NO QUOTE
150-100-402-QC	1-1/2" CTS X 1" CTS REDUCING COUPLING		NO QUOTE
	HYDROSERT REPAIR COUPLINGS		
075-402-QC-12	3/4" CTS REPAIR COUPLING		NO QUOTE
100-402-QC-12	1" CTS REPAIR COUPLING		NO QUOTE
	HYDROSERT BLIND END CAPS (STOP AND GO)		

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
075-101-QC-SG	3/4" CTS BLIND END CAP		NO QUOTE
100-101-QC-SG	1" CTS BLIND END CAP		NO QUOTE
	HYDROSERT BLIND END STUBS (DEAD END FITTING)		
075-101-QC-DE	3/4" CTS BLIND END STUB		NO QUOTE
100-101-QC-DE	1" CTS BLIND END STUB		NO QUOTE
	HYDROSERT BRASS ADAPTERS - STRAIGHT - MALE THREAD		
075-405-QC	3/4" CTS X 3/4" MPT ADAPTER - STRAIGHT		NO QUOTE
100-405-QC	1" CTS X 1" MPT ADAPTER - STRAIGHT		NO QUOTE
	HYDROSERT BRASS ADAPTERS - STRAIGHT - FEMALE THREAD		
075-406-QC	3/4" CTS X 3/4" FPT ADAPTER - STRAIGHT		NO QUOTE
100-406-QC	1" CTS X 1" FPT ADAPTER - STRAIGHT		NO QUOTE
	HYDROSERT BRASS ADAPTERS - ELL - FEMALE THREAD		
075-BR-490-QC	3/4" CTS X 3/4" FPT ADAPTER - ELL		NO QUOTE
100-BR-490-QC	1" CTS X 1" FPT ADAPTER - ELL		NO QUOTE
	HYDROSERT OUTLET ENDS - PSV POLYETHYLENE SHUTT-OFF VALVES		
075-450-QC	1-1/4" X 3/4" CTS SHUT-OFF VALVE		NO QUOTE
100-450-QC	1-1/4" X 1" CTS SHUT-OFF VALVE		NO QUOTE
	HYDROSERT THREE-WAY REDUCTING TEES		
100-426-QC	3/4" CTS X 1" CTS 3-WAY REDUCING TEE		NO QUOTE
150-426-QC	1-1/2" CTS X 1" CTS 3-WAY REDUCING TEE		NO QUOTE
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS		
	HYDROSERT CHAMFERING TOOL W/GREASE PENCIL		
075-100-CT	3/4 CTS X 1 CTS KIT		NO QUOTE
150-CT	CHMF 1-1/2" CTS		NO QUOTE
200-CT	CHMF 2" CTS TOOL		NO QUOTE
	PHILMAC UNIVERSAL TRANSITION COUPLINGS COMPRESSION FITTINGS		
075-075-404-UTC	PHILMAC REPAIR COUPLING .83-1.06 X .83-1.06	$ 34.93	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
100-100-404-UTC	PHILMAC REPAIR COUPLING 1.06-1.34 X 1.06-1.34	$ 50.75	
200-200-404-UTC	PHILMAC REPAIR COUPLING 2.32-2.4 X 2.32-2.4	$ 111.03	
150-100-404-UTC	PHILMAC REDUCE COUPLING 1.54-1.69 X 1.06-1.34	$ 57.96	
150-150-404-UTC	PHILMAC REDUCE COUPLING 1.85-1.93 X 1.54-1.69	$ 122.51	
	CTS COMPRESSION X METER CON. LOCK WING CURB STOP		
075-401	3/4" CTS X 3/4" METER CON.	$ 64.71	
100-401	1" CTS X 1" METER CON.	$ 95.29	
150-401	1 1/2" CTS X 1 1/2" METER CON.	$ 170.89	
100-075-401	1" CTS X 3/4" METER CON.	$ 66.61	
	CTS COMPRESSION X F.I.P. LOCK WING METER VALVE		
075-410	3/4" CTS X 3/4" FIP	$ 56.51	
100-075-410	1" CTS X 3/4" FIP	$ 69.26	
100-100-410	1" CTS X 1" FIP	$ 84.14	
150-410	1 1/2" CTS X 1 1/2" FIP	$ 184.55	
200-410	2" CTS X 2" FIP	$ 255.75	
	CTS COMPRESSION X CTS COMPRESSION COUPLING		
075-402	3/4" CTS X CTS	$ 17.51	
100-402	1" CTS X CTS	$ 19.01	
100-075-402	1" CTS X 3/4" CTS	$ 19.89	
150-100-402	1" CTS X 1 1/2" CTS	$ 46.81	
125-402	1 1/4" CTS X 1 1/4" CTS	$ 33.80	
150-402	1 1/2" CTS X 1 1/2" CTS	$ 65.51	
200-402	2" CTS X 2" CTS	$ 88.48	
	CTS COMPRESSION X MIP COUPLING		
075-405	3/4" CTS X 3/4" MIP	$ 14.06	
075-100-405	3/4" CTS X 1" MIP	$ 15.36	
100-075-405	1" CTS X 3/4" MIP	$ 15.55	
100-100-405	1" CTS X 1" MIP	$ 15.36	
125-405	1 1/4" CTS X 1 1/4" MIP	$ 32.56	
150-405	1 1/2" CTS X 1 1/2" MIP	$ 45.62	
	CTS COMPRESSION X MIP COUPLING		
200-405	2" CTS X 2" MIP	$ 65.26	
	CTS COMPRESSION X FIP		
075-406	3/4" CTS X 3/4" FIP	$ 14.78	
075-100-406	3/4" CTS X 1" FIP	$ 17.61	
100-406	1" CTS X 1" FIP	$ 20.06	
100-075-406	1" CTS X 3/4" FIP	$ 17.44	
125-406	1 1/4" CTS X 1 1/4" FIP	$ 36.62	
150-406	1 1/2" CTS X 1 1/2" FIP	$ 58.34	
200-406	2" CTS X 2" FIP	$ 69.47	
150-200-406	1 1/2" CTS X 2" FIP	$ 58.82	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
	PVC COMPRESSION X PVC COMPRESSION FOR PLASTIC PIPE		
075-412	3/4" PVC X 3/4" PVC	$ 24.99	
100-412	1" PVC X 1" PVC	$ 43.41	
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS		
	MIP X PVC COMPRESSION		
075-405-PVC	3/4" MIP X 3/4" PVC	$ 19.06	
100-405-PVC	1" MIP X 1" PVC	$ 29.04	
150-405-PVC	1 1/2" MIP X 1 1/2" PVC	$ 57.12	
200-405-PVC	2" MIP X 2" PVC	$ 82.99	
	CTS COMPRESSION X PVC COMPRESSION		
075-075-404	3/4" CTS X 3/4" PVC COMP	$ 23.13	
075-100-404	3/4" CTS X 1" PVC COMP	$ 33.13	
100-075-404	1" CTS X 3/4" PVC COMP	$ 24.42	
100-100-404	1" CTS X 1" PVC COMP	$ 34.20	
150-150-404	1 1/2" CTS X 1 1/2" PVC	$ 90.16	
200-200-404	2" CTS X 2" PVC COMP	$ 105.24	
	STRAIGHT METER COUP MIP X MC		
050-407	3/4" MC X 1/2" IP METER COUPLING C38-11-2 FORD	$ 11.53	
075-407	3/4" X 2.5 LONG	$ 4.67	
075-408	3/4" X 1 7/16" LONG	$ 6.23	
100-407	1" X 2.5" LONG	$ 19.29	
100-409	1" FIP X 1" MC METER COUPLING C31-44 FORD	$ 19.29	
200-407	2" X 2" IP LONG	$ 23.52	
200-150-407	2" X 1 1/2" IP LONG		NO QUOTE
A-24	3/4" TO 1" METER SPUD ADATOR	$ 11.68	QUOTING PER EACH
	STRAIGHT METER COUP. FIP X MC		
075-421	3/4"	$ 13.40	
100-421	1"	$ 19.29	
	METER GASKETS		
075-017	3/4" STD METER GASKET (R)	$ 7.88	PER 100
075-018	3/4" MED. METER GASKET (R)	$ 7.40	PER 100
100-017	1" STD METER GASKET (R)	$ 9.85	PER 100
100-018	1" MED METER GASKET (R)	$ 8.56	PER 100
150-017	1 1/2" STD METER GASKET (R)	$ 19.06	PER 100
150-019	1 1/2" FLANGED METER GASKET	$ 1.00	PER EACH
200-017	2" STANDARD METER GASKET	$ 32.55	50 PACK
200-019	2" FLANGED METER GASKET	$ 1.41	PER EACH
	METER FLANGE & GASKET SET COMPLETE (By the Pair)		
222-395	1 1/2" FIP	$ 58.00	2/FLG 2/GSKT 4/N&B

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
222-394	2" FIP	$ 62.67	2/FLG 2/GSKT 4/N&B
	CTS COMPRESSION X CTS COMPRESSION "Y" BRANCH ASSEMBLY		
100-414	3/4" X 1"	$ 52.71	
150-414	1" X 1 1/2"	$ 85.68	
200-414	2" X 1"	$ 97.26	
	CTS COMPRESSION X CTS COMPRESSION SERVICE TEE		
075-426	3/4"	$ 41.45	
100-426	3/4" X 3/4" X 1"	$ 44.13	
100-075-426	1" X 1" X 3/4"	$ 46.56	
100-100-426	1" X 1" X 1"	$ 44.33	
150-150-426	1 1/2" X 1 1/2"	$ 98.85	
200-100-426	2" X 1"	$ 118.92	
200-200-426	2" CTS X 2" CTS TEE	$ 241.26	
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS		
	CTS COMPRESSION X MIP THREAD AND CC THREAD CORP. STOP		
075-418-01	3/4" CC X 3/4" CTS	$ 45.34	
075-418	3/4" MIP X 3/4" CTS	$ 46.38	
100-418-01	1" CC X 1" CTS	$ 59.66	
100-418	1" MIP X 1" CTS	$ 58.58	
150-418	1 1/2" IPT X 1 1/2" CTS	$ 133.71	
150-418-01	1 1/2" CC X 1 1/2" CTS	$ 133.71	
200-418	2" X 2" IPT X CTS	$ 217.13	
100-418-NUT	1" CORP NUT & GASKET ASSEMBLY	$ 6.33	
150-418-NUT	1 1/2" CORP NUT & GASKET ASSEMBLY	$ 13.39	
	CORPORATION STOP MIP THREAD X FIP THREADED		
075-417	3/4"	$ 37.27	
075-417-01	3/4" CC X 3/4" FIP	$ 37.28	
100-417	1"	$ 50.25	
100-417-01	1" CC X 1" FIP	$ 50.25	
125-417	1 1/4"	$ 121.81	
150-417	1 1/2"	$ 132.32	
200-417	2"	$ 209.25	
	CORPORATION STOP MIP THREAD X MIP THREADED		
200-415	2" MIP X 2" MIP	$ 209.25	
	METER VALVE FIP X FIP		
075-063-419	3/4" X 5/8" X 3/4"	$ 31.65	
075-419	3/4" X 3/4"	$ 50.26	
100-075-419	1" X 3/4" X 1"	$ 55.82	
100-419	1" X 1"	$ 76.98	
150-419	1 1/2" X 1 1/2"	$ 155.75	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
200-419	2" X 2"	$ 226.80	
	METER VALVE FIP X METER CONNECTION		
075-420	3/4"	$ 57.55	
100-075-420	1" X 3/4"	$ 61.60	
100-420	1"	$ 86.07	
	QUARTER BEND UNION COMP X COMP CTS		
075-490	3/4" X 3/4"	$ 22.61	
100-490	1" X 1"	$ 28.45	
150-490	1 1/2" X 1 1/2"	$ 91.27	
200-490	2" CTS X 2" CTS	$ 181.27	
	ANGLE METER VALVE COMP X METER SWIVEL		
075-427	3/4" (5/8" X 3/4" X 3/4")	$ 41.67	
100-427	1" (5/8" X 3/4" X 1")	$ 53.75	
UAV43-42W-65	1" X 3/4" 2 VALVE ANGLE BRANCH	$ 121.53	
	METER RESETTERS WITH DUAL CHECK ATTACHED #40 SERIES - NO-LEAD BRASS		
VHC-42-9W	5/8" X 3/4" METER RESETTER 9"	$ 140.13	
VHC-42-12W	5/8" X 3/4" METER RESETTER 12"	$ 142.92	
VHC-42-15W	5/8" X 3/4" METER RESETTER 15"	$ 146.38	
VHC-42-18W	5/8" X 3/4" METER RESETTER 18"	$ 158.46	
VHC-42-21W	5/8" X 3/4" METER RESETTER 21"	$ 161.78	
VHC-42-24W	5/8" X 3/4" METER RESETTER 24"	$ 165.40	
VHC-44-15W	1" METER RESETTER 15"	$ 182.67	
VHC-44-18W	1" METER RESETTER 18"	$ 208.15	
075-150	**DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS**		
	METER RESETTERS WITH DUAL CHECK ATTACHED #40 SERIES - NO-LEAD BRASS		
VHC-44-21W	1" METER RESETTER 21"	$ 250.29	
VHC-44-24W	1" METER RESETTER 24"	$ 257.05	
VB42-7W	5/8" X 3/4" METER RESETTER 7"	$ 84.52	
VB42-9W	5/8" X 3/4" METER RESETTER 9"	$ 85.46	
VB42-12W	5/8" X 3/4" METER RESETTER 12"	$ 88.24	
VB42-15W	5/8" X 3/4" METER RESETTER 15"	$ 91.70	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
VB42-18W	5/8" X 3/4" METER RESETTER 18"	$ 103.70	
VB42-21W	5/8" X 3/4" METER RESETTER 21"	$ 107.04	
VB42-24W	5/8" X 3/4" METER RESETTER 24"	$ 110.63	
VB44-10W	1" METER RESETTER 10"	$ 174.81	
VB44-12W	1" METER RESETTER 12"	$ 178.38	
VB44-15W	1" METER RESETTER 15"	$ 182.67	
VB44-18W	1" METER RESETTER 18"	$ 208.15	
VB44-21W	1" METER RESETTER 21"	$ 217.43	
VB44-24W	1" METER RESETTER 24"	$ 224.19	
	MISC BRASS NIPPLES AND FITTINGS - NO-LEAD BRASS		
025-BR-201	1/4" X CLOSE NIPPLE	$ 0.80	
025-BR-202	1/4" X 2" NIPPLE	$ 1.05	
025-BR-203	1/4" X 3" NIPPLE	$ 1.36	
025-BR-204	1/4" X 4" NIPPLE	$ 1.86	
025-BR-105	1/4" COUPLING	$ 1.90	
025-BR-190	1/4" 90 ELBOW	$ 1.95	
025-BR-ST90	1/4" STREET 90	$ 2.87	
025-BR-110	1/4" UNION	$ 6.70	
075-BR-201	3/4" X CLOSE NIPPLE	$ 1.60	
075-BR-202	3/4" X 2" NIPPLE	$ 2.26	
075-BR-203	3/4" X 3" NIPPLE	$ 3.06	
075-BR-204	3/4" X 4" NIPPLE	$ 4.65	
075-BR-205	3/4" X 6" NIPPLE	$ 7.08	
075-BR-110	3/4" UNION BRASS	$ 10.10	
100-BR-201	1" X CLOSE NIPPLE	$ 2.38	
100-BR-202	1" X 2" NIPPLE	$ 2.92	
100-BR-203	1" X 3" NIPPLE	$ 4.86	
100-BR-204	1" X 4" NIPPLE	$ 6.50	
100-BR-205	1" X 6" NIPPLE	$ 9.75	
100-BR-110	1 " UNION BRASS	$ 13.39	
125-BR-203	1 1/4" X 3" NIPPLE BRASS	$ 7.13	
150-BR-201	1 1/2" X CLOSE NIPPLE	$ 4.95	
150-BR-203	1 1/2" X 3" NIPPLE	$ 8.60	
150-BR-204	1 1/2" X 4" NIPPLE	$ 11.76	
150-BR-205	1 1/2" X 6" NIPPLE	$ 17.56	
150-BR-110	1 1/2" UNION	$ 25.70	
200-BR-201	2" CLOSE NIPPLE	$ 7.07	
200-BR-203	2" X 3" NIPPLE	$ 10.80	
200-BR-204	2" X 4" NIPPLE	$ 14.54	
200-BR-205	2" X 6" NIPPLE	$ 22.18	
200-BR-110	2" BRASS UNION	$ 35.61	
200-BR-ST90	2" BRASS STREET 90	$ 30.75	
200- BR-190	2" BRASS 90 ELBOW	$ 27.56	
200-BR-206	2" BRASS TEE	$ 36.35	
075-BR-115	3/4" MIP X 1/2" FIP BUSHING	$ 2.06	
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS		

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
	MISC BRASS NIPPLES AND FITTINGS CONT. - NO-LEAD BRASS		
100-BR-115	1" MIP X 3/4" FIP BUSHING	$ 3.33	
125-BR-115	1 1/4" MIP X 1" FIP BUSHING	$ 5.32	
150-BR-115	1 1/2" MIP X 1" FIP BUSHING	$ 8.50	
200-BR-111	2" MIP X 3/4" FIP BUSHING	$ 12.13	
200-BR-115	2" MIP x 11/2" FIP BUSHING	$ 10.99	
200-BR-100	2" MIP X 1" FIP BUSHING	$ 13.14	
	BALL VALVES - 200 PSIG - WOG - No Test Cocks - NO-LEAD BRASS		
025-BR-304	1/4" BALL VALVE	$ 7.36	
050-BR-304	1/2" BALL VALVE	$ 4.98	
075-BR-304	3/4" BALL VALVE	$ 7.10	
100-BR-304	1" BALL VALVE	$ 11.71	
125-BR-304	1 1/4" BALL VALVE	$ 18.34	
150-BR-304	1 1/2" BALL VALVE	$ 24.99	
200-BR-304	2" BALL VALVE	$ 35.50	
	GATE VALVES: NON-RISING STEM 200 PSI WOG - Red and Whites ONLY - NO-LEAD BRASS		
075-HB-306	3/4" HOSE BIB	$ 5.49	
050-BR-NRS	1/2"	$ 12.90	RED WHITE
075-BR-NRS	3/4"	$ 15.86	RED WHITE
100-BR-NRS	1"	$ 22.06	RED WHITE
125-BR-NRS	1 1/4"	$ 33.31	RED WHITE
150-BR-NRS	1 1/2"	$ 41.90	RED WHITE
200-BR-NRS	2"	$ 62.51	RED WHITE
250-BR-NRS	2 1/2"	$ 122.08	RED WHITE
300-BR-NRS	3"	$ 172.54	RED WHITE
400-BR-NRS	4"	$ 423.63	RED WHITE
	METER BOX LIDS		
000-005	LARGE METER BOX LID 14-7/8" x 20-3/4" DFW Alliance	$ 19.59	DFW
000-006	RHINO METER BOX LID W/ CI RDR 14-5/8" x 16-3/8" SOUTHEASTERN DISTRIBUTORS PB		NO QUOTE
000-006-HD	DFW39C-12-1AFP DOUBLE LID ONLY W/PICK HOLE & KNOCKOUT TR HOLE	$ 54.69	DFW
000-007	METER BOX LID NO HOLES DRILLED 11" x 16-3/8" DFW Alliance w/CI Flip Reader	$ 13.93	DFW
000-007-HD	DFW36C-1AFP LID ONLY W/PICK HOLE & KNOCKOUT TR HOLE	$ 39.75	DFW
	METER BOXES INCLUDING LID		

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
000-008-HD	DFW36C-1AFP METER BOX W/LID & PICK HOLE & KNOCKOUT TR HOLE	$ 97.15	DFW
000-008	STANDARD (PLASTIC-CI LID)	$ 23.73	DFW
000-009	LARGE (PLASTIC) 16-1/4" x 22-1/4"	$ 45.29	DFW
000-009-HD	DFW39C-12-1AFP METER BOX W/LID & PICK HOLE & KNOCKOUT TR HOLE	$ 134.65	DFW
000-010	STANDARD D.I. - OVAL		NO QUOTE
000-012	CAST IRON METER BOX & LID FOR AIR RELEASE - CAST IRON SIGMA 18-7/8" x 30-3/4" x 18" HIGH	$ 366.67	SIGMA
	SADDLES - Single Wide SS Strap		
200-509	2" X 1" IP TAP SADDLE	$ 55.35	
200-508	2" X 3/4" IP TAP SADDLE	$ 55.35	
300-506	3" X 2" IP TAP SADDLE	$ 55.79	
400-508	4" X 3/4" IP TAP SADDLE	$ 55.57	
400-501	4" X 3/4" IP TAP SADDLE (C-900/C-200)	$ 55.57	
400-510	4" X 1" IP TAP SADDLE (C-900/C-200)	$ 55.79	
400-504	4" X 1 1/2" IP (900/C-200)	$ 66.62	
400-506	4" X 2" IP (900/C-200)	$ 66.62	
	DESC - Sch 3 Fittings		
	SADDLES - Single Wide SS Strap - cont.		
600-508	6" X 3/4" IP TAP SADDLE (C-900/C-200)	$ 63.55	
600-510	6" X 1" IP TAP SADDLE (C-900/C-200)	$ 63.55	
600-504	6" X 1 1/2" IP (900/C-200)	$ 74.96	
600-506	6" X 2" IP (900/C-200)	$ 74.96	
800-510	8" X 1" IP TAP SADDLE (C-900/C-200)	$ 7.89	
800-504	8" X 1 1/2" IP (900/C-200)	$ 85.68	
800-506	8" X 2" IP (900/C-200)	$ 85.68	
1000-510	10" X 1" IP TAP SADDLE (C 900/C-200)	$ 89.24	
1000-504	10" X 1 1/2" IP (900/C-200)	$ 96.00	
1000-506	10" X 2" IP (900/C-200)	$ 96.00	
1200-510	12" X 1" IP TAP SADDLE (C-900/C-200)	$ 103.86	
1200-504	12" X 1 1/2" IP (900/C-200)	$ 111.23	
1200-506	12" X 2" IP (900/C-200)	$ 111.23	
1600-506	16" X 2" IP (900/C-200)	$ 159.75	
1800-504	18" X 1 1/2" IP (C-900/C-200)	$ 203.81	
1800-506	18" X 2" IP (C-900/C-200)	$ 203.81	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
	FULL CIRCLE STAINLESS STEEL CLAMPS - C-200 PIPE		
200-020	2" X 12.5" 200/900 - MFG by Smith/Blair 26100023812000	$ 93.39	
250-020	2 1/2" x 12 1/2" SS REPAIR CLAMP FOR SCH-40	$ 95.60	
400-021	4" X 15" 200	$ 122.07	
600-022	6" X 20" 200/900	$ 229.26	
800-022	8" X 20" 200	$ 253.00	
1000-022	10" X 20" 200	$ 310.39	
1200-022	12" X 20" 200	$ 369.24	
1800-022	18" X 20" 200	$ 882.39	
	FULL CIRCLE STAINLESS STEEL CLAMPS - C-900 PIPE		
400-024	4" X 15" 900	$ 122.67	
800-025	8" X 20" 900	$ 261.44	
1000-025	10" X 20" 900	$ 318.90	
1200-025	12" X 20" 900	$ 376.25	
1600-025	16" X 20" 900	$ 882.39	
1800-025	18" X 20" 900	$ 1,003.46	
	FULL CIRCLE STAINLESS STEEL CLAMPS POLY PIPE		
075-021-3	3/4" X 3" POLY CLAMP OD .88	$ 20.93	
075-021	3/4" X 6" POLY CLAMP OD .88	$ 44.52	
100-021-3	1" X 3" POLY CLAMP OD 1.13	$ 22.01	
150-021-3	1-1/2" X 3" POLY CLAMP OD1.63	$ 22.89	
100-021	1" X 6" POLY CLAMP OD 1.13	$ 44.75	
150-021	1 1/2" X 6" POLY CLAMP OD 1.63	$ 45.67	
200-021	2" X 6" POLY CLAMP OD 2.13	$ 46.89	
	FULL CIRCLE STAINLESS STEEL CLAMPS PVC PIPE		
075-021-3-PVC	3/4" X 3" PVC REPAIR/WRAP CLAMP OD 1.05	$ 20.93	
100-021-3-PVC	1" X 3" PVC REPAIR/WRAP CLAMP OD 1.32	$ 22.01	
150-021-3-PVC	1-1/2" X 3" PVC REPAIR/WRAP CLAMP OD 1.90	$ 22.89	
200-021-3-PVC	2" X 3" PVC REPAIR/WRAP CLAMP OD 2.38	$ 46.89	
	FORD FCC STYLE PVC COUPLING LEAK CLAMP		
200-105-020	2" LEAK CLAMP	$ 53.50	
250-105-020	2 1/2" LEAK CLAMP	$ 55.54	
300-105-020	3" LEAK CLAMP	$ 61.24	
400-105-020	4" LEAK CLAMP	$ 69.01	
600-105-080	6" LEAK CLAMP	$ 85.08	
800-105-080	8" LEAK CLAMP	$ 94.96	
	HYMAX COUPLINGS		
400-HYMAX	4" HYMAX COUPLING	$ 248.86	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
600-HYMAX	6" HYMAX COUPLING	$ 329.57	
800-HYMAX	8" HYMAX COUPLING	$ 372.10	
1000-HYMAX	10" HYMAX COUPLING	$ 478.68	
	DESC - Sch 3 Fittings		
	HYMAX COUPLINGS - cont.		
800-600-HYMAX	8" X 6" HYMAX REDUCER	$ 485.70	
600-400-HYMAX	6" X 4" HYMAX REDUCER	$ 419.90	
	MECHANICAL JOINTS D.I. SLEEVE (CEMENT LINED)		
300-501	3" X 12"	$ 55.09	
400-501-01	4" X 12"	$ 62.58	
600-501	6" X 12"	$ 104.81	
800-501	8" X 12"	$ 168.49	
1000-501	10" X 12"	$ 201.65	
1200-501	12" X 12"	$ 271.19	
1400-501	14" X 12"	$ 409.72	
1600-501	16" X 12"	$ 518.30	
1800-501	18" X 12"	$ 683.58	
2400-501	24" X 12"	$ 1,086.35	
	MECHANICAL JOINTS D.I. FITTINGS (CEMENT LINED)		
600-400-R	6" X 4" REDUCER	$ 67.40	
800-600-R	8" X 6" REDUCER	$ 97.88	
1800-1200-R	18" X 12" REDUCER	$ 584.84	
1200-600-R	12" X 6" REDUCER	$ 89.41	
300-545	3" 45 ELBOW	$ 58.84	
300-590	3" 90 ELBOW	$ 65.26	
400-545	4 " 45 ELBOW	$ 58.84	
400-522	4" 22 ELBOW	$ 55.63	
400-590	4" 90 ELBOW	$ 70.60	
600-545	6" 45 ELBOW	$ 93.60	
600-522	6" 22 ELBOW	$ 85.05	
600-590	6" 90 ELBOW	$ 115.53	
800-545	8" 45 ELBOW	$ 136.40	
800-522	8" 22 ELBOW	$ 133.19	
800-590	8" 90 ELBOW	$ 166.88	
1000-522	10" 22 ELBOW	$ 196.30	
1000-545	10" 45 ELBOW	$ 196.84	
1000-590	10" 90 ELBOW	$ 264.23	
1200-545	12" 45 ELBOW	$ 294.19	
1200-590	12" 90 ELBOW	$ 355.70	
1800-545	18" 45 ELBOW	$ 852.07	
1800-590	18" 90 ELBOW	$ 525.31	
600-400	6" X 4" - T	$ 154.05	
600-600	6" X 6" - T	$ 165.81	
800-400	8" X 4" - T	$ 179.19	
800-600	8" X 6" - T	$ 250.40	
800-800-01	8" X 8" - T	$ 248.19	
100-1000	10" X 10" - T	$ 354.09	
1200-600	12" X 6" - T	$ 335.37	
1200-800-01	12" X 8" - T	$ 385.65	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
1200-1200	12" X 12" - T	$ 494.23	
1200-1200-1200	12" X 12" CROSS	$ 738.79	
800-800-800	8" X 8" CROSS	$ 263.16	
600-600-600	6" X 6" CROSS	$ 130.47	
~~800-600-CON~~	~~8" X 6" CONCENTRIC REDUCER *DO NOT USE*~~		
400-000-C	4" CAP	$ 26.74	
400-200-CT	4" CAP TAPPED 2"	$ 55.09	
400-000-P	4" PLUG	$ 33.16	
400-200-PT	4" PLUG TAPPED 2"	$ 60.98	
600-000-C	6" CAP	$ 47.07	
	DESC - Sch 3 Fittings		
	MECHANICAL JOINTS D.I. FITTINGS (CEMENT LINED) - Cont.		
600-200-CT	6" CAP TAPPED 2"	$ 75.42	
600-000-P	6" PLUG	$ 62.05	
600-200-PT	6" TAPPED TO 2" PLUG	$ 89.33	
800-000-C	8" CAP	$ 77.02	
800-200-CT	8" CAP TAPPED 2"	$ 104.88	
800-000-P	8" PLUG	$ 91.47	
800-200-PT	8" TAPPED TO 2" PLUG	$ 140.21	
1000-000-C	10" CAP	$ 96.28	
100-000-CT	10" CAP TAPPED 2"	$ 124.09	
1000-000-P	10" PLUG	$ 159.40	
1000-200-PT	10" TAPPED TO 2" PLUG	$ 187.21	
1200-000-C	12" CAP	$ 143.88	
1200-200-CT	12" CAP TAPPED 2"	$ 172.23	
1200-000	12" PLUG	$ 157.26	
1200-200	12" TAPPED TO 2" PLUG	$ 184.00	
	SWIVEL ELLS, ADAPTORS AND GLANDS		
400-1200-SW	SWIVEL ADAPTORS 4" X 12"	$ 57.56	
600-1200-SW	SWIVEL ADAPTORS 6" X 12"	$ 188.28	
600-1800-SW	SWIVEL ADAPTORS 6" X 18"	$ 207.53	
800-1800-SW	SWIVEL ADAPTORS 8" X 18"	$ 130.47	
600-SW-GLS	SWIVEL GLANDS 6"	$ 48.14	
800-SW-GLS	SWIVEL GLANDS 8"	$ 57.77	
	GRADELOCK TYPE S-BENDS		
600-600-SS	6" X 6" SPIGOT X SPIGOT	$ 318.10	
600-600-BB	6" X 6" BELL X BELL	$ 329.80	
600-1200-SS	6" X 12" SPIGOT X SPIGOT	$ 507.08	
600-1200-BB	6" X 12" BELL X BELL	$ 515.88	
600-2400-SS	6" X 24" SPIGOT X SPIGOT	$ 628.20	
600-2400-BB	6" X 24" BELL X BELL	$ 639.42	
	MEGA LUGS		
200-30-ML-DI	3" MEGA LUGS	$ 25.52	
200-30-ML-PVC	3" MEGA LUGS	$ 30.48	
200-40-ML-DI	4" MEGA LUGS	$ 27.05	
200-40-ML-PVC	4" MEGA LUGS	$ 32.75	
200-60-ML-DI	6" MEGA LUGS	$ 31.81	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
200-60-ML-PVC	6" MEGA LUGS	$ 39.80	
200-80-ML-DI	8" MEGA LUGS	$ 47.80	
200-80-ML-PVC	8" MEGA LUGS	$ 58.85	
200-100-ML-DI	10" MEGA LUGS	$ 70.83	
200-100-ML-PVC	10" MEGA LUGS	$ 111.21	
200-120-ML-DI	12" MEGA LUGS	$ 103.21	
200-120-ML-PVC	12" MEGA LUGS	$ 117.12	
200-140-ML-DI	14" MEGA LUGS	$ 137.00	
200-140-ML-PVC	14" MEGA LUGS	$ 193.14	
200-160-ML-DI	16" MEGA LUGS	$ 195.52	
200-160-ML-PVC	16" MEGA LUGS	$ 259.76	
200-180-ML-DI	18" MEGA LUGS	$ 276.95	
200-240-ML-DI	24" MEGA LUGS	$ 477.60	
	DESC - Sch 3 Fittings		
	MECHANICAL JOINTS D.I. SLEEVE (EPOXY COATED SEWER ONLY)		
400-501-EC	4" X 12"	$ 236.95	
600-501-EC	6" X 12"	$ 381.91	
800-501-EC	8" X 12"	$ 558.95	
1000-501-EC	10" X 12"	$ 683.05	
1200-501-EC	12" X 12"	$ 867.58	
	MECHANICAL JOINTS D.I. FITTINGS (EPOXY COATED)		
400-200-EC	4" CAP TAPPED 2"	$ 232.67	
400-201-EC	4" CAP	$ 168.49	
400-101-EC	4" PLUG	$ 178.65	
400-100-EC	4" PLUG TAPPED 2"	$ 242.84	
400-290-EC	4" 90	$ 256.21	
400-245-EC	4" 45	$ 236.95	
400-222-EC	4" 22.5	$ 233.74	
400-211-EC	4" 11.25	$ 229.47	
400-24X-EC	4"X 4" X 4" X 4" CROSS	$ 456.79	
400-24T-EC	4" X4" X 4" TEE	$ 290.55	
600-200-EC	6" CAP TAPPED 2"	$ 332.70	
600-201-EC	6" CAP	$ 268.51	
800-200-EC	8" CAP TAPPED 2"	$ 449.84	
800-201-EC	8" CAP	$ 385.12	
600-545-EC	6" 45 ELBOW	$ 365.86	
800-545-EC	8" 45 ELBOW	$ 505.47	
600-522-EC	6" 22 ELBOW	$ 354.09	
600-590-EC	6" 90 ELBOW	$ 399.44	
800-590-EC	8" 90 ELBOW	$ 557.35	
1000-590-EC	10" 90 ELBOW	$ 783.60	
1200-545-EC	12" 45 ELBOW	$ 904.49	
1200-590-EC	12" 90 ELBOW	$ 1,000.77	
800-800-WYEC	8" X 8" X 8" WYE (EPOXY COATED)	$ 897.00	
	MECHANICAL JOINT BOLTS		
COR-TEN4"	3/4" X 4" BOLTS	$ 2.83	
COR-TEN41/2"	3/4" X 41/2" BOLT	$ 3.16	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
COR-TEN31/2"	3/4" X 3 1/2" N-R-T-HEAD	$ 4.70	
NON-ROT	3/4" X 41/2" N-R-T-HEAD	$ 5.56	
GAL-FLT-WAS	3/4" GALVINSED FLAT WASHERS	$ 0.47	
075-523	3/4" THREADED COUPLER	$ 3.25	
075-522	FIGURE 7 EYE BOLT 3/4" X 4"	$ 4.64	
075–GAL-NUT	3/4" X 1 1/4" HEX MJ NUTS	$ 0.69	
	BELL JOINT REPAIR CLAMPS		
400-539	4" CLASS 200	$ 128.06	
400-549	4" C-900	$ 128.60	
600-539	6" CLASS 200	$ 193.99	
600-549	6" C-900	$ 241.67	
800-539	8" CLASS 200	$ 260.74	
800-549	8" C-900	$ 698.05	
1000-539	10" CLASS 200	$ 885.65	
1000-549	10" C-900	$ 885.00	
	DESC - Sch 3 Fittings		
	BELL JOINT REPAIR CLAMPS		
1200-539	12" CLASS 200	$ 260.71	
1200-549	12" C-900	$ 260.71	
1600-549	16" C-900	$ 698.50	
1800-549	18" C-900	$ 885.65	
	MECHANICAL JOINT ACCESSORY KITS		
300-517	3" STANDARD GASKET KIT	$ 16.98	
400-517	4" STANDARD GASKET KIT	$ 19.17	
600-517	6" STANDARD GASKET KIT	$ 21.90	
800-517	8" STANDARD GASKET KIT	$ 24.64	
1000-517	10" STANDARD GASKET KIT	$ 32.86	
1200-517	12" STANDARD GASKET KIT	$ 33.95	
1400-517	14" STANDARD GASKET KIT	$ 48.19	
1800-517	18" STANDARD GASKET KIT	$ 66.67	
300-518	3" TRANSITION GASKET KIT	$ 16.98	
400-518	4" TRANSITION GASKET KIT	$ 19.74	
600-518	6" TRANSITION GASKET KIT	$ 24.64	
800-518	8" TRANSITION GASKET KIT	$ 27.93	
1000-518	10" TRANSITION GASKET KIT	$ 36.14	
1200-518	12" TRANSITION GASKET KIT	$ 38.88	
2400-517	24" STANDARD GASKET KIT	$ 116.67	
	MECHANICAL JOINT GASKETS ONLY		
400-517-GS	4" STANDARD GASKET	$ 6.57	
400-518-GT	4" TRANSITION GASKET	$ 7.12	
600-517-GS	6" STANDARD GASKET	$ 6.57	
600-518-GT	6" TRANSITION GASKET	$ 7.67	
800-517-GS	8" STANDARD GASKET	$ 7.12	
800-518-GT	8" TRANSITION GASKET	$ 10.95	
1000-517-GS	10" STANDARD GASKET	$ 9.86	
1000-518-GT	10" TRANSITION GASKET	$ 12.60	
1200-517-GS	12" STANDARD GASKET	$ 10.95	
1200-518-GT	12" TRANSITION GASKET	$ 13.69	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
1600-517-GS	16" STANDARD GASKET	$ 19.37	
1600-518-GT	16" TRANSITION GASKET	$ 48.52	
1800-517-GS	18" STANDARD GASKET	$ 20.26	
	RESTRAINER - PVC PIPE CL 200		
400-519	4"	$ 45.27	
600-519	6"	$ 53.64	
800-519	8"	$ 97.99	
1000-519	10"	$ 170.27	
1200-519	12"	$ 186.31	
	RESTRAINER - PVC PIPE C-900 DR 18		
400-529	4"	$ 47.89	
600-529	6"	$ 59.96	
800-529	8"	$ 100.23	
1000-529	10"	$ 174.18	
1200-529	12"	$ 190.65	
1600-529	16"	$ 442.15	
1800-529	18"	$ 547.45	
	DESC - Sch 3 Fittings		
	FLANGE ACCESSORY KIT		
300-520	3"	$ 8.83	
300-520-SS	3" with Stainless Steel Bolts (304 or 316)	$ 10.81	
400-520	4"	$ 13.12	
400-520-SS	4" with Stainless Steel Bolts (304 or 316)	$ 17.64	
600-520	6"	$ 16.97	
600-520-SS	6" with Stainless Steel Bolts (304 or 316)	$ 24.40	
800-520	8"	$ 21.52	
800-520-SS	8" with Stainless Steel Bolts (304 or 316)	$ 31.26	
1000-520	10"	$ 38.67	
1000-520-SS	10" with Stainless Steel Bolts (304 or 316)	$ 59.79	
1200-520	12"	$ 38.60	
1200-520-SS	12" with Stainless Steel Bolts (304 or 316)	$ 63.40	
1600-520	16"	$ 101.17	
1600-520-SS	16" with Stainless Steel Bolts (304 or 316)	$ 127.01	
1800-520	18"	$ 107.66	
1800-520-SS	18" with Stainless Steel Bolts (304 or 316)	$ 251.95	
	FLANGED DIP FITTINGS (EPOXY COATED)		
400-FL-290EC	4" 90	$ 380.44	
400-FL-245EC	4" 45	$ 355.38	
400-FL-225EC	4" 22.5	$ 354.81	
400-FL-211EC	4" 11.25	$ 355.38	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
600-FL-290EC	6" 90	$ 582.62	
600-FL-245EC	6" 45	$ 541.62	
600-FL-225EC	6" 22.5	$ 528.52	
600-FL-112EC	6" 11.25	$ 607.11	
800-FL-290EC	8" 90	$ 882.19	
800-FL-245EC	8" 45	$ 783.67	
800-FL-225EC	8" 22.5	$ 775.69	
800-FL-112EC	8" 11.25	$ 807.01	
1000-FL-290EC	10" 90	$ 1,243.10	
1000-FL-245EC	10" 45	$ 1,150.44	
1000-FL-225EC	10" 22.5	$ 117.40	
1000-FL-112EC	10" 11.25	$ 1,231.88	
	ALL THREADED ROD		
058-521	5/8" X 6'	$ 10.13	each 6' rod
075-521	3/4" X 6'	$ 20.00	each 6' rod
	MECHANICAL JOINT GATE VALVES (RESILIENT WEDGE TYPE ONLY)		
200-RW-500	2" THREAD WITH 2" OPERATOR NUT	$ 397.85	
400-RW-500	4" THREAD WITH 2" OPERATOR NUT	$ 629.03	
600-RW-500	6" THREAD WITH 2" OPERATOR NUT	$ 802.69	
800-RW-500	8" THREAD WITH 2" OPERATOR NUT	$ 1,278.49	
1000-RW-500	10" THREAD WITH 2" OPERATOR NUT	$ 1,993.55	
1200-RW-500	12" THREAD WITH 2" OPERATOR NUT	$ 2,522.58	
1600-RW-500	16" THREAD WITH 2" OPERATOR NUT	$ 4,900.00	
1800-RW-500	18" THREAD WITH 2" OPERATOR NUT	$ 9,630.11	
	VALVE NUT EXTENSION		
VNE-1FT	1 FT	$ 56.25	
VNE-2FT	2 FT	$ 56.25	
VNE-3FT	3 FT	$ 56.25	
VNE-4FT	4 FT	$ 56.25	
VNE-6FT	6 FT	$ 68.75	
	DESC - Sch 3 Fittings		
	VALVE BOX & RISERS		
000-002	LONG 3 PIECE (SMALL BASE)	$ 73.17	T=10 B=24 WITH LID
000-003	SHORT (WITHOUT BASE - NO LID)	$ 19.02	
000-004	VALVE BOX LID 7 5/16 DIAMETER	$ 14.27	
000-005-F	VALVE BOX LID 7 5/16 DIAMETER - FIRE VALVE	$ 14.27	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
000-005-S	VALVE BOX LID 7 5/16 DIA - SEWER VALVE	$ 14.27	
000-015	2 PC ADJ. VALVE BOX ASSEM. 3-PARTS - LID, T-10", B-15"	$ 60.00	
000-016	VALVE BOX EXT. RISER 2" HIGH	$ 20.93	
000-017	VALVE BOX EXT. RISER 3" HIGH	$ 28.54	
000-018	VALVE BOX EXT. RISER 6" HIGH	$ 17.56	
	DESC - Sch 4 Fire Hydrants		
	FIRE HYDRANTS		
36-FHY	BURY DEPTH IN GROUND 36"	$ 2,594.12	
42-FHY	BURY DEPTH IN GROUND 42"	$ 2,657.32	
48-FHY	BURY DEPTH IN GROUND 48"	$ 2,720.51	
54-FHY	BURY DEPTH IN GROUND 54"	$ 2,783.71	
60-FHY	BURY DEPTH IN GROUND 60"	$ 2,846.90	
66-FHY	BURY DEPTH IN GROUND 66"	$ 2,910.10	
72-FHY	BURY DEPTH IN GROUND 72"	$ 2,973.29	
	AVK REPAIR PARTS AND EXTENTIONS - O.E.M. Parts ONLY		
600-AVK-EX	6" HYDRANT EXTENTIONS		NO QUOTE
1200-AVK-EX	12" HYDRANT EXTENTIONS		NO QUOTE
1800-AVK-EX	18" HYDRANT EXTENTIONS		NO QUOTE
2400-AVK-EX	24" HYDRANT EXTENTIONS		NO QUOTE
450-MV-AVK	4 1/2" MAIN VALVE REPAIR KIT		NO QUOTE
525-MV-AVK	5 1/4" MAIN VALVE REPAIR KIT		NO QUOTE
450-BON-AVK	4 1/2" BONNET KIT		NO QUOTE
525-BON-AVK	5 1/4" BONNET KIT		NO QUOTE
450-SHOE-AVK	4 1/2" SHOE KIT		NO QUOTE
525-SHOE-AVK	5 1/4" SHOE KIT		NO QUOTE
525-SAF-RP-AVK	5 1/4" SAFETY FLANGE REPAIR		NO QUOTE
	CLOW MEDALLION REPAIR PARTS AND EXTENSIONS - O.E.M. Parts ONLY		
600-CLEX	6" HYDRANT EXTENSION		NO QUOTE
1200-CLEX	12" HYDRANT EXTENSION		NO QUOTE
1800-CLEX	18" HYDRANT EXTENSION		NO QUOTE
2400-CLEX	24" HYDRANT EXTENSION		NO QUOTE
450-MVCC	4 1/2" MAIN VALVE REPAIR KIT		NO QUOTE
525-MVCC	5 1/4" MAIN VALVE REPAIR KIT		NO QUOTE
450-BON-CL	4 1/2" BONNET KIT		NO QUOTE
525-BON-CL	5 1/4" BONNET KIT		NO QUOTE
450-SHOE-CL	4 1/2" SHOE KIT		NO QUOTE
525-SHOE-CL	5 1/4" SHOE KIT		NO QUOTE
450-SAF-RP-CL	4 1/2" SAFETY FLANGE REPAIR		NO QUOTE
525-SAF-RP-CL	5 1/4" SAFETY FLANGE REPAIR		NO QUOTE
	KENNEDY HYDRANT REPAIR PARTS AND EXTENTIONS - O.E.M. Parts ONLY		

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
600-KDYEX	6" HYDRANT EXTENSION	$ 730.48	
1200-KDYEX	12" HYDRANT EXTENSION	$ 875.24	
1800-KDYEX	18" HYDRANT EXTENSION	$ 993.33	
2400-KDYEX	24" HYDRANT EXTENSION	$ 1,079.05	
450-MV-KDY	4 1/2" MAIN VALVE REPAIR KIT	$ 543.39	
	DESC - Sch 4 Fire Hydrants		
	KENNEDY HYDRANT REPAIR PARTS AND EXTENTIONS - O.E.M. Parts ONLY - Cont.		
525-MV-KDY	5 1/4" MAIN VALVE REPAIR KIT	$ 543.39	
450-BON-KDY	4 1/2" BONNET KIT	$ 118.75	
525-BON-KDY	5 1/4" BONNET KIT	$ 118.75	
450-SHOE-KDY	4 1/2" SHOE KIT		NO QUOTE
525-SHOE-KDY	5 1/4" SHOE KIT		NO QUOTE
450-SAF-RP-KDY	4 1/2" SAFETY FLANGE REPAIR	$ 339.05	
525-SAF-RP-KDY	5 1/4" SAFETY FLANGE REPAIR	$ 339.05	
	MUELLER SUPER CENTURIAN REPAIR PARTS AND EXTENSIONS - O.E.M. Parts ONLY		
600-MEX	6" HYDRANT EXTENSION	$ 898.29	
1200-MEX	12" HYDRANT EXTENSION	$ 1,056.96	
1800-MEX	18" HYDRANT EXTENSION	$ 1,196.96	
2400-MEX	24" HYDRANT EXTENSION	$ 1,346.95	
A393-1-1085	MUELLER CONVERSION KIT		NO QUOTE
450-MVM	4 1/2" MAIN VALVE REPAIR KIT	$ 681.74	
525-MVM	5 1/4" MAIN VALVE REPAIR KIT	$ 832.41	
450-BON M	4 1/2" BONNET KIT	$ 127.20	
525-BON M	5 1/4" BONNET KIT	$ 127.20	
450-SHOE M	4 1/2" SHOE KIT	$ 473.95	
525-SHOE M	5 1/4" SHOE KIT	$ 524.55	
450-SAF-RP-M	4 1/2" SAFETY FLANGE REPAIR	$ 356.81	
525-SAF-RP-M	5 1/4" SAFETY FLANGE REPAIR	$ 392.53	
	AMERICAN B-84-B REPAIR PARTS AND EXTENSIONS - O.E.M. Parts ONLY		
600-AMER	6" HYDRANT EXTENSION		NO QUOTE
1200-AMER	12" HYDRANT EXTENSION		NO QUOTE
1800-AMER	18" HYDRANT EXTENSION		NO QUOTE
2400-AMER	24" HYDRANT EXTENSION		NO QUOTE
450-MVA	4 1/2" MAIN VALVE REPAIR KIT		NO QUOTE
525-MVA	5 1/4" MAIN VALVE REPAIR KIT		NO QUOTE
450-BON AM	4 1/2" BONNET KIT		NO QUOTE
525-BON AM	5 1/4" BONNET KIT		NO QUOTE
450-SHOE AM	4 1/2" SHOE KIT		NO QUOTE
525-SHOE AM	5 1/4" SHOE KIT		NO QUOTE
450-SAF-RP-AMER	4 1/2" SAFETY FLANGE REPAIR		NO QUOTE
525-SAF-RP-AMER	5 1/4" SAFETY FLANGE REPAIR		NO QUOTE
	CAPS AND CHAINS FOR FIRE HYDRANTS		
25-FHY-CAPS	2 1/2" CAP		NO QUOTE

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
425-FHY-CAPS	4 1/2" CAP		NO QUOTE
CH-FOR-CAPS	CHAIN SET FOR CAPS		NO QUOTE
25-FHY-GASKETS	2 1/2" CAP GASKET		NO QUOTE
425-FHY-GASKETS	4 1/2" CAP GASKET		NO QUOTE
	HYDRANT TEES		
600-600-HT	6" X 6" X 6" HYDRANT TEE	$ 106.06	
600-600-HT-EC	6" HYDRANT TEE EPOXY COATED	$ 136.43	
800-600-HT	8" X 8" X 6" HYDRANT TEE	$ 135.87	
1000-600-HT	10" X 10" X 6" HYDRANT TEE	$ 168.36	
1200-600-HT	12" X 12" X 6" HYDRANT TEE	$ 191.23	
	DESC - Sch 5 Sewer Fittings		
	FERNCO COUPLINGS		
400-400-F	4" X 4"	$ 5.19	
400CL-400-F	4" PVC X 4" CLAY	$ 5.19	
600-400-F	6" X 4"	$ 13.02	
600-600-F	6" X 6"	$ 11.09	
600CL-600-F	6" PVC X 6" CLAY	$ 11.09	
800CL-800-F	8" PVC X 8" CLAY	$ 17.07	
800-400-F	8" X 4"'	$ 86.18	
800-600-F	8" X 6"	$ 20.61	
800-800-F	8" X 8"	$ 17.07	
1000-600-F	10" X 6"	$ 114.80	
1000-800-F	10" X 8"	$ 28.06	
1200-800-F	12" X 8"	$ 155.09	
1200-1000-F	12" X 10"	$ 33.12	
	STAINLESS STEEL HOSE CLAMPS FOR FERNCO'S		
400-SSB	4"	$ 4.00	
600-SSB	6"	$ 4.75	
800-SSB	8"	$ 5.25	
1200-SSB	12"	$ 7.00	
	CAST IRON / ADJUSTABLE MANHOLE RISER		
200-MHR	2"		NO QUOTE
400-MHR	4"		NO QUOTE
600-MHR	6"		NO QUOTE
	SEWER PIPE SDR 35 PUSH-ON JOINTS		
400-SDR35	4"	$ 2.30	
600-SDR35	6"	$ 5.32	
800-SDR35	8"	$ 9.67	
1000-SDR35	10"	$ 15.03	
1200-SDR35	12"	$ 21.63	
	SEWER PIPE SDR 26 PUSH-ON JOINTS		
200-SDR26	6"	$ 7.08	
800-SDR26	8"	$ 12.81	
1000-SDR26	10"	$ 19.94	
	SEWER PIPE SDR 3034 THIN GLUE TYPE		

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
400-3034	4"		NO QUOTE
600-3034	6"		NO QUOTE
800-3034	8"		NO QUOTE
	PVC GRAVITY - DR 3034 KNOCK ON		
400-651	4" COUP BELL X BELL	$ 2.94	
400-CAP	4" CLEANOUT CAP GASKETED	$ 14.73	
400-601	4" CAP (Plug for the 400-CAP)		NO QUOTE
400-690	4" ELBO BELL X BELL 90	$ 6.90	
400-645	4" ELBO BELL X BELL 45	$ 4.44	
400-622.5	4" ELBO BELL X BELL 22 1/2	$ 4.86	
400-691	4" ELBO BELL AND SPIGOT 90	$ 7.14	
400-646	4" ELBO BELL AND SPIGOT 45	$ 6.00	
400-622.5-01	4" ELBO BELL & SPIGOT 22.5	$ 6.01	
400-602	4" TEE	$ 6.25	
400-603	4" TEE WITH "Y"	$ 9.39	
400-604	4" X 4" "Y"	$ 8.56	
~~400-606~~	~~4"SADDLE "Y" SADDLE 45 Molded *DO NOT USE*~~		
	DESC - Sch 5 Sewer Fittings		
	PVC GRAVITY - DR 3034 KNOCK ON CONT.		
400-607	4" COMBO "T" (2way clean out knock on)	$ 37.94	
600-651	6" COUP BELL X BELL	$ 10.74	
600-601	6" CAP	$ 9.40	
600-690	6" ELBO BELL X BELL 90	$ 16.23	
600-645	6" ELBO BELL X BELL 45	$ 18.53	
600-691	6" ELBO BELL AND SPIGOT 90	$ 35.10	
600-646	6" ELBO BELL AND SPIGOT 45	$ 23.63	
600-602	6" TEE	$ 25.74	
600-603	6" TEE WITH "Y"	$ 68.09	
600-604	6" "Y"	$ 36.38	
~~600-400-606~~	~~6" X 4" "Y" SADDLE 45 Molded *DO NOT USE*~~		
600-607	6" COMBO "T" (2way clean out knock on)	$ 231.19	
600-608	6" X 4" REDUCING COUPLING	$ 15.11	
600-610	6" X 4" RED SPIGOT X BELL	$ 14.78	
600-609	6" X 6" X 4" X 4" DOUBLE "Y"	$ 149.99	
800-609	8" X 8" X 6" X 6" DOUBLE "Y"	$ 151.89	
800-651	8" COUP BELL X BELL (GLUE)	$ 33.40	
800-601	8" CAP	$ 32.60	
800-630	8" PLUG	$ 32.24	
800-690	8" ELBOW BELL X BELL 90	$ 67.33	
800-645	8" ELBOW BELL X BELL 45	$ 50.47	
800-691	8" ELBOW BELL X BELL SPIGOT 90	$ 84.64	
800-646	8" ELBOW BELL X BELL SPIGOT 45	$ 61.83	
800-603	8" X 8" TEE "Y"	$ 183.44	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
800-611	8" X 6" TEE "Y"	$ 85.44	
800-612	8" X 4" TEE "Y"	$ 71.80	
800-613	8" X 4" "Y"	$ 68.36	
800-610	8" X 4" RED SPIGOT X BELL	$ 48.70	
~~800-615~~	~~8" X 6" "Y" SADDLE Molded *DO NOT USE*~~		
~~800-616~~	~~8" X 4" "Y" SADDLE Molded *DO NOT USE*~~		
	PVC GRAVITY - DR 3034 GLUE		
400-CPLG	4" PVC SWR LINE CPLG	$ 2.94	
400-TH-ADPT	4" PVC CLNOUT ADPT	$ 4.58	
400-H-ADPT	4" PVC SP X DWV HUB ADPT	$ 14.23	
400-34-190	4" PVC SWR 90 HUB X HUB	$ 6.09	
400-34-145	4" PVC SWR 45 HUB X HUB	$ 4.44	
400-34-225	4" PVC SWR 221/2 HUB X HUB	$ 4.86	
400-34-191	4" PVC SWR 90 HUB X SP	$ 7.14	
400-34-192	4" PVC SWR 45 HUB X SP	$ 6.00	
400-34-22S	4" PVC SWR 221/2 HUB X SP	$ 6.01	
400-34-630	4" PVC SPIGOT PLUG	$ 6.25	
400-34-FIP	4" PVC CLNOUT T HUB X FIP	$ 16.15	
400-34-CAP	4" PVC SWR CAP HUB	$ 2.58	
~~400-109~~	~~4" SEWER CHECK VALVE WITH C/O *DO NOT USE*~~		
400-34-45Y	4" X 4" PVC SWR T-WYE HUB X HUB 45 Y	$ 9.93	
400-34-603	4" X 4"X4" PVC SWR TWO WAY CLEANOUT (Double Sweep Clean Out T)	$ 37.94	
400-34-602	4"X4"X4" PVC SWR TEE WYE (Single Sweep)	$ 9.93	
400-400-300-104	4" X 3" LONG SWEEP TEE 3034 GLUE		NO QUOTE
400-34-601	4" X 4" PVC C/O THREAD PLUG (RECESSED)	$ 7.84	
	DESC - Sch 5 Sewer Fittings		
	PVC GRAVITY - DR 3034 GLUE CONT.		
400-CO-LO-PL	4" SEWER C/O & LOCK OUT - PLUG		NO QUOTE
400-CO-LO-TEE	4" SEWER C/O & LOCK OUT - TEE		NO QUOTE
400-134-190	4" PVC SEWER 90 HUB X HUB	$ 6.09	
600-34-CAP	6"PVC SWR CAP HUB	$ 9.40	
600-TH-ADPT	6" C/O ADPT HUB X FEM	$ 15.73	
600-34-601	6" C/O PLUG MIPT	$ 10.18	
600-34-630	6" SWR SPIGOT PLUG	$ 6.25	
600-34-CPLG	6' SWR CPLG HUB X HUB	$ 6.13	
600-34-190	6"SWR 90 HUB X HUB	$ 16.23	
~~600-616~~	~~6" X 4" SADDLE Molded *DO NOT USE*~~		

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
~~800-34-616~~	~~8" x 4" SADDLE Molded *DO NOT USE*~~		
~~800-34-615~~	~~8" X 6" SADDLE Molded *DO NOT USE*~~		
800-34-602	8" X 8" TEE "Y"	$ 183.11	
800-34-190	8" 90 DEGREE SEWER HUB X HUB	$ 67.33	
800-34-610	8" x 6" HXH COUPLING GLUE	$ 34.40	
800-34-CPLG	8" x 8" HXH COUPLING GLUE	$ 33.40	
800-34-608	8" X 6" CONCENTRIC REDUCER	$ 48.78	
~~1000-615~~	~~10" X 6" SADDLE Molded *DO NOT USE*~~		
	RING TIGHT REPAIR COUPLING (KNOCK ON)		
200-120	2" WITHOUT INTERNAL STOP		NO QUOTE
250-120	2 1/2" WITHOUT INTERNAL STOP		NO QUOTE
300-120	3" WITHOUT INTERNAL STOP		NO QUOTE
400-120	4" WITHOUT INTERNAL STOP		NO QUOTE
600-120	6" WITHOUT INTERNAL STOP		NO QUOTE
800-120	8" WITHOUT INTERNAL STOP		NO QUOTE
1000-120	10" WITHOUT INTERNAL STOP		NO QUOTE
1200-120	12" WITHOUT INTERNAL STOP		NO QUOTE
1800-120	18" WITHOUT INTERNAL STOP		NO QUOTE
	ITEM DESC - Sch 6 BFP's / PRV's		
	RESIDENTIAL BACKFLOW DEVICES		
555-075-092	3/4" IN-LINE ACCESS DUAL CHECK VALVE (FORD HHS SERIES)	$ 59.30	
555-075-093	3/4" IN-LINE ACCESS DUAL CHECK VALVE (FORD HHCH SERIES)	$ 47.92	
555-075-094	3/4" MC X MIP STRT DUAL CHECK VALVE (FORD HSS SERIES) HHS38-323	$ 60.82	
555-100-092	1" IN-LINE ACCESS DUAL CHECK VALVE (FORD HHS SERIES)	$ 65.07	
555-075-092-A	3/4" ANGLE DUAL CHECK VALVE FORD HHA31-323	$ 60.57	
555-100-092-A	1" ANGLE DUAL CHECK VALVE FORD HHA31-344	$ 68.74	
333-100-097	1" X 1" DUAL CHECK VALVE (FEBCO #805 OR WATTS #007)	$ 67.50	
333-125-097	1 1/4" X 1" DUAL CHECK VALVE (FEBCO #805 OR WATTS #007)	$ 108.75	
444-075-098	3/4" DOUBLE CHECK (FEBCO OR WATTS)	$ 167.50	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
444-100-098	1" DOUBLE CHECK (FEBCO OR WATTS)	$ 203.75	
444-150-098	1 1/2" DOUBLE CHECK (FEBCO OR WATTS)	$ 316.00	
444-200-098	2" DOUBLE CHECK (FEBCO OR WATTS)	$ 457.00	
333-075-099	WATTS 3/4" #909-QT R.P. ASSEMBLY	$ 231.25	
444-075-099	3/4" (FEBCO #825Y-BV R.P. ASSEMBLY)	$ 241.25	
444-100-099	1" (FEBCO #825Y-BV R.P. ASSEMBLY)	$ 252.50	
444-150-099	1 1/2" (FEBCO #825Y-BV)	$ 590.00	
444-200-099	2" (FEBCO #825Y-BV)	$ 746.25	
	ITEM DESC - Sch 6 BFP's / PRV's		
	PRESSURE REDUCING VALVES NON-BYPASS MODEL		
075-PRV	3/4"		NO QUOTE
100-PRV	1"		NO QUOTE
150-PRV	1 1/2"		NO QUOTE
200-PRV	2"		NO QUOTE
300-PRV	3"		NO QUOTE
400-PRV	4"		NO QUOTE
600-PRV	6"		NO QUOTE
800-PRV	8"		NO QUOTE
1000-PRV	10"		NO QUOTE
	BRASS BALL VALVES WITH EXTENDED HANDLE (RATED AT 200 PSI)		
075-BV-304	3/4" FIP		NO QUOTE
100-BV-304	1" FIP		NO QUOTE
125-BV-304	1 1/4" FIP		NO QUOTE
150-BV-304	1 1/2" FIP		NO QUOTE
200-BV-304	2" FIP		NO QUOTE
075-BV-305	3/4" FIP (TAPPED FOR TEST COCK)		NO QUOTE
100-BV-305	1" FIP (TAPPED FOR TEST COCK)		NO QUOTE
125-BV-305	1 1/4" FIP (TAPPED FOR TEST COCK)		NO QUOTE
150-BV-305	1 1/2"" FIP (TAPPED FOR TEST COCK)		NO QUOTE
200-BV-305	2" FIP (TAPPED FOR TEST COCK)		NO QUOTE
	AIR RELEASE VALVES		
075-ARV	3/4" D-040 Either ARI or Valmatic are aceptable.	$ 241.86	
100-ARV	1" D-040 Either ARI or Valmatic are aceptable.	$ 241.86	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
200-ARV	2' D-040 Either ARI or Valmatic are aceptable.	$ 470.93	
	DESC - Sch 7 PVC FITTINGS		
	PVC FITTINGS - SCHEDULE 40		
050-100	1/2" CROSS	$ 1.38	
050-101	1/2" CAP	$ 0.35	
050-102	1/2" SLIP "T"	$ 0.46	
050-190	1/2" SLIP 90	$ 0.37	
050-145	1/2" SLIP 45	$ 0.63	
050-105	1/2" SLIP X SLIP COUPLING	$ 0.24	
050-108	1/2" DRESSER	$ 1.53	
050-111	1/2" SLIP DRESSER	$ 5.15	
050-106	1/2" S X MIP	$ 0.33	
050-103	1/2" UNIONS	$ 3.71	
050-107	1/2" S X FIP	$ 0.40	
050-304	1/2" BALL VALVE	$ 1.68	
075-100	3/4" CROSS	$ 2.40	
075-101	3/4" CAP	$ 0.38	
075-102	3/4" SLIP "T"	$ 0.51	
075-190	3/4" SLIP 90	$ 0.40	
075-145	3/4" SLIP 45	$ 0.92	
075-105	3/4" SLIP X SLIP COUPLING	$ 0.32	
075-111	3/4" SLIP DRESSER	$ 5.93	
075-106	3/4" S X MIP	$ 0.37	
075-103	3/4" UNIONS	$ 4.21	
075-107	3/4" S X FIP	$ 0.51	
075-304	3/4" BALL VALVE	$ 2.44	
075-110	3/4" X 1/2" REDUCER BUSHING	$ 0.38	
	DESC - Sch 7 PVC FITTINGS		
	PVC FITTINGS - SCHEDULE 40 - Cont.		
075-050-102	3/4" X 1/2" SLIP "T"	$ 0.60	
075-100-106	3/4" SL X 1" MIP	$ 2.00	
100-075-105-PVC	1" SL X 3/4" SL REDUCER COUPLING	$ 1.03	
100-075-107	1" SL X 3/4" FIP REDUCER COUPLING	$ 0.97	
100-100-X	1" CROSS	$ 2.87	
100-101	1" CAP	$ 0.60	
100-102	1" SLIP "T"	$ 0.97	
100-106-190	1" SL X 1" MIP 90	$ 1.55	
100-107-190	1" SL X 1" FIP 90	$ 0.96	
100-190	1" SLIP 90	$ 0.73	
100-145	1" SLIP 45	$ 1.12	
100-105	1" SLIP X SLIP COUPLING	$ 0.60	
100-111	1" SLIP DRESSER	$ 6.77	
100-106	1" S X MIP	$ 0.65	
100-107	1" S X FIP	$ 0.60	
100-103	1" UNIONS	$ 4.33	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
100-109FL	1" CHECK VALVE FLAPPER	$ 22.19	
100-304	1" BALL VALVE	$ 3.33	
100-112	1" X 3/4" REDUCING BUSHING	$ 0.68	
100-113	1" X 3/4" MIP THREAD	$ 1.49	
100-114	3/4" FIP THREAD X 1" SLIP	$ 0.97	
100-115	1" MIP X 3/4" FIP BUSHING	$ 1.49	
100-100-102	1" SLIP X 1" SLIP X 3/4" SLIP	$ 1.12	
125-100-110	1 1/4" SL X 1" SL PVC FITTING	$ 0.94	
125-100-X	1 1/4" CROSS	$ 3.94	
125-101	1 1/4" CAP	$ 0.85	
125-102	1 1/4" SLIP "T"	$ 1.51	
125-125-F	1 1/4" SL X 1 1/4" FIP TEE	$ 2.73	
125-190	1 1/4" SLIP 90	$ 1.29	
125-145	1 1/4" 45	$ 1.29	
125-105	1 1/4" SLIP X SLIP COUPLING	$ 0.79	
125-106	1 1/4" MIP X 1 1/4" SL	$ 0.79	
125-107	1 1/4" SL X 1 1/4" FIP	$ 0.94	
125-111	1 1/4" SLIP DRESSER	$ 12.56	
125-103	1 1/4" UNIONS	$ 13.44	
125-304	1 1/4" BALL VALVE	$ 4.05	
150-100-X	1 1/2" CROSS	$ 4.46	
150-101	1 1/2" CAP	$ 0.94	
150-102	1 1/2" SLIP "T"	$ 1.83	
150-190	1 1/2" SLIP 90	$ 1.38	
150-145	1 1/2" SLIP 45	$ 1.95	
150-105	1 1/2" SLIP X SLIP COUPLING	$ 0.85	
150-111	1 1/2" SLIP DRESSER	$ 12.86	
150-106	1 1/2" S X MIP	$ 1.06	
150-107	1 1/2" S X FIP	$ 1.06	
150-103	1 1/2" UNIONS	$ 13.99	
150-304	1 1/2" BALL VALVE	$ 5.46	
150-109FL	1 1/2" CHECK VALVE FLAPPER	$ 22.19	
150-110	1 1/2" SLIP X 1" SLIP BUSHING	$ 0.97	
150-100-107	1 1/2" SLIP X 1" FIP BUSHING	$ 1.70	
	DESC - Sch 7 PVC FITTINGS		
	PVC FITTINGS - SCHEDULE 40 - Cont.		
150-100-102	1 1/2" SLIP X 1 1/2" SLIP X 1"	$ 2.91	
150-125-110	1 1/2" X 1 1/4" BUSHING	$ 0.97	
200-100-X	2" CROSS	$ 6.33	
200-101	2" CAP	$ 1.12	
200-101-01	2" THREADED PLUG	$ 2.50	
200-150-107	2" X 1 1/2" FIP REDUCER COUPLING	$ 2.31	
200-125-110	2" X 1 1/4" BUSHING	$ 1.63	
200-102	2" SLIP "T"	$ 2.68	
200-190	2" SLIP 90	$ 2.17	
200-145	2" SLIP 45	$ 2.53	
200-105	2" SLIP X SLIP COUPLING	$ 1.29	
200-111	2" SLIP DRESSER	$ 6.81	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
200-106	2" S X MIP	$ 1.40	
200-107	2" S X FIP	$ 1.42	
200-103	2" UNIONS	$ 18.86	
200-304	2" BALL VALVE	$ 7.99	
200-109FL	2" CHECK VALVE FLAPPER	$ 37.91	
200-150-102	2" SLIP X 2" SLIP X 1 1/2" SLIP	$ 5.74	
200-100-102	2" SLIP X 2" SLIP X 1" SLIP "T"	$ 2.87	
200-075-102	2" SLIP X 2" SLIP X 3/4" SLIP	$ 2.87	
200-150-110	2" SLIP X 1 1/2" SLIP BUSHING	$ 1.63	
200-100-110	2" SLIP X 1" SLIP BUSHING	$ 1.63	
200-075-110	2" SLIP X 3/4" BUSHING	$ 1.63	
250-101	2 1/2" CAP	$ 3.56	
250-102	2 1/2" SLIP "T"	$ 8.83	
250-190	2 1/2" 90	$ 6.62	
250-145	2 1/2" 45	$ 6.63	
250-105	2 1/2" SLIP X SLIP COUPLING	$ 2.87	
250-111	2 1/2" SLIP DRESSER	$ 11.11	
250-103	2 1/2" UNIONS	$ 26.40	
250-304	2 1/2" UNION BALL VALVE	$ 23.94	
250-109FL	2 1/2" CHECK VALVE FLAPPER	$ 63.08	
250-106	2 1/2" S X MIP	$ 4.10	
250-107	2 1/2" S X FIP	$ 3.59	
250-200-110	2 1/2" X 2" BUSHING	$ 2.60	
300-101	3" CAP	$ 3.88	
300-101-01	3" THREADED PLUG	$ 5.26	
300-116	3" PLUG Solvent Weld		NO QUOTE
300-102	3" SLIP "T"	$ 11.60	
300-300-103	3" T-WYE Solvent Weld	$ 9.67	
~~300-300-104~~	~~3" T C/O TEE SWEEP Solvent Weld ***DO NOT USE***~~		
300-190	3" 90	$ 7.91	
300-190-1	3" 90 ELBOW HUB X SPIGOT	$ 5.23	
300-145	3" 45	$ 10.28	
300-105	3" SLIP X SLIP COUPLING	$ 4.49	
300-111	3" SLIP DRESSER	$ 36.80	
300-225	3" 22.5	$ 14.68	
300-304	3" UNION BALL VALVE	$ 27.54	
300-109FL	3" CHECK VALVE FLAPPER	$ 70.09	
300-106	3" SLIP X MIP	$ 6.01	
300-107	3" SLIP X FIP	$ 4.86	
300-103	3" UNIONS	$ 42.18	
300-200-110	3" SLIP X 2" BUSHING	$ 3.83	
	DESC - Sch 7 PVC FITTINGS		
	PVC FITTINGS - SCHEDULE 40 (CON'T)		
400-101	4" CAP	$ 8.83	
400-101-01	4" THREADED PLUG	$ 11.88	
400-116	4" PLUG Solvent Weld	$ 6.27	
400-102	4" SLIP "T"	$ 21.01	
400-190	4" 90	$ 14.15	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
400-145	4" 45	$ 18.44	
400-190-1	4" STREET ELL 90	$ 23.69	
400-145-1	4" STREET ELL 45	$ 18.44	
400-105	4" SLIP X SLIP COUPLING	$ 6.50	
400-111	4" SLIP DRESSER	$ 62.58	
400-304	4" UNION BALL VALVE	$ 52.13	
400-103	4" UNIONS	$ 58.40	
400-109FL	4" CHECK VALVE FLAPPER	$ 99.24	
400-106	4" SLIP X MIP	$ 7.68	
400-107	4" SLIP X FIP	$ 8.04	
400-400-103	4" "WYE"	$ 64.27	
400-400-104	4" CLEANOUT "T" Solvent Weld	$ 40.17	
400-200-110	4" SLIP X 2" SLIP REDUCING	$ 8.59	
400-250-110	4" SLIP X 2 1/2" SLIP REDUCING	$ 8.59	
400-300-110	4" SLIP X 3" SLIP REDUCING	$ 8.59	
600-101	6" CAP	$ 21.19	
600-101-01	6" THREADED PLUG	$ 22.47	
600-102	6" SLIP "T"	$ 70.72	
600-190	6" 90	$ 45.00	
600-145	6" 45	$ 45.55	
600-190-01	6" STREET ELL 90	$ 64.22	
600-145-01	6" STREET ELL 45	$ 60.45	
600-105	6" SLIP X SLIP COUPLING	$ 20.54	
600-108	6" DRESSER	$ 162.66	
600-111	6" SLIP DRESSER		NO QUOTE
600-304	6" UNION BALL VALVE		NO QUOTE
600-103	6" UNIONS	$ 129.76	
600-109FL	6" CHECK VALVE FLAPPER	$ 208.56	
600-106	6" SLIP X MIP	$ 20.01	
600-107	6" SLIP X FIP	$ 29.59	
600-600-103	6" "WYE"	$ 135.94	
600-600-104	6" CLEANOUT "T" Solvent Weld	$ 230.68	
600-400-110	6" SLIP X 4" SLIP BUSHING	$ 21.28	
600-300-110	6" SLIP X 3" SLIP BUSHING	$ 21.28	
600-200-110	6" SLIP X 2" SLIP BUSHING	$ 21.28	
800-105	8" COUPLING	$ 38.35	
	PVC FITTINGS - SCHEDULE 80		
050-101-80	1/2" CAP	$ 2.96	
050-102-80	1/2" X 1/2" TEE	$ 4.73	
050-105-80	1/2" X1/2" SLIP COUPING	$ 3.04	
025-101-80	1/4" CAP	$ 3.86	
050-106-80	1/2" SLIP X MIP	$ 3.55	
050-107-80	1/2" SLIP X FIP	$ 2.85	
050-145-80	1/2" 45	$ 3.15	
050-190-80	1/2" 90	$ 1.67	
050-304-80	1/2" BALL VALVE	$ 2.59	
075-101-80	3/4" CAP	$ 3.13	
	DESC - Sch 7 PVC FITTINGS		
	PVC FITTINGS - SCHEDULE 80 - Cont.		

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
075-102-80	3/4" SLIP "T"	$ 4.95	
075-190-80	3/4" 90	$ 2.14	
075-145-80	3/4" 45	$ 4.83	
075-105-80	3/4" SLIP COUPLING	$ 4.10	
075-304-80	3/4" BALL VALVE	$ 3.34	
075-109FL-80	3/4" CHECK VALVE FLAPPER		NO QUOTE
075-106-80	3/4" SLIP X MIP	$ 3.91	
075-107-80	3/4" SLIP X FIP	$ 4.23	
075-107-B	3/4" SL X FIP BANDED	$ 4.96	
~~075-111-80~~	~~3/4" DRESSER *DO NOT USE*~~		
075-110-80	3/4" UNION	$ 8.23	
075-201-80	3/4" CLOSE NIPPLE	$ 1.24	
100-101-80	1" CAP	$ 5.56	
100-102-80	1" SLIP "T"	$ 6.21	
100-190-80	1" 90	$ 3.45	
100-145-80	1" 45	$ 7.23	
100-105-80	1" SLIP COUPLING	$ 4.23	
100-304-80	1" BALL VALVE	$ 4.36	
~~100-109FL-80~~	~~1" CHECK VALVE FLAPPER *DO NOT USE*~~	~~$ 8.37~~	
100-113-80	3/4" MIP X 1" SL	$ 8.37	
100-106-80	1" SLIP X MIP	$ 6.77	
100-107-80	1" SLIP X FIP	$ 4.32	
100-107-B	1" SLIP X 1" FIP BANDED	$ 7.38	
100-111-80	1" DRESSER		NO QUOTE
100-114-B	1" SLIP X 3/4" FIP BANDED	$ 7.38	
100-110-80	1" UNION	$ 9.29	
100-201-80	1" CLOSE NIPPLE	$ 1.65	
125-101-80	1 1/4" CAP	$ 6.97	
125-102-80	1 1/4" X 1 1/4" TEE	$ 17.72	
125-105-80	1 1/4" X1 1/4" SLIP COUPING	$ 6.69	
125-106-80	1 1/4" SLIP X MIP	$ 8.23	
125-107-80	1 1/4" SLIP X FIP	$ 10.49	
125-145-80	1 1/4" 45	$ 9.58	
125-190-80	1 1/4" 90	$ 4.81	
125-304-80	1 1/4" BALL VALVE	$ 5.85	
150-101-80	1 1/2" CAP	$ 6.97	
150-102-80	1 1/2" SLIP "T"	$ 17.72	
150-190-80	1 1/2" 90	$ 5.15	
150-190-FIP-80	1 1/2" FIP X FIP 90	$ 9.67	
150-145-80	1 1/2" 45	$ 11.33	
150-105-80	1 1/2" SLIP COUPLING	$ 7.22	
150-304-80	1 1/2" BALL VALVE	$ 8.41	
~~150-109FL-80~~	~~1 1/2" CHECK VALVE *DO NOT USE*~~		
150-106-80	1 1/2" SLIP X MIP	$ 11.83	
150-107-80	1 1/2" SLIP X FIP	$ 12.86	
150-111-80	1 1/2" DRESSER		NO QUOTE
150-110-80	1 1/2" UNION	$ 20.85	
150-100-80	1 1/2" SLIP X 1" SLIP BUSHING	$ 6.22	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
150-075-80	1 1/2" SLIP X 3/4" SLIP BUSHING	$ 6.22	
200-101-80	2" CAP	$ 13.78	
200-102-80	2" SLIP "T"	$ 22.17	
200-190-80	2" 90	$ 6.22	
200-145-80	2" 45	$ 14.69	
200-105-80	2" SLIP COUPLING	$ 7.74	
200-304-80	2" BALL VALVE	$ 16.72	
	DESC - Sch 7 PVC FITTINGS		
	PVC FITTINGS - SCHEDULE 80 - Cont.		
200-190FL-80	2' CHECK VALVE FLAPPER		NO QUOTE
200-106-80	2" SLIP X MIP	$ 17.10	
200-107-80	2" SLIP X FIP	$ 22.44	
200-111-80	2" DRESSER		NO QUOTE
200-110-80	2" UNION	$ 28.44	
200-201-80	2" CLOSE NIPPLE	$ 3.44	
200-150-80	2" SLIP X 1 1/2" SLIP BUSHING	$ 8.87	
200-100-80	2" SLIP X 1" SLIP BUSHING	$ 8.87	
200-075-80	2" SLIP X 3/4" SLIP BUSHING	$ 8.87	
200-203-80	2" X 3" NIPPLE	$ 4.10	
200-204-80	2" X 4" NIPPLE	$ 5.69	
200-206-80	2" X 6" NIPPLE	$ 7.56	
250-101-80	2 1/2" CAP	$ 28.14	
250-102-80	2 1/2" SLIP "T"	$ 24.09	
250-190-80	2 1/2" 90	$ 14.56	
250-145-80	2 1/2" 45	$ 30.85	
250-105-80	2 1/2" SLIP COUPLING	$ 19.45	
250-304-80	2 1/2" BALL VALVE	$ 60.84	
250-109FL-80	2 1/2" CHECK VALVE FLAPPER		NO QUOTE
250-106-80	2 1/2" SLIP X 2 1/2" MIP	$ 19.45	
250-107-80	2 1/2" SLIP X 2 1/2" FIP	$ 35.41	
250-111-80	2 1/2" DRESSER		NO QUOTE
250-110-80	2 1/2" UNION	$ 45.83	
300-101-80	3" CAP	$ 32.94	
300-102-80	3" SLIP "T"	$ 30.12	
300-190-80	3" 90	$ 16.37	
300-145-80	3" 45	$ 37.55	
300-105-80	3" SLIP COUPLINGS	$ 21.94	
300-304-80	3" BALL VALVE	$ 38.96	
300-109FL-80	3" CHECK VALVE FLAPPER		NO QUOTE
300-106-80	3" SLIP X MIP	$ 21.58	
300-107-80	3" SLIP X FIP	$ 39.88	
300-111-80	3" DRESSER		NO QUOTE
300-110-80	3" UNIONS	$ 53.28	
300-200-80	3" X 2" REDUCER BUSHING	$ 24.45	
400-101-80	4" CAP	$ 55.54	
400-102-80	4" SLIP TEE	$ 34.90	
400-190-80	4" 90	$ 24.90	
400-145-80	4" 45	$ 67.59	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
400-105-80	4" SLIP COUPLINGS	$ 27.41	
400-304-80	4" BALL VALVE	$ 204.15	
400-109FL-80	4" CHECK VALVE FLAPPER		NO QUOTE
400-106-80	4" SLIP X MIP	$ 38.41	
400-107-80	4" SLIP X FIP	$ 68.51	
400-111-80	4" DRESSER		NO QUOTE
400-110-80	4" UNIONS	$ 74.22	
400-300F-80	4" SL X 3" FIP RED. BUSHING	$ 54.59	
600-101-80	6" CAP	$ 138.14	
600-102-80	6" SLIP TEE	$ 119.13	
600-190-80	6" 90	$ 70.85	
600-145-80	6" 45	$ 85.13	
600-105-80	6" SLIP COUPLINGS	$ 59.00	
	DESC - Sch 7 PVC FITTINGS		
	PVC FITTINGS - SCHEDULE 80 (CON'T)		
600-304-80	6" BALL VALVE		NO QUOTE
600-109FL-80	6" CHECK VALVE FLAPPER		NO QUOTE
600-106-80	6" SLIP X MIP	$ 85.32	
600-107-80	6" SLIP X FIP	$ 81.12	
600-111-80	6" DRESSER		NO QUOTE
600-110-80	6" UNIONS	$ 164.95	
	UNION BALL VALVES - SCHEDULE 80		
075-304-81	3/4"	$ 9.79	
100-304-81	1"	$ 13.59	
150-304-81	1 1/2"	$ 20.06	
200-304-81	2"	$ 36.76	
300-304-81	3"	$ 107.69	
400-304-81	4"	$ 209.38	
600-304-81	6"		NO QUOTE
	DESC - Sch 8 Galvanized fitting		
	GALVANIZED PIPE		
075-200	3/4" X 21'	$ 2.86	PER FOOT
100-200	1" X 21'	$ 3.87	PER FOOT
150-200	1 1/2" X 21'	$ 6.18	PER FOOT
200-200	2" X 21'	$ 8.60	PER FOOT
250-200	2 1/2" X 21'	$ 13.65	PER FOOT
300-200	3" X 21'	$ 19.16	PER FOOT
	GALVANIZED NIPPLES		
038-GV-201	3/8" CLOSE	$ 1.00	
038-GV-202	3/8" X 2"	$ 1.16	
038-GV-203	3/8" X 3"	$ 1.54	
050-GV-201	1/2" CLOSE	$ 0.80	
050-GV-202	1/2" X 2"	$ 0.94	
050-GV-203	1/2" X 3"	$ 1.01	
050-GV-204	1/2" X 4"	$ 1.24	
050-GV-206	1/2" X 6"	$ 1.69	
075-GV-201	3/4" CLOSE	$ 1.00	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
075-GV-203	3/4" X 3"	$ 1.54	
075-GV-204	3/4" X 4"	$ 1.66	
075-GV-206	3/4" X 6"	$ 2.19	
075-GV-208	3/4" X 8"	$ 3.80	
075-GV-210	3/4" X 10"	$ 4.25	
075-GV-212	3/4" X 12"	$ 4.75	
075-GV-218	3/4" X 18"	$ 9.03	
075-GV-224	3/4" X 24"	$ 11.58	
075-GV-236	3/4" X 36"	$ 16.35	
075-GV-248	3/4" X 48"	$ 21.36	
100-GV-201	1" X CLOSE	$ 1.35	
100-GV-203	1" X 3"	$ 1.75	
100-GV-204	1" X 4"	$ 2.54	
100-GV-206	1" X 6"	$ 2.88	
100-GV-208	1' X 8"	$ 4.81	
100-GV-210	1" X 10"	$ 5.50	
100-GV-212	1" X 12"	$ 6.41	
100-GV-218	1" X 18"	$ 11.65	
100-GV-224	1" X 24"	$ 15.45	
	DESC - Sch 8 Galvanized fitting		
	GALVANIZED NIPPLES - CONT.		
100-GV-236	1" X 36"	$ 20.64	
100-GV-248	1" X 48"	$ 27.38	
125-GV-201	1 1/4" X CLOSE	$ 1.81	
125-GV-204	1 1/4" X 4"	$ 2.54	
125-GV-206	1 1/4" X 6"	$ 3.66	
125-GV-208	1 1/4" X 8"	$ 5.91	
150-GV-201	1 1/2" X CLOSE	$ 2.13	
150-GV-203	1 1/2" X 3"	$ 2.54	
150-GV-204	1 1/2" X 4"	$ 3.23	
150-GV-206	1 1/2" X 6"	$ 4.38	
150-GV-208	1 1/2" X 8"	$ 7.29	
150-GV-210	1 1/2" X 10"	$ 7.91	
150-GV-212	1 1/2" X 12	$ 9.07	
150-GV-236	1 1/2" X 36"	$ 32.95	
150-GV-248	1 1/2" X 48"	$ 43.80	
200-GV-201	2" X CLOSE	$ 3.00	
200-GV-203	2" X 3"	$ 3.38	
200-GV-204	2" X 4"	$ 4.09	
200-GV-206	2" X 6"	$ 6.06	
200-GV-208	2" X 8"	$ 9.93	
200-GV-210	2" X 10"	$ 11.56	
200-GV-212	2" X 12"	$ 13.28	
200-GV-224	2" X 24"	$ 31.39	
200-GV-236	2" X 36"	$ 42.51	
200-GV-248	2" X 48"	$ 55.26	
250-GV-201	2 1/2" X CLOSE	$ 8.91	
250-GV-203	2 1/2" X 3"	$ 9.25	
250-GV-204	2 1/2" X 4"	$ 10.75	
250-GV-205	2 1/2" X 6"	$ 13.16	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
300-GV-201	3" X CLOSE	$ 10.68	
300-GV-204	3" X 4"	$ 14.26	
300-GV-206	3" X 6"	$ 17.58	
300-GV-208	3" x 8"	$ 23.68	
300-GV-212	3" X 12"	$ 30.38	
400-GV-201	4" X CLOSE	$ 16.00	
400-GV-204	4" X 4"	$ 19.14	
400-GV-206	4" X 6"	$ 23.71	
400-GV-212	4" X 12"	$ 37.35	
	GALVANIZED CAPS		
075-GV-101	3/4"	$ 1.71	
100-GV-101	1"	$ 1.88	
150-GV-101	1 1/2"	$ 3.48	
200-GV-101	2"	$ 4.40	
250-GV-101	2 1/2"	$ 13.99	
300-GV-101	3"	$ 16.95	
400-GV-101	4"	$ 33.66	
	GALVANIZED PLUGS		
038-GV-103	3/8"	$ 1.31	
075-GV-103	3/4"	$ 1.65	
100-GV-103	1"	$ 1.81	
125-GV-103	1 1/4"	$ 2.78	
	DESC - Sch 8 Galvanized fitting		
	GALVANIZED PLUGS - Cont.		
150-GV-103	1 1/2"	$ 3.74	
200-GV-103	2"	$ 4.75	
250-GV-103	2 1/2"	$ 9.28	
300-GV-103	3"	$ 13.16	
400-GV-103	4"	$ 27.33	
	GALVANIZED 90 DEGREE BENDS		
038-GV-190	3/8"	$ 1.71	
050-GV-190	1/2"	$ 1.14	
075-GV-190	3/4"	$ 1.38	
100-GV-190	1"	$ 2.55	
150-GV-190	1 1/2"	$ 5.19	
200-GV-190	2"	$ 8.65	
250-GV-190	2 1/2"	$ 21.54	
300-GV-190	3"	$ 36.20	
400-GV-190	4"	$ 62.66	
	GALVANIZED 45 DEGREE BENDS		
050-GV-145	1/2"	$ 1.76	
075-GV-145	3/4"	$ 2.48	
100-GV-145	1"	$ 2.84	
150-GV-145	1 1/2"	$ 6.16	
200-GV-145	2"	$ 9.19	
250-GV-145	2 1/2"	$ 31.23	
300-GV-145	3"	$ 45.23	
400-GV-145	4"	$ 75.80	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
	GALVANIZED STREET 90		
038-GV-S190	3/8"	$ 2.34	
075-GV-S190	3/4"	$ 2.34	
100-GV-S190	1"	$ 3.20	
150-GV-S190	1 1/2"	$ 6.61	
200-GV-S190	2"	$ 11.48	
	GALVANIZED STREET 45		
038-GV-S145	3/8'	$ 3.29	
050-GV-S145	1/2"	$ 2.54	
075-GV-S145	3/4"	$ 4.13	
100-GV-S145	1"	$ 5.09	
150-GV-S145	1 1/2"	$ 9.25	
200-GV-S145	2"	$ 15.88	
	GALVANIZED TEES		
075-050-GV-102	3/4" X 3/4" X 1/2"	$ 3.23	
075-GV-102	3/4"	$ 2.31	
100-GV-102	1"	$ 3.78	
125-GV-102	1 1/4"	$ 5.98	
150-GV-102	1 1/2"	$ 7.48	
200-GV-102	2"	$ 11.95	
250-GV-102	2 1/2"	$ 32.19	
300-GV-102	3"	$ 39.19	
400-GV-102	4"	$ 92.66	
	GALVANIZED COUPLINGS		
038-GV-105	3/8"	$ 2.00	
050-GV-105	1/2'	$ 1.63	
075-GV-105	3/4"	$ 1.85	
100-GV-105	1"	$ 3.04	
	DESC - Sch 8 Galvanized fitting		
	GALVANIZED COUPLINGS - Cont.		
125-GV-105	1 1/4"	$ 4.19	
150-GV-105	1 1/2"	$ 4.78	
200-GV-105	2"	$ 6.96	
250-GV-105	2 1/2"	$ 21.26	
300-GV-105	3"	$ 28.43	
400-GV-105	4"	$ 60.38	
	GALVANIZED UNIONS		
050-GV-110	1/2"	$ 5.18	
075-GV-110	3/4"	$ 6.15	
100-GV-110	1"	$ 7.65	
125-GV-110	1 1/4"	$ 10.40	
150-GV-110	1 1/2"	$ 13.33	
200-GV-110	2"	$ 17.80	
250-GV-110	2 1/2"	$ 45.75	
300-GV-110	3"	$ 70.35	
400-GV-110	4"	$ 153.05	
	GALVANIZED REDUCING BUSHINGS		
075-050-115	3/4" X 1/2"	$ 2.24	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
100-075-115	1" X 3/4"	$ 2.53	
150-075-115	1 1/2" X 3/4"	$ 4.94	
150-100-115	1 1/2" X 1"	$ 4.46	
200-075-115	2" X 3/4"	$ 5.75	
200-100-115	2" X 1"	$ 5.43	
200-125-115	2" X 1 1/4"	$ 5.44	
200-150-115	2" X 1 1/2"	$ 4.76	
250-200-115	2 1/2" X 2"	$ 7.76	
300-200-115	3" X 2"	$ 10.49	
300-250-115	3" X 2 1/2"	$ 11.09	
400-200-115	4" X 2"	$ 21.81	
400-250-115	4" X 2 1/2"	$ 24.71	
400-300-115	4" X 3"	$ 23.01	
	GALVANIZED REDUCER COUPLINGS		
075-050-105	3/4" X 1/2"	$ 1.88	
100-075-105	1" X 3/4"	$ 2.89	
150-100-105	1 1/2" X 1"	$ 5.11	
200-075-105	2" X 3/4"	$ 8.33	
200-100-105	2" X 1"	$ 6.96	
200-150-105	2" X 1 1/2"	$ 3.21	
250-200-105	2 1/2" X 2"	$ 21.54	
300-250-105	3" X 2 1/2"	$ 28.54	
400-300-105	4" X 3"	$ 61.91	
	GALVANIZED CROSS		
200-GV-100	2"	$ 32.22	
	DESC - Sch 9 Miscellaneous Items		
	MISC.		
FL-W-BL	LOCATE FLAGS - BLUE with Imprint	$ 137.50	
FL-S-GR	LOCATE FLAGS- GREEN with Imprint	$ 137.50	
FL-RE-PUR	LOCATE FLAGS-PURPLE with Imprint	$ 137.50	
PT-W-BL	LOCATE SPRAY PAINT - BLUE	$ 4.25	
PT-S-GR	LOCATE SPRAY PAINT - GREEN	$ 4.25	
PT-W-WH	LOCATE SPRAY PAINT-WHITE	$ 4.25	
	DESC - Sch 9 Miscellaneous Items		
	MISC. - Cont.		
PT-P-OR	LOCATE SPRAY PAINT-ORANGE	$ 4.25	
PT-RE-PUR	LOCATE SPRAY PAINT-PURPLE	$ 4.25	
TP-S-GR	LOCATE TAPE (SEWER)	$ 20.91	
TP-W-BL	LOCATE TAPE (WATER)	$ 20.91	
TP-RE-PUR	LOCATE TAPE (RECLAIM)	$ 20.91	
LW-GR-S	LOCATE WIRE (SEWER) GREEN (500' roll)	$ 0.20	PER FOOT

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
LW-BL-W	LOCATE WIRE (WATER) BLUE (500' roll)	$ 0.20	PER FOOT
LW-PPR-RW	LOCATE WIRE (RECLAIM) PURPLE (500' roll)	$ 0.20	PER FOOT
BR-V-ID	BRASS VALVE MARKERS (____" valve)	$ 16.50	
BL-DEL	RAYOLITE REFLECTIVE DELINEATORS BLUE WITH STICKY PAD	$ 3.75	
BL-CL-214QT	WET WELD CLEANER	$ 10.50	
BL-GL-222 QT	WET WELD BLUE GLUE	$ 24.95	
RH-GL-222-QT	PVC RED HOT BLUE GLUE	$ 24.95	
80-GL-216 QT	SCHEDULE 80 GREY GLUE	$ 15.89	
80-PC-212 QT	PURPLE CLEANER	$ 15.95	
TEF-TP	TEFLON TAPE 1/2' ROLL	$ 0.49	
P-DOPE-PT	PIPE DOPE	$ 19.96	
PIPE-LUBE Gallon	SOAP FOR PIPE	$ 16.50	
	VALVE BOX PADS		
CVP-001	SQ PRECAST CONC PAD (2'x2'x4") WITH 10" HOLE	$ 41.25	
RED BRICK	RED BRICKS WITH HOLES	$ 0.69	
	SILT FENCE		
SF-100	SILT FENCE 100' ROLLS	$ 21.00	
FBF-100	FLOATING BARRIER	$ 314.48	
	DESC - Sch 10 Misc Items		
	HDPE DIPS INSERTS		
PE-DIP-IN2	2"	$ 55.00	
PE-DIP-IN4	4"	$ 59.00	
PE-DIP-IN6	6"	$ 63.56	
PE-DIP-IN8	8"	$ 69.25	
PE-DIP-IN10	10"	$ 75.00	
PE-DIP-IN12	12"	$ 81.69	
PE-DIP-IN16	16"	$ 98.38	
PE-DIP-IN18	18"	$ 105.00	
PE-DIP-IN24	24"	$ 157.00	
400-510-TPS	4"X1"FIP Wide range TPS tapping saddle. NPT	$ 225.25	
600-510-TPS	6"X1"FIP Wide range TPS tapping saddle. NPT	$ 237.92	
800-510-TPS	8"X1"FIP Wide range TPS tapping saddle. NPT	$ 249.02	
1400-510-TPS	14"X1"FIP Wide range TPS tapping saddle. NPT	$ 387.38	
1600-510-TPS	16"X1"FIP Wide range TPS tapping saddle. NPT	$ 400.18	
400-504-TPS	4"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 289.98	
600-504-TPS	6"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 295.27	
800-504-TPS	8"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 306.55	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
1000-504-TPS	10"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 295.65	
1400-504-TPS	14"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 421.61	
1600-504-TPS	16"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 432.14	
400-506-TPS	4"X 2" FIP Wide range TPS tapping saddle. NPT	$ 270.36	
600-506-TPS	6"X 2" FIP Wide range TPS tapping saddle. NPT	$ 276.93	
800-506-TPS	8"X 2" FIP Wide range TPS tapping saddle. NPT	$ 286.60	
1000-506-TPS	10"X 2" FIP Wide range TPS tapping saddle. NPT	$ 320.10	
1200-506-TPS	12"X 2" FIP Wide range TPS tapping saddle. NPT	$ 338.49	
1400-506-TPS	14"X 2" FIP Wide range TPS tapping saddle. NPT	$ 402.82	
1600-506-TPS	16"X 2" FIP Wide range TPS tapping saddle. NPT	$ 413.35	
200-HYMAX-GRIP	2" HYMAX RESTRAINING COUPLING	$ 246.19	
600-HYMAX-GRIP	6" HYMAX restraining coupling. Range 6.5" to 7.2"	$ 444.63	
400-022	4" FULL CIRCLE STAINLESS STEEL CLAMPS FOR CLASS 900/200 PIPE	$ 437.68	TPS
800-022	8" FULL CIRCLE STAINLESS STEEL CLAMPS FOR CLASS 900/200 PIPE	$ 497.81	TPS
1000-022	10" FULL CIRCLE STAINLESS STEEL CLAMPS FOR CLASS 900/200 PIPE	$ 619.45	TPS
1200-022	12" FULL CIRCLE STAINLESS STEEL CLAMPS FOR CLASS 900/200 PIPE	$ 635.89	TPS
800-510-TPS-XL	8" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 250.11	
1000-510-TPS-XL	10" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 295.10	
1200-510-TPS-XL	12" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 316.52	
1400-510-TPS-XL	14" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 387.38	
1600-510-TPS-XL	16" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 400.18	

Fortiline Waterworks (Concord, NC)			
CCU STOCK #	**DESCRIPTION**	**Unit Price**	**NOTES**
400-026	4" TPS/DRESSER BELL ENCAPSULATING SLEEVE	$ 1,456.81	
600-026	6" TPS/DRESSER BELL ENCAPSULATING SLEEVE	$ 1,586.39	
800-026	8" TPS/DRESSER BELL ENCAPSULATING SLEEVE	$ 1,879.17	
1000-026	10" TPS/DRESSER BELL ENCAPSULATING SLEEVE	$ 2,480.00	
3M-TAPE-W	3M ELETRONIC LOCATING TAPE WATER	$ 1,247.50	
3M-TAPE-S	3M ELETRONIC LOCATING TAPE SEWER	$ 37.54	
3M-BALL	3M ELETRONIC LOCATING BALL	$ 37.54	
200-107-B	2" SLIP X 2" FIP BANDED SCH 80	$ 25.65	
150-107-B	1 1/2" SLIP X 1 1/2 FIP BANDED SCH 80	$ 14.69	
100-402-NUT	1 inch Ford Pack Joint FITTING nut and gasket FORD#FNGF4		NO QUOTE
075-401-PVC	3/4" PVC COMPRESSION X 3/4" METER CONNECTOR LOCKING CURB STOP	$ 78.36	
100-401-PVC	1" PVC COMPRESSION X 1" METER CONNECTOR LOCKING CURB STOP	$ 100.91	

BOARD OF COUNTY COMMISSIONERS
DEPARTMENT OF WATER RESOURCES
DIVISION OF UTILITIES
3600 W Sovereign Path
Lecanto, Florida 34461-9014

Telephone: (352) 527-7650 Fax: (352) 527-7644
Citrus Springs/Dunnellon/Inglis/Yankeetown area - Toll Free (352) 489-2120
TTY Telephone: (352) 527-5312
www.citrusbocc.com

MEMORANDUM

TO: Linda Morse, Purchasing Contracts Manager, Management and **Budget**

THRU: Gary Loggins, Operations Director, Utilities Division

FROM: Victor A Lebron, Operations Manager, Utilities Division

DATE: May 06, 2025

RE: **ITB 24-089 for Fortiline showing price increase on the CPI of 2.4**

The Citrus County Water Resources Utilities Division has reviewed the proposed 2.4% CPI-based price increase presented by Fortiline with a contract ID # ITB 24-089. We have assessed the supporting data and confirm that the increase is in line with current CPI metrics. Accordingly, we agree to the implementation of the 2.4% increase

Your Consideration of this request is greatly appreciated.

Data extracted on: April 15, 2025 (7:55:36 AM)

Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUUR0000SA0
Not Seasonally Adjusted
Series Title: All items in U.S. city average, all urban consumers, not seasonally adjusted
Area: U.S. city average
Item: All items
Base Period: 1982-84=100

Download: xlsx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2015	233.707	234.722	236.119	236.599	237.805	238.638	238.654	238.316	237.945	237.838	237.336	236.525	236.265	237.769
2016	236.916	237.111	238.132	239.261	240.229	241.018	240.628	240.849	241.428	241.729	241.353	241.432	238.778	241.237
2017	242.839	243.603	243.801	244.524	244.733	244.955	244.786	245.519	246.819	246.663	246.669	246.524	244.076	246.163
2018	247.867	248.991	249.554	250.546	251.588	251.989	252.006	252.146	252.439	252.885	252.038	251.233	250.089	252.125
2019	251.712	252.776	254.202	255.548	256.092	256.143	256.571	256.558	256.759	257.346	257.208	256.974	254.412	256.903
2020	257.971	258.678	258.115	256.389	256.394	257.797	259.101	259.918	260.280	260.388	260.229	260.474	257.557	260.065
2021	261.582	263.014	264.877	267.054	269.195	271.696	273.003	273.567	274.310	276.589	277.948	278.802	266.236	275.703
2022	281.148	283.716	287.504	289.109	292.296	296.311	296.276	296.171	296.808	298.012	297.711	296.797	288.347	296.963
2023	299.170	300.840	301.836	303.363	304.127	305.109	305.691	307.026	307.789	307.671	307.051	306.746	302.408	306.996
2024	308.417	310.326	312.332	313.548	314.069	314.175	314.540	314.796	315.301	315.664	315.493	315.605	312.145	315.233
2025	317.671	319.082	319.799											

```
 319.799          7.467
-312.332        /312.332
  7.467          0.023   =   2.4%
```

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC Park 7 12750 Merit Drive, Suite 1000 Dallas TX 75251	**CONTACT NAME:** Mashondi Payne **PHONE (A/C, No, Ext):** 972-663-6139 **FAX (A/C, No):** 972-991-4061 **E-MAIL ADDRESS:** Mashondi_Payne@ajg.com
INSURED MORSINC-01 Reece, Inc. 15850 Dallas Pkwy, Ste 210 Dallas, TX 75248	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Travelers Property Casualty Co of America 25674 **INSURER B :** Charter Oak Fire Insurance Company 25615 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 580220986 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	Y-660-1Y092373-COF-25	4/30/2025	4/30/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG DEDUCTIBLE	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 5,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y	Y	TC2JCAP-5H600032-TIL-25	4/30/2025	4/30/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 3,000,000 $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED X RETENTION $ 10,000	Y	Y	CUP-0Y887332-25-NF	4/30/2025	4/30/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [N] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	UB-1L155252-25-51-K	4/30/2025	4/30/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A A	WORKERS COMPENSATION (WI ONLY) TRANSPORTATION			UB-3T986101-25-51-R KTJ-CMB-9M52107-4-25	4/30/2025 4/30/2025	4/30/2026 4/30/2026	ACC/DISEASE LIMITS PROPERTY IN TRANSIT	$1,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

FULL NAMED INSURED SCHEDULE ATTACHED

The Producer will endeavor to mail 30 days written notice to the Certificate Holder named on the certificate if any policy listed on the certificate is cancelled prior to the expiration date. Failure to do so shall impose no obligation or liability of any kind upon the Producer or otherwise alter the policy terms.

GENERAL LIABILITY:
- Automatic Blanket Additional Insured under policy forms CG D6 04 02-19 | CG D4 58 02-19
- Automatic Waiver of Subrogation status provided under Policy forms CG 24 04 12-19 | CG 29 88 12-19 | CG D4 58 02-19

See Attached...

CERTIFICATE HOLDER

Pinellas County, a Political Subdivision of the State of Florida
400 S Ft Harrison Ave
Clearwater FL 33756
USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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AGENCY CUSTOMER ID: MORSINC-01

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Arthur J. Gallagher Risk Management Services, LLC	Reece, Inc. 15850 Dallas Pkwy, Ste 210 Dallas, TX 75248
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

- Primary and Noncontributory under Policy form CG T1 00 02-19
- Contractual Liability Coverage provided under Policy form CG T1 00 02-19

AUTOMOBILE LIABILITY:
- Automatic Blanket Additional Insured under Policy form CA T4 37 02-16
- Automatic Waiver of Subrogation status provided under Policy Form CA T3 40 02-15
- Primary and Non-Contributory under Policy Form CA T4 74 02-16
- Personal Injury Protection (PIP) included at state minimum requirements
- Personal Property of Others coverage Included

TRANSPORTATION:
- Coverage provided under the primary property policy at the limit shown above.
- Covered Property in Transit, in any one occurrence $1,000,000

WORKERS' COMPENSATION:
- Automatic Waiver of Subrogation status provided under Policy Form WC 00 03 13(00) - 001
- Part One States covered: AL AZ CA CO FL GA IL KS KY MD NC NM NV OK PA SC TN TX VA WI
- Other States covered: AR CT DC DE HI IA ID IN LA MA ME MI MN MO MS MT NE NH NJ NY OR RI SD UT VT WV

UMBRELLA LIABILITY:
- Policy is Follow Form to the General Liability, Automobile Liability and Workers Compensation policies shown on this certificate of insurance.

CONTRACTORS POLLUTION LIABILITY:
- Insurer: Navigators Specialty Insurance Company (NAIC #36056)
- Policy Number: CH24ECPZ08BHSIC
- Policy Term: 04/30/2025 - 04/30/2026
- Policy Limits: $5,000,000 Ea Occur/Aggregate

CYBER LIABILITY:
- Insurer: Associated Industries Insurance Company, Inc. (NAIC #23140)
- Policy Number: ACL1249853 01
- Policy Term: 04/30/2025 - 04/30/2026
- Policy Limits: $5,000,000 Ea Occur/Aggregate
- Retention: $500,000

CONTRACTORS EQUIPMENT:
- Insurer: XL Specialty Insurance Company (NAIC #37885)
- Policy Number: UM00217658MA25A
- Policy Term: 3/01/2025 - 3/01/2026
- Scheduled Contractor’s Equipment Limit: $18,981,047
- Leased and Rented From Others Limit: $3,000,000
- Contractor’s Equipment Deductible: $1,000
- Leased and Rented From Others Deductible: $2,500

HOLDER SPECIFIC: - Pinellas County Board of County Commissioners and Pinellas County, a Subdivision of the State of Florida are recognized as Additional Insured as respects General, Automobile, Umbrella and Excess Liability policies, on a Primary and Non-Contributory basis and granted a Waiver of Subrogation on all listed policies pursuant to and subject to the policy's terms, definitions, conditions and exclusions as required by written contract with respects to any and all jobs awarded to the Named Insured.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – AUTOMATIC STATUS IF REQUIRED BY WRITTEN CONTRACT (CONTRACTORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that:

a. You agree in a written contract or agreement to include as an additional insured on this Coverage Part; and

b. Has not been added as an additional insured for the same project by attachment of an endorsement under this Coverage Part which includes such person or organization in the endorsement's schedule;

is an insured, but:

a. Only with respect to liability for "bodily injury" or "property damage" that occurs, or for "personal injury" caused by an offense that is committed, subsequent to the signing of that contract or agreement and while that part of the contract or agreement is in effect; and

b. Only as described in Paragraph **(1)**, **(2)** or **(3)** below, whichever applies:

(1) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:

(a) The Additional Insured – Owners, Lessees or Contractors – (Form B) endorsement CG 20 10 11 85; or

(b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 10 01, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 10 01;

the person or organization is an additional insured only if the injury or damage arises out of "your work" to which the written contract or agreement applies;

(2) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:

(a) The Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization endorsement CG 20 10 07 04 or CG 20 10 04 13, the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 07 04 or CG 20 37 04 13, or both of such endorsements with either of those edition dates; or

(b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37, without an edition date of such endorsement specified;

the person or organization is an additional insured only if the injury or damage is caused, in whole or in part, by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; or

(3) If neither Paragraph **(1)** nor **(2)** above applies:

(a) The person or organization is an additional insured only if, and to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; and

(b) Such person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

The insurance provided to such additional insured is subject to the following provisions:

a. If the Limits of Insurance of this Coverage Part shown in the Declarations exceed the minimum limits required by the written contract or agreement, the insurance provided to the additional insured will be limited to such minimum required limits. For the purposes of determining whether

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this limitation applies, the minimum limits required by the written contract or agreement will be considered to include the minimum limits of any Umbrella or Excess liability coverage required for the additional insured by that written contract or agreement. This provision will not increase the limits of insurance described in Section **III** – Limits Of Insurance.

b. The insurance provided to such additional insured does not apply to:

(1) Any "bodily injury", "property damage" or "personal injury" arising out of the providing, or failure to provide, any professional architectural, engineering or surveying services, including:

(a) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders or change orders, or the preparing, approving, or failing to prepare or approve, drawings and specifications; and

(b) Supervisory, inspection, architectural or engineering activities.

(2) Any "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the written contract or agreement specifically requires you to provide such coverage for that additional insured during the policy period.

c. The additional insured must comply with the following duties:

(1) Give us written notice as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, such notice should include:

(a) How, when and where the "occurrence" or offense took place;

(b) The names and addresses of any injured persons and witnesses; and

(c) The nature and location of any injury or damage arising out of the "occurrence" or offense.

(2) If a claim is made or "suit" is brought against the additional insured:

(a) Immediately record the specifics of the claim or "suit" and the date received; and

(b) Notify us as soon as practicable and see to it that we receive written notice of the claim or "suit" as soon as practicable.

(3) Immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.

(4) Tender the defense and indemnity of any claim or "suit" to any provider of other insurance which would cover such additional insured for a loss we cover. However, this condition does not affect whether the insurance provided to such additional insured is primary to other insurance available to such additional insured which covers that person or organization as a named insured as described in Paragraph **4.**, Other Insurance, of Section **IV** – Commercial General Liability Conditions.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

XTEND ENDORSEMENT FOR MANUFACTURERS AND WHOLESALERS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. Who Is An Insured – Unnamed Subsidiaries

B. Who Is An Insured – Employees And Volunteer Workers – Bodily Injury To Co-Employees And Co-Volunteer Workers

C. Who Is An Insured – Newly Acquired Or Formed Limited Liability Companies

D. Blanket Additional Insured – Broad Form Vendors

E. Blanket Additional Insured – Controlling Interest

F. Blanket Additional Insured – Mortgagees, Assignees, Successors Or Receivers

G. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Premises

H. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Operations

I. Blanket Additional Insured – Grantors Of Franchises

J. Incidental Medical Malpractice

K. Medical Payments – Increased Limit

L. Blanket Waiver Of Subrogation

M. Contractual Liability – Railroads

PROVISIONS

A. WHO IS AN INSURED – UNNAMED SUBSIDIARIES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any of your subsidiaries, other than a partnership or joint venture, that is not shown as a Named Insured in the Declarations is a Named Insured if:

a. You are the sole owner of, or maintain an ownership interest of more than 50% in, such subsidiary on the first day of the policy period; and

b. Such subsidiary is not an insured under similar other insurance.

No such subsidiary is an insured for "bodily injury" or "property damage" that occurred, or "personal and advertising injury" caused by an offense committed:

a. Before you maintained an ownership interest of more than 50% in such subsidiary; or

b. After the date, if any, during the policy period that you no longer maintain an ownership interest of more than 50% in such subsidiary.

For purposes of Paragraph **1.** of Section **II** – Who Is An Insured, each such subsidiary will be deemed to be designated in the Declarations as:

a. A limited liability company;

b. An organization other than a partnership, joint venture or limited liability company; or

c. A trust;

as indicated in its name or the documents that govern its structure.

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B. WHO IS AN INSURED – EMPLOYEES AND VOLUNTEER WORKERS – BODILY INJURY TO CO-EMPLOYEES AND CO-VOLUNTEER WORKERS

The following is added to Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED**:

Paragraphs **(1)(a)**, **(b)** and **(c)** above do not apply to "bodily injury" to a co-"employee" while in the course of the co-"employee's" employment by you or performing duties related to the conduct of your business, or to "bodily injury" to your other "volunteer workers" while performing duties related to the conduct of your business.

C. WHO IS AN INSURED – NEWLY ACQUIRED OR FORMED LIMITED LIABILITY COMPANIES

The following replaces Paragraph **3.** of **SECTION II – WHO IS AN INSURED**:

3. Any organization you newly acquire or form, other than a partnership or joint venture, and of which you are the sole owner or in which you maintain an ownership interest of more than 50%, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only:

(1) Until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier, if you do not report such organization in writing to us within 180 days after you acquire or form it; or

(2) Until the end of the policy period, when that date is later than 180 days after you acquire or form such organization, if you report such organization in writing to us within 180 days after you acquire or form it;

b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

For the purposes of Paragraph **1.** of Section **II** – Who Is An Insured, each such organization will be deemed to be designated in the Declarations as:

a. A limited liability company;

b. An organization, other than a partnership, joint venture or limited liability company; or

c. A trust;

as indicated in its name or the documents that govern its structure.

D. BLANKET ADDITIONAL INSURED – BROAD FORM VENDORS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that is a vendor and that you have agreed in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury" or "property damage" that:

a. Occurs subsequent to the signing of that contract or agreement; and

b. Arises out of "your products" that are distributed or sold in the regular course of such vendor's business.

The insurance provided to such vendor is subject to the following provisions:

a. The limits of insurance provided to such vendor will be the minimum limits that you agreed to provide in the written contract or agreement, or the limits shown in the Declarations, whichever are less.

b. The insurance provided to such vendor does not apply to:

(1) Any express warranty not authorized by you or any distribution or sale for a purpose not authorized by you;

(2) Any change in "your products" made by such vendor;

(3) Repackaging, unless unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

(4) Any failure to make such inspections, adjustments, tests or servicing as vendors agree to perform or normally undertake to perform in the regular course of business, in connection with the distribution or sale of "your products";

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(5) Demonstration, installation, servicing or repair operations, except such operations performed at such vendor's premises in connection with the sale of "your products"; or

(6) "Your products" that, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or on behalf of such vendor.

Coverage under this provision does not apply to:

a. Any person or organization from whom you have acquired "your products", or any ingredient, part or container entering into, accompanying or containing such products; or

b. Any vendor for which coverage as an additional insured specifically is scheduled by endorsement.

E. BLANKET ADDITIONAL INSURED – CONTROLLING INTEREST

1. The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that has financial control of you is an insured with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" that arises out of:

a. Such financial control; or

b. Such person's or organization's ownership, maintenance or use of premises leased to or occupied by you.

The insurance provided to such person or organization does not apply to structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

2. The following is added to Paragraph **4.** of **SECTION II – WHO IS AN INSURED**:

This paragraph does not apply to any premises owner, manager or lessor that has financial control of you.

F. BLANKET ADDITIONAL INSURED – MORTGAGEES, ASSIGNEES, SUCCESSORS OR RECEIVERS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that is a mortgagee, assignee, successor or receiver and that you have agreed in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to its liability as mortgagee, assignee, successor or receiver for "bodily injury", "property damage" or "personal and advertising injury" that:

a. Is "bodily injury" or "property damage" that occurs, or is "personal and advertising injury" caused by an offense that is committed, subsequent to the signing of that contract or agreement; and

b. Arises out of the ownership, maintenance or use of the premises for which that mortgagee, assignee, successor or receiver is required under that contract or agreement to be included as an additional insured on this Coverage Part.

The insurance provided to such mortgagee, assignee, successor or receiver is subject to the following provisions:

a. The limits of insurance provided to such mortgagee, assignee, successor or receiver will be the minimum limits that you agreed to provide in the written contract or agreement, or the limits shown in the Declarations, whichever are less.

b. The insurance provided to such person or organization does not apply to:

(1) Any "bodily injury" or "property damage" that occurs, or any "personal and advertising injury" caused by an offense that is committed, after such contract or agreement is no longer in effect; or

(2) Any "bodily injury", "property damage" or "personal and advertising injury" arising out of any structural alterations, new construction or demolition operations performed by or on behalf of such mortgagee, assignee, successor or receiver.

G. BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO PREMISES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to premises owned or occupied by, or rented or loaned to, you and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of the existence, ownership, use, maintenance, repair, construction, erection or removal of any of the following for which that governmental entity has

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issued such permit or authorization: advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, elevators, street banners or decorations.

H BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO OPERATIONS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to operations performed by you or on your behalf and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of such operations.

The insurance provided to such governmental entity does not apply to:

a. Any "bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the governmental entity; or

b. Any "bodily injury" or "property damage" included in the "products-completed operations hazard".

I. BLANKET ADDITIONAL INSURED – GRANTORS OF FRANCHISES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that grants a franchise to you is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of your operations in the franchise granted by that person or organization.

If a written contract or agreement exists between you and such additional insured, the limits of insurance provided to such insured will be the minimum limits that you agreed to provide in the written contract or agreement, or the limits shown in the Declarations, whichever are less.

J. INCIDENTAL MEDICAL MALPRACTICE

1. The following replaces Paragraph **b.** of the definition of "occurrence" in the **DEFINITIONS** Section:

b. An act or omission committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to a person, unless you are in the business or occupation of providing professional health care services.

2. The following replaces the last paragraph of Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED**:

Unless you are in the business or occupation of providing professional health care services, Paragraphs **(1)(a)**, **(b)**, **(c)** and **(d)** above do not apply to "bodily injury" arising out of providing or failing to provide:

(a) "Incidental medical services" by any of your "employees" who is a nurse, nurse assistant, emergency medical technician, paramedic, athletic trainer, audiologist, dietician, nutritionist, occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of, the insured.

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5. The following is added to the **DEFINITIONS** Section:

   "Incidental medical services" means:

   a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

   b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

   This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

   a. $10,000; or

   b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. BLANKET WAIVER OF SUBROGATION

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the execution of the contract or agreement.

M. CONTRACTUAL LIABILITY – RAILROADS

1. The following replaces Paragraph **c.** of the definition of "insured contract" in the **DEFINITIONS** Section:

   c. Any easement or license agreement;

2. Paragraph **f.(1)** of the definition of "insured contract" in the **DEFINITIONS** Section is deleted.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us of Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

TOTAL AGGREGATE LIMIT AND DESIGNATED LOCATION AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE – LIMITS OF INSURANCE AND DESIGNATED LOCATIONS

LIMITS OF INSURANCE

Total Aggregate Limit (Other Than Products-Completed Operations)	**$** 25,000,000
Designated Location Aggregate Limit (Other Than Products-Completed Operations)	**$** 2,000,000
General Aggregate Limit (Other Than Products-Completed Operations)	**$** 2,000,000
Designated Locations:	Per Schedule on File

PROVISIONS

1. The General Aggregate Limit (Other Than Products-Completed Operations) shown in the Declarations is replaced by the Limits of Insurance shown in the Schedule – Limits Of Insurance And Designated Locations.

2. The following replaces Paragraph **1.** of **SECTION III – LIMITS OF INSURANCE**:

1. The Limits of Insurance shown in the Declarations or the Schedule – Limits Of Insurance And Designated Locations, whichever apply, and the rules below fix the most we will pay regardless of the number of:

a. Insureds;

b. Claims made or "suits" brought;

c. Persons or organizations making claims or bringing "suits"; or

d. "Locations".

3. The following replaces Paragraph **2.** of **SECTION III – LIMITS OF INSURANCE**:

2. a. The Total Aggregate Limit shown in the Schedule – Limits Of Insurance And Designated Locations is the most we will pay for the sum of all amounts under the Designated Location Aggregate Limit and all amounts under the General Aggregate Limit. This includes:

(1) Damages under Coverage **A**, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard";

(2) Damages under Coverage **B**; and

(3) Medical expenses under Coverage **C**.

b. Subject to the Total Aggregate Limit described in Paragraph **2.a.** above, the Designated Location Aggregate Limit shown in the Schedule – Limits Of Insurance And Designated Locations applies and is further subject to all of the following provisions:

(1) The Designated Location Aggregate Limit is the most we will pay for the sum of:

(a) Damages under Coverage **A** because of "bodily injury" and "property damage" caused by "occurrences"; and

(b) Medical expenses under Coverage **C** for "bodily injury" caused by accidents;

that can be attributed only to operations at a single "location".

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(2) The Designated Location Aggregate Limit applies separately to each "location".

(3) The Designated Location Aggregate Limit does not apply to damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard". Instead, the Products-Completed Operations Aggregate Limit described in Paragraph **3.** below applies to such damages.

(4) The Designated Location Aggregate Limit does not apply to damages under Coverage **B**. Instead, the General Aggregate Limit described in Paragraph **2.c.** below applies to such damages.

(5) Any payments made for damages or medical expenses to which the Designated Location Aggregate Limit applies will reduce:

(a) The Total Aggregate Limit; and

(b) The Designated Location Aggregate Limit for the "location".

Such payments will not reduce the General Aggregate Limit described in Paragraph **2.c.** below, nor will they reduce the Designated Location Aggregate Limit for any other "location".

c. Subject to the Total Aggregate Limit described in Paragraph **2.a.** above, the General Aggregate Limit shown in the Schedule – Limits Of Insurance And Designated Locations applies and is further subject to all of the following provisions:

(1) The General Aggregate Limit is the most we will pay for the sum of:

(a) Damages under Coverage **A** because of "bodily injury" and "property damage" caused by "occurrences", and medical expenses under Coverage **C** for "bodily injury" caused by accidents, that cannot be attributed only to operations at a single "location"; and

(b) Damages under Coverage **B**.

(2) The General Aggregate Limit does not apply to damages for "bodily injury" or "property damage" included in the "products-completed operations hazard". Instead, the Products-Completed Operations Aggregate Limit described in Paragraph **3.** below applies to such damages.

(3) Any payments made for damages or medical expenses to which the General Aggregate Limit applies will reduce both the Total Aggregate Limit and the General Aggregate Limit. Such payments will not reduce the Designated Location Aggregate Limit for any "location".

4. The following replaces Paragraph **3.** of **SECTION III – LIMITS OF INSURANCE**:

3. The Products-Completed Operations Aggregate Limit shown in the Declarations is the most we will pay under Coverage **A** for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard". Any payments made for such damages will not reduce the Total Aggregate Limit, the General Aggregate Limit or the Designated Location Aggregate Limit for any "location".

5. The following is added to the **DEFINITIONS** Section, but only for purposes of the Designated Location shown in the Schedule – Limits Of Insurance And Designated Locations:

"Location" means any designated location shown in the Schedule – Limits Of Insurance And Designated Locations that is owned by or rented to you. For the purposes of determining the applicable aggregate limit of insurance, each "location" that includes a premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway or waterway, or by a right-of-way of a railroad, will be considered a single "location".

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph **A.1.c., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

2. The following is added to Paragraph **B.5., Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

   Regardless of the provisions of paragraph a. and paragraph **d.** of this part **5. Other Insurance,** this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is the first named insured when the written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **BUSINESS AUTO COVERAGE FORM** and Paragraph **e.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **MOTOR CARRIER COVERAGE FORM**, whichever Coverage Form is part of your policy:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5.**, **Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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TRAVELERS

WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 13 (00) - 001

POLICY NUMBER: **UB-1L155252-25-51-K**

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS WAIVER.

DATE OF ISSUE: **04/30/2025** ST ASSIGN:

B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under COVERAGE A (SECTION I), and for all medical expenses caused by accidents under COVERAGE C (SECTION I), which cannot be attributed only to ongoing operations at a single Designated Project:

1. Any payments made under COVERAGE A for damages or under COVERAGE C for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-Completed Operations Aggregate Limit, whichever is applicable; and
2. Such payments shall not reduce any Designated Project Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-Completed Operations Aggregate Limit, and will not reduce the General Aggregate Limit or the Designated Project Aggregate Limit.

D. If the applicable Designated Project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same Designated Project.

E. The provisions of Limits Of Insurance (SECTION III) not otherwise modified by this endorsement shall continue to apply as stipulated.

All other terms and conditions of this policy remain unchanged.

_____
Authorized Representative

TRAVELERS

ONE TOWER SQUARE
HARTFORD CT 06183

WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 01 (A) - 001

POLICY NUMBER: **UB-1L155252-25-51-K**

ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in the Item 2 of the Schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured. If an entry is shown in Item 3 of the Schedule the insurance afforded by this endorsement applies only to work you perform under the contract or at the project named in the Schedule.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement.

Premium will be charged for your employees while in the course of special or temporary employment by the alternate employer. The policy may be canceled according to its terms without sending notice to the alternate employer.

Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

SCHEDULE

1. Alternate Employer

ANY PERSON OR ORGANIZATION THAT YOU AGREE IN A WRITTEN CONTRACT TO PROVIDE THIS INSURANCE FOR BODILY INJURY TO YOUR EMPLOYEES WHILE IN THE COURSE OF SPECIAL OR TEMPORARY EMPLOYMENT BY SUCH PERSON OR ORGANIZATION, IF SIGNED BEFORE ALL SUCH BODILY INJURY OCCURS.

Address

ANY , DALLAS , TX , 75248

2. State of Special or Temporary Employment

AL AZ CA CO FL GA IL KS KY NV NM NC OK SC TN TX VA

3. Contract or Project

ANY

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective | Policy No. | Endorsement No.

Insured | Premium $

Insurance Company | Countersigned by _____

DATE OF ISSUE: **04/30/2025** ST ASSIGN:

TRAVELERS

ONE TOWER SQUARE
HARTFORD CT 06183

WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 01 (00) – 001

POLICY NUMBER: **UB-1L155252-25-51-K**

ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in the schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement.

Premium will be charged for your employees while in the course of special or temporary employment by the alternate employer.

The policy may be canceled according to its terms without sending notice to the alternate employer.

Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

SCHEDULE

Alternate Employer	Address	State of Special or Temporary Employment
ANY PERSON OR ORGANIZATION THAT YOU AGREE IN A WRITTEN CONTRACT TO PROVIDE THIS INSURANCE FOR BODILY INJURY TO YOUR EMPLOYEES WHILE IN THE COURSE OF SPECIAL OR TEMPORARY EMPLOYMENT BY SUCH PERSON OR ORGANIZATION, IF SIGNED BEFORE ALL SUCH BODILY INJURY OCCURS.	**ANY , DALLAS , TX , 75248**	**AL AZ CA CO FL GA IL KS KY NV NM NC OK SC TN TX VA**

DATE OF ISSUE: **04/30/2025** ST ASSIGN:

Reece, Inc.

NAMED INSURED SCHEDULE

Entities
Reece, Inc.
Reece Supply, LLC
Hamilton Holdco, LLC
Patriot Supply Holdings, Inc.
Patriot Supply Intermediate, Inc.
Fortiline, LLC
Fortiline, Inc.
MORSCO Properties, LLC
MORSCO Properties OK, LLC
Reece Mexico 99, Inc.
Reece Mexico 1, Inc.
RMx Dev S. de R.L. de C.V.
Barsco, Inc.
DKJ Family Equipment, LLC
The Creative Plane US, LLC
Belair Road Supply, Inc.
Reece, Inc. DBAs
Reece USA
Fortiline, Inc. DBAs
Fortiline Waterworks
Reece Waterworks
Reece Supply, LLC DBAs
Belair Road Supply
Bush Supply
Desert Pipe & Supply – Nevada
DeVore & Johnson
Express Pipe & Supply Co.
Expressions Home Gallery
Farnsworth Wholesale Supply
FWC Supply
Ham & McCreight Supply
Ham & McCreight Plumbing & Industrial Supply
Irvine Pipe & Supply
Kiva Kitchen & Bath
L&B Pipe and Supply
L&B Pipe and Supply Co.
L&B Pipe and Supply Company
LegendMRO
Morrison Supply Company
Murray Supply Company
Reece
Reece USA
Reece Bath & Kitchen
Reece Bath + Kitchen
Reece HVAC
Reece Plumbing
Schumacher & Seiler
Schumacher and Seiler
Todd Pipe & Supply
Todd
Todd Pipe Holdings
Wholesale Specialties
WS Supply
The Creative Plane US, LLC DBAs
Trout
Trout US
Trout US Creative Thinking

Travelers Property Casualty Company of America

BestLink **AMB #: 004461 NAIC #: 25674 FEIN #: 362719165**

Mailing Address
One Tower Square
Hartford, Connecticut 06183
United States

View Additional Address Information

Web: www.travelers.com
Phone: 860-277-0111
Fax: 844-816-9447

AM Best Rating Unit: AMB #: 018674 - Travelers Group

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



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Based on AM Best's analysis, 058470 - The Travelers Companies, Inc. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A++ (Superior)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	August 02, 2024
Initial Rating Date:	June 30, 1972

Long-Term Issuer Credit View Definition

Rating (Rating Category):	aa+ (Superior)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	August 02, 2024
Initial Rating Date:	April 18, 2005

Financial Size Category View Definition

Financial Size Category:	XV (Greater than or Equal to USD 2.00 Billion)

The Charter Oak Fire Insurance Company

BestLink **AMB #: 002516 NAIC #: 25615 FEIN #: 060291290**

Mailing Address
One Tower Square
Hartford, Connecticut 06183
United States

View Additional Address Information

Web: www.travelers.com
Phone: 860-277-0111
Fax: 844-816-9447

AM Best Rating Unit: AMB #: 018674 - Travelers Group

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



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Based on AM Best's analysis, 058470 - The Travelers Companies, Inc. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A++ (Superior)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	August 02, 2024
Initial Rating Date:	June 30, 1936

Long-Term Issuer Credit View Definition

Rating (Rating Category):	aa+ (Superior)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	August 02, 2024
Initial Rating Date:	April 18, 2005

Financial Size Category View Definition

Financial Size Category:	XV (Greater than or Equal to USD 2.00 Billion)

Amendment No. 1 to Agreement
ITB 24-089
Utility Stock Parts

THIS AMENDMENT is made and entered into by and between Fortiline, Inc. dba Fortiline Waterworks, a foreign profit corporation registered to do business in the State of Florida (hereinafter referred to as "Vendor") and Citrus County, Florida, a political subdivision of the State of Florida (hereinafter referred to as "County").

WHEREAS, On July 9, 2024, County and Vendor entered into an Agreement to provide Utility Stock Parts on an as needed basis for a period of three (3) year with an option to renew for one (1) additional three (3) year period; and

WHEREAS, Vendor has requested a price increase as permitted by Section 10.0 of the Agreement; and

WHEREAS, County and Vendor desire to amend the fee schedule to increase the compensation to be paid Vendor to those rates set forth in "Exhibit A" attached hereto; and

WHEREAS, County and Vendor agree that prior to the time of execution of Amendment No. 1 to the Agreement Vendor shall provide County with a signed Human Trafficking for Nongovernmental Entities form and shall comply with the requirements set forth in Florida Statute Section 787.06; and

NOW THEREFORE, in consideration of the original Agreement and the foregoing recitals, County and the Vendor agree as follows:

1. The above Recitals are true and correct and are hereby incorporated into this paragraph.
2. County and Vendor hereby amend the fee schedule to those rates set forth in "Exhibit A" attached hereto and made a part hereof.
3. County and Vendor agree that a signed Human Trafficking for Nongovernmental Entities form shall be provided by the Vendor prior to the time of execution of Amendment No. 1 to the Agreement.
4. County and Vendor agree that all other terms, conditions, and pricing of the Agreement are hereby ratified and confirmed and shall continue in full force and effect except as amended herein.

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IN WITNESS WHEREOF, this Amendment No. 1 to Agreement is accepted by the parties as of the date noted below.

FORTILINE, INC.
DBA FORTILINE WATERWORKS

Signature of Witness (1)

Ladd Chain
Printed Name of Witness (1)

Signature of Witness (2)

BY: _____
GREGORY A VELZ,
ASSISTANT CORPORATE SECRETARY

WHIT RILEY
Printed Name of Witness (2)

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, this 01 day of May, 2025, by Gregory A. Velz as Assistant Corporate Secretary who is ☒ personally known to me or ☐ who produced _____ as identification.

Witness my hand and official seal this 01 day of May, 2025.

Official use only

Alexia Graham
NOTARY PUBLIC Signature
Printed Name: Alexia Graham
Commission No.: HH 632879
Expiration Date: January 29, 2029

SEAL

ALEXIA GRAHAM
Notary Public - State of Florida
Commission # HH 632879
My Comm. Expires Jan 29, 2029

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

TRACI PERRY, CLERK

BY: _____
REBECCA BAYS, CHAIRMAN

DATE: _____

Revised EXHIBIT "A"				
Bid Tabulation Detailed				
ITB 24-089				
Utility Stock Parts				
Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
	DESC - Sch 1 Pipe			
	PIPE: C-900 DR 14			
600-701	6"	$ 14.65	$ 15.00	PER FOOT
800-701	8"	$ 25.25	$ 25.86	PER FOOT
1200-701	12"	$ 54.41	$ 55.72	PER FOOT
	C-200 DR 21			
400-700	4"	$ 4.37	$ 4.47	PER FOOT
600-700	6"	$ 9.24	$ 9.46	PER FOOT
600-700-S	6" sewer	$ 9.24	$ 9.46	PER FOOT
800-700	8"	$ 15.50	$ 15.87	PER FOOT
1000-700	10"	$ 23.98	$ 24.56	PER FOOT
1200-700	12"	$ 33.76	$ 34.57	PER FOOT
	C-900 DR 18			
400-818	4"	$ 5.83	$ 5.97	PER FOOT
400-818-S	4" sewer	$ 5.83	$ 5.97	PER FOOT
600-818	6"	$ 11.90	$ 12.19	PER FOOT
600-818-S	6" sewer	$ 11.90	$ 12.19	PER FOOT
800-818	8"	$ 20.41	$ 20.90	PER FOOT
800-818-S	8" Sewer	$ 20.41	$ 20.90	PER FOOT
1000-818	10"	$ 30.62	$ 31.35	PER FOOT
1200-818	12"	$ 43.12	$ 44.15	PER FOOT
1400-818	14"	$ 47.50	$ 48.64	PER FOOT
	C-900 DR25			
400-800	4"	$ 4.10	$ 4.20	PER FOOT
600-800	6"	$ 8.73	$ 8.94	PER FOOT
800-800	8"	$ 13.80	$ 14.13	PER FOOT
1000-800	10"	$ 22.13	$ 22.66	PER FOOT
1200-800	12"	$ 31.12	$ 31.87	PER FOOT
	PVC PIPE SCHEDULE 40			
050-150	1/2"	$ 0.30	$ 0.31	PER FOOT
075-150	3/4"	$ 0.46	$ 0.47	PER FOOT
100-150	1"	$ 0.64	$ 0.66	PER FOOT
125-150	1 1/4"	$ 0.80	$ 0.82	PER FOOT
150-150	1 1/2"	$ 0.96	$ 0.98	PER FOOT
200-150	2"	$ 1.33	$ 1.36	PER FOOT
250-150	2 1/2"	$ 1.79	$ 1.83	PER FOOT
300-150	3"	$ 2.70	$ 2.76	PER FOOT
400-150	4"	$ 3.67	$ 3.76	PER FOOT
600-150	6"	$ 6.90	$ 7.07	PER FOOT
	PVC PIPE SCHEDULE 80			
050-080	1/2"	$ 0.86	$ 0.88	PER FOOT
075-080	3/4"	$ 1.19	$ 1.22	PER FOOT
100-080	1"	$ 1.74	$ 1.78	PER FOOT
125-080	1 1/4"	$ 2.51	$ 2.57	PER FOOT
150-080	1 1/2"	$ 3.86	$ 3.95	PER FOOT
200-080	2"	$ 2.07	$ 2.12	PER FOOT
300-080	3"	$ 7.76	$ 7.95	PER FOOT
400-080	4"	$ 11.70	$ 11.98	PER FOOT
600-080	6"	$ 21.60	$ 22.12	PER FOOT
	DESC - Sch 1 Pipe			
	POLY PIPE - SDR 9 - CTS (Copper tubing size) 250 psi			
075-900-W	3/4" Water (Blue)	$ 0.39	$ 0.40	PER FOOT
075-900-S	3/4" Sewer (Green)	$ 0.39	$ 0.40	PER FOOT
100-900-W	1" Water (Blue)	$ 0.65	$ 0.67	PER FOOT
100-900-S	1" Sewer (Green)	$ 0.65	$ 0.67	PER FOOT
150-900-W	1 1/2" Water (Blue)	$ 1.38	$ 1.41	PER FOOT
150-900-S	1 1/2" Sewer (Green)	$ 1.38	$ 1.41	PER FOOT
200-900-W	2" Water (Blue)	$ 2.25	$ 2.30	PER FOOT
200-900-S	2" Sewer (Green)	$ 2.25	$ 2.30	PER FOOT
	POLY PIPE INSERTS			
075-011	3/4" NON SPILT	$ 1.09	$ 1.12	
100-011	1" NON SPILT	$ 1.24	$ 1.27	
150-011	1 1/2" NON SPILT	$ 2.30	$ 2.36	
200-011	2" NON SPILT	$ 2.37	$ 2.43	
	PVC SCHEDULE 160 DR 26			
200-160	2" PVC 160 WITH BELL			NO QUOTE
	DUCTILE IRON PIPE (Cement Lined)			

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
~~300-500~~	~~3" MECHANICAL JOINT *DO NOT USE*~~			
400-500	4" MECHANICAL JOINT	$ 43.80	$ 44.85	PER FOOT
400-550	4" PUSH-ON			NO QUOTE
600-500	6" MECHANICAL JOINT	$ 29.84	$ 30.56	PER FOOT
600-550	6" PUSH-ON			NO QUOTE
800-500	8" MECHANICAL JOINT	$ 39.29	$ 40.23	PER FOOT
800-550	8" PUSH-ON			NO QUOTE
1000-500	10" MECHANICAL JOINT	$ 46.89	$ 48.02	PER FOOT
1000-550	10" PUSH-ON			NO QUOTE
1200-500	12" MECHANICAL JOINT	$ 60.21	$ 61.66	PER FOOT
1200-550	12" PUSH-ON			NO QUOTE
1600-500	16" MECHANICAL JOINT	$ 97.43	$ 99.77	PER FOOT
1600-550	16" PUSH ON			NO QUOTE
1800-500	18" MECHANICAL JOINT	$ 114.89	$ 117.65	PER FOOT
1800-550	18" PUSH-ON			NO QUOTE
2400-500	24" MECHANICAL JOINT	$ 182.55	$ 186.93	PER FOOT
2400-550	24" PUSH-ON			NO QUOTE
	DUCTILE IRON PIPE (Epoxy Coated)			
400-500-EC	4" MECHANICAL JOINT	$ 67.50	$ 69.12	PER FOOT
400-550-EC	4" PUSH-ON			NO QUOTE
600-500-EC	6" MECHANICAL JOINT	$ 53.54	$ 54.82	PER FOOT
600-550-EC	6" PUSH-ON			NO QUOTE
800-500-EC	8" MECHANICAL JOINT	$ 68.66	$ 70.31	PER FOOT
800-550-EC	8" PUSH-ON			NO QUOTE
1000-500-EC	10" MECHANICAL JOINT	$ 82.44	$ 84.42	PER FOOT
1000-550-EC	10" PUSH-ON			NO QUOTE
1200-500-EC	12" MECHANICAL JOINT	$ 110.30	$ 112.95	PER FOOT
1200-550-EC	12" PUSH-ON			NO QUOTE
	DUCTILE IRON PIPE - FLANGED			
400-FL-12	4"X12"	$ 310.71	$ 318.17	
400-FL-24	4"X24"	$ 379.76	$ 388.87	
400-FL-36	4"X36"	$ 447.62	$ 458.36	
400-FL-48	4"X48"	$ 516.67	$ 529.07	
600-FL-12	6"X12"	$ 389.29	$ 398.63	
600-FL-24	6"X24"	$ 471.13	$ 482.44	
600-FL-36	6"X36"	$ 552.38	$ 565.64	
	DESC - Sch 1 Pipe			
	DUCTILE IRON PIPE - FLANGED			
600-FL-48	6"X48"	$ 634.52	$ 649.75	
800-FL-12	8"X12"	$ 573.81	$ 587.58	
800-FL-24	8"X24"	$ 688.10	$ 704.61	
800-FL-36	8"X36"	$ 802.38	$ 821.64	
800-FL-48	8"X48"	$ 916.67	$ 938.67	
1000-FL-12	10"X12"	$ 734.52	$ 752.15	
1000-FL-24	10"X24"	$ 884.52	$ 905.75	
1000-FL-36	10"X36"	$ 1,034.52	$ 1,059.35	
1000-FL-48	10"X48"	$ 1,183.33	$ 1,211.73	
1200-FL-12	12"X12"	$ 965.48	$ 988.65	
1200-FL-24	12"X24"	$ 1,151.19	$ 1,178.82	
1200-FL-36	12"X36	$ 1,336.90	$ 1,368.99	
1200-FL-48	12"X48"	$ 1,522.62	$ 1,559.16	
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS			
	HYDROSERT MECHANICAL COUPLINGS			
075-402-QC	3/4" CTS X 3/4" CTS COUPLING			NO QUOTE
100-402-QC	1" CTS X 1" CTS COUPLING			NO QUOTE
150-402-QC	1-1/2" CTS X 1-1/2" CTS COUPLING			NO QUOTE
200-402-QC	2" CTS X 2" CTS COUPLING			NO QUOTE
	HYDROSERT ELBOWS			
075-490-QC	3/4" CTS X 3/4" CTS ELBOW			NO QUOTE
100-490-QC	1" CTS X 1" CTS ELBOX			NO QUOTE
	HYDROSERT REDUCING COUPLINGS			
100-075-402-QC	1" CTS X 3/4" CTS REDUCING COUPLING			NO QUOTE
150-100-402-QC	1-1/2" CTS X 1" CTS REDUCING COUPLING			NO QUOTE
	HYDROSERT REPAIR COUPLINGS			

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
075-402-QC-12	3/4" CTS REPAIR COUPLING			NO QUOTE
100-402-QC-12	1" CTS REPAIR COUPLING			NO QUOTE
	HYDROSERT BLIND END CAPS (STOP AND GO)			
075-101-QC-SG	3/4" CTS BLIND END CAP			NO QUOTE
100-101-QC-SG	1" CTS BLIND END CAP			NO QUOTE
	HYDROSERT BLIND END STUBS (DEAD END FITTING)			
075-101-QC-DE	3/4" CTS BLIND END STUB			NO QUOTE
100-101-QC-DE	1" CTS BLIND END STUB			NO QUOTE
	HYDROSERT BRASS ADAPTERS - STRAIGHT - MALE THREAD			
075-405-QC	3/4" CTS X 3/4" MPT ADAPTER - STRAIGHT			NO QUOTE
100-405-QC	1" CTS X 1" MPT ADAPTER - STRAIGHT			NO QUOTE
	HYDROSERT BRASS ADAPTERS - STRAIGHT - FEMALE THREAD			
075-406-QC	3/4" CTS X 3/4" FPT ADAPTER - STRAIGHT			NO QUOTE
100-406-QC	1" CTS X 1" FPT ADAPTER - STRAIGHT			NO QUOTE
	HYDROSERT BRASS ADAPTERS - ELL - FEMALE THREAD			
075-BR-490-QC	3/4" CTS X 3/4" FPT ADAPTER - ELL			NO QUOTE
100-BR-490-QC	1" CTS X 1" FPT ADAPTER - ELL			NO QUOTE
	HYDROSERT OUTLET ENDS - PSV POLYETHYLENE SHUTT-OFF VALVES			
075-450-QC	1-1/4" X 3/4" CTS SHUT-OFF VALVE			NO QUOTE
100-450-QC	1-1/4" X 1" CTS SHUT-OFF VALVE			NO QUOTE
	HYDROSERT THREE-WAY REDUCTING TEES			
100-426-QC	3/4" CTS X 1" CTS 3-WAY REDUCING TEE			NO QUOTE
150-426-QC	1-1/2" CTS X 1" CTS 3-WAY REDUCING TEE			NO QUOTE
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS			
	HYDROSERT CHAMFERING TOOL W/GREASE PENCIL			
075-100-CT	3/4 CTS X 1 CTS KIT			NO QUOTE
150-CT	CHMF 1-1/2" CTS			NO QUOTE
200-CT	CHMF 2" CTS TOOL			NO QUOTE
	PHILMAC UNIVERSAL TRANSITION COUPLINGS COMPRESSION FITTINGS			
075-075-404-UTC	PHILMAC REPAIR COUPLING .83-1.06 X .83-1.06	$ 34.93	$ 35.77	
100-100-404-UTC	PHILMAC REPAIR COUPLING 1.06-1.34 X 1.06-1.34	$ 50.75	$ 51.97	
200-200-404-UTC	PHILMAC REPAIR COUPLING 2.32-2.4 X 2.32-2.4	$ 111.03	$ 113.69	
150-100-404-UTC	PHILMAC REDUCE COUPLING 1.54-1.69 X 1.06-1.34	$ 57.96	$ 59.35	
150-150-404-UTC	PHILMAC REDUCE COUPLING 1.85-1.93 X 1.54-1.69	$ 122.51	$ 125.45	
	CTS COMPRESSION X METER CON. LOCK WING CURB STOP			
075-401	3/4" CTS X 3/4" METER CON.	$ 64.71	$ 66.26	
100-401	1" CTS X 1" METER CON.	$ 95.29	$ 97.58	
150-401	1 1/2" CTS X 1 1/2" METER CON.	$ 170.89	$ 174.99	
100-075-401	1" CTS X 3/4" METER CON.	$ 66.61	$ 68.21	
	CTS COMPRESSION X F.I.P. LOCK WING METER VALVE			
075-410	3/4" CTS X 3/4" FIP	$ 56.51	$ 57.87	
100-075-410	1" CTS X 3/4" FIP	$ 69.26	$ 70.92	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
100-100-410	1" CTS X 1" FIP	$ 84.14	$ 86.16	
150-410	1 1/2" CTS X 1 1/2" FIP	$ 184.55	$ 188.98	
200-410	2" CTS X 2" FIP	$ 255.75	$ 261.89	
	CTS COMPRESSION X CTS COMPRESSION COUPLING			
075-402	3/4" CTS X CTS	$ 17.51	$ 17.93	
100-402	1" CTS X CTS	$ 19.01	$ 19.47	
100-075-402	1" CTS X 3/4" CTS	$ 19.89	$ 20.37	
150-100-402	1" CTS X 1 1/2" CTS	$ 46.81	$ 47.93	
125-402	1 1/4" CTS X 1 1/4" CTS	$ 33.80	$ 34.61	
150-402	1 1/2" CTS X 1 1/2" CTS	$ 65.51	$ 67.08	
200-402	2" CTS X 2" CTS	$ 88.48	$ 90.60	
	CTS COMPRESSION X MIP COUPLING			
075-405	3/4" CTS X 3/4" MIP	$ 14.06	$ 14.40	
075-100-405	3/4" CTS X 1" MIP	$ 15.36	$ 15.73	
100-075-405	1" CTS X 3/4" MIP	$ 15.55	$ 15.92	
100-100-405	1" CTS X 1" MIP	$ 15.36	$ 15.73	
125-405	1 1/4" CTS X 1 1/4" MIP	$ 32.56	$ 33.34	
150-405	1 1/2" CTS X 1 1/2" MIP	$ 45.62	$ 46.71	
	CTS COMPRESSION X MIP COUPLING			
200-405	2" CTS X 2" MIP	$ 65.26	$ 66.83	
	CTS COMPRESSION X FIP			
075-406	3/4" CTS X 3/4" FIP	$ 14.78	$ 15.13	
075-100-406	3/4" CTS X 1" FIP	$ 17.61	$ 18.03	
100-406	1" CTS X 1" FIP	$ 20.06	$ 20.54	
100-075-406	1" CTS X 3/4" FIP	$ 17.44	$ 17.86	
125-406	1 1/4" CTS X 1 1/4" FIP	$ 36.62	$ 37.50	
150-406	1 1/2" CTS X 1 1/2" FIP	$ 58.34	$ 59.74	
200-406	2" CTS X 2" FIP	$ 69.47	$ 71.14	
150-200-406	1 1/2" CTS X 2" FIP	$ 58.82	$ 60.23	
	PVC COMPRESSION X PVC COMPRESSION FOR PLASTIC PIPE			
075-412	3/4" PVC X 3/4" PVC	$ 24.99	$ 25.59	
100-412	1" PVC X 1" PVC	$ 43.41	$ 44.45	
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS			
	MIP X PVC COMPRESSION			
075-405-PVC	3/4" MIP X 3/4" PVC	$ 19.06	$ 19.52	
100-405-PVC	1" MIP X 1" PVC	$ 29.04	$ 29.74	
150-405-PVC	1 1/2" MIP X 1 1/2" PVC	$ 57.12	$ 58.49	
200-405-PVC	2" MIP X 2" PVC	$ 82.99	$ 84.98	
	CTS COMPRESSION X PVC COMPRESSION			
075-075-404	3/4" CTS X 3/4" PVC COMP	$ 23.13	$ 23.69	
075-100-404	3/4" CTS X 1" PVC COMP	$ 33.13	$ 33.93	
100-075-404	1" CTS X 3/4" PVC COMP	$ 24.42	$ 25.01	
100-100-404	1" CTS X 1" PVC COMP	$ 34.20	$ 35.02	
150-150-404	1 1/2" CTS X 1 1/2" PVC	$ 90.16	$ 92.32	
200-200-404	2" CTS X 2" PVC COMP	$ 105.24	$ 107.77	
	STRAIGHT METER COUP MIP X MC			
050-407	3/4" MC X 1/2" IP METER COUPLING C38-11-2 FORD	$ 11.53	$ 11.81	
075-407	3/4" X 2.5 LONG	$ 4.67	$ 4.78	
075-408	3/4" X 1 7/16" LONG	$ 6.23	$ 6.38	
100-407	1" X 2.5" LONG	$ 19.29	$ 19.75	
100-409	1" FIP X 1" MC METER COUPLING C31-44 FORD	$ 19.29	$ 19.75	
200-407	2" X 2" IP LONG	$ 23.52	$ 24.08	
200-150-407	2" X 1 1/2" IP LONG			NO QUOTE
A-24	3/4" TO 1" METER SPUD ADATOR	$ 11.68	$ 11.96	QUOTING PER EACH
	STRAIGHT METER COUP. FIP X MC			
075-421	3/4"	$ 13.40	$ 13.72	
100-421	1"	$ 19.29	$ 19.75	
	METER GASKETS			
075-017	3/4" STD METER GASKET (R)	$ 7.88	$ 8.07	PER 100
075-018	3/4" MED. METER GASKET (R)	$ 7.40	$ 7.58	PER 100
100-017	1" STD METER GASKET (R)	$ 9.85	$ 10.09	PER 100
100-018	1" MED METER GASKET (R)	$ 8.56	$ 8.77	PER 100
150-017	1 1/2" STD METER GASKET (R)	$ 19.06	$ 19.52	PER 100

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
150-019	1 1/2" FLANGED METER GASKET	$ 1.00	$ 1.02	PER EACH
200-017	2" STANDARD METER GASKET	$ 32.55	$ 33.33	50 PACK
200-019	2" FLANGED METER GASKET	$ 1.41	$ 1.44	PER EACH
	METER FLANGE & GASKET SET COMPLETE (By the Pair)			
222-395	1 1/2" FIP	$ 58.00	$ 59.39	2/FLG 2/GSKT 4/N&B
222-394	2" FIP	$ 62.67	$ 64.17	2/FLG 2/GSKT 4/N&B
	CTS COMPRESSION X CTS COMPRESSION "Y" BRANCH ASSEMBLY			
100-414	3/4" X 1"	$ 52.71	$ 53.98	
150-414	1" X 1 1/2"	$ 85.68	$ 87.74	
200-414	2" X 1"	$ 97.26	$ 99.59	
	CTS COMPRESSION X CTS COMPRESSION SERVICE TEE			
075-426	3/4"	$ 41.45	$ 42.44	
100-426	3/4" X 3/4" X 1"	$ 44.13	$ 45.19	
100-075-426	1" X 1" X 3/4"	$ 46.56	$ 47.68	
100-100-426	1" X 1" X 1"	$ 44.33	$ 45.39	
150-150-426	1 1/2" X 1 1/2"	$ 98.85	$ 101.22	
200-100-426	2" X 1"	$ 118.92	$ 121.77	
200-200-426	2" CTS X 2" CTS TEE	$ 241.26	$ 247.05	
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS			
	CTS COMPRESSION X MIP THREAD AND CC THREAD CORP. STOP			
075-418-01	3/4" CC X 3/4" CTS	$ 45.34	$ 46.43	
075-418	3/4" MIP X 3/4" CTS	$ 46.38	$ 47.49	
100-418-01	1" CC X 1" CTS	$ 59.66	$ 61.09	
100-418	1" MIP X 1" CTS	$ 58.58	$ 59.99	
150-418	1 1/2" IPT X 1 1/2" CTS	$ 133.71	$ 136.92	
150-418-01	1 1/2" CC X 1 1/2" CTS	$ 133.71	$ 136.92	
200-418	2" X 2" IPT X CTS	$ 217.13	$ 222.34	
100-418-NUT	1" CORP NUT & GASKET ASSEMBLY	$ 6.33	$ 6.48	
150-418-NUT	1 1/2" CORP NUT & GASKET ASSEMBLY	$ 13.39	$ 13.71	
	CORPORATION STOP MIP THREAD X FIP THREADED			
075-417	3/4"	$ 37.27	$ 38.16	
075-417-01	3/4" CC X 3/4" FIP	$ 37.28	$ 38.17	
100-417	1"	$ 50.25	$ 51.46	
100-417-01	1" CC X 1" FIP	$ 50.25	$ 51.46	
125-417	1 1/4"	$ 121.81	$ 124.73	
150-417	1 1/2"	$ 132.32	$ 135.50	
200-417	2"	$ 209.25	$ 214.27	
	CORPORATION STOP MIP THREAD X MIP THREADED			
200-415	2" MIP X 2" MIP	$ 209.25	$ 214.27	
	METER VALVE FIP X FIP			
075-063-419	3/4" X 5/8" X 3/4"	$ 31.65	$ 32.41	
075-419	3/4" X 3/4"	$ 50.26	$ 51.47	
100-075-419	1" X 3/4" X 1"	$ 55.82	$ 57.16	
100-419	1" X 1"	$ 76.98	$ 78.83	
150-419	1 1/2" X 1 1/2"	$ 155.75	$ 159.49	
200-419	2" X 2"	$ 226.80	$ 232.24	
	METER VALVE FIP X METER CONNECTION			
075-420	3/4"	$ 57.55	$ 58.93	
100-075-420	1" X 3/4"	$ 61.60	$ 63.08	
100-420	1"	$ 86.07	$ 88.14	
	QUARTER BEND UNION COMP X COMP CTS			
075-490	3/4" X 3/4"	$ 22.61	$ 23.15	
100-490	1" X 1"	$ 28.45	$ 29.13	
150-490	1 1/2" X 1 1/2"	$ 91.27	$ 93.46	
200-490	2" CTS X 2" CTS	$ 181.27	$ 185.62	
	ANGLE METER VALVE COMP X METER SWIVEL			
075-427	3/4" (5/8" X 3/4" X 3/4")	$ 41.67	$ 42.67	
100-427	1" (5/8" X 3/4" X 1")	$ 53.75	$ 55.04	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
UAV43-42W-65	1" X 3/4" 2 VALVE ANGLE BRANCH	$ 121.53	$ 124.45	
	METER RESETTERS WITH DUAL CHECK ATTACHED #40 SERIES - NO-LEAD BRASS			
VHC-42-9W	5/8" X 3/4" METER RESETTER 9"	$ 140.13	$ 143.49	
VHC-42-12W	5/8" X 3/4" METER RESETTER 12"	$ 142.92	$ 146.35	
VHC-42-15W	5/8" X 3/4" METER RESETTER 15"	$ 146.38	$ 149.89	
VHC-42-18W	5/8" X 3/4" METER RESETTER 18"	$ 158.46	$ 162.26	
VHC-42-21W	5/8" X 3/4" METER RESETTER 21"	$ 161.78	$ 165.66	
VHC-42-24W	5/8" X 3/4" METER RESETTER 24"	$ 165.40	$ 169.37	
VHC-44-15W	1" METER RESETTER 15"	$ 182.67	$ 187.05	
VHC-44-18W	1" METER RESETTER 18"	$ 208.15	$ 213.15	
075-150	**DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS**			
	METER RESETTERS WITH DUAL CHECK ATTACHED #40 SERIES - NO-LEAD BRASS			
VHC-44-21W	1" METER RESETTER 21"	$ 250.29	$ 256.30	
VHC-44-24W	1" METER RESETTER 24"	$ 257.05	$ 263.22	
VB42-7W	5/8" X 3/4" METER RESETTER 7"	$ 84.52	$ 86.55	
VB42-9W	5/8" X 3/4" METER RESETTER 9"	$ 85.46	$ 87.51	
VB42-12W	5/8" X 3/4" METER RESETTER 12"	$ 88.24	$ 90.36	
VB42-15W	5/8" X 3/4" METER RESETTER 15"	$ 91.70	$ 93.90	
VB42-18W	5/8" X 3/4" METER RESETTER 18"	$ 103.70	$ 106.19	
VB42-21W	5/8" X 3/4" METER RESETTER 21"	$ 107.04	$ 109.61	
VB42-24W	5/8" X 3/4" METER RESETTER 24"	$ 110.63	$ 113.29	
VB44-10W	1" METER RESETTER 10"	$ 174.81	$ 179.01	
VB44-12W	1" METER RESETTER 12"	$ 178.38	$ 182.66	
VB44-15W	1" METER RESETTER 15"	$ 182.67	$ 187.05	
VB44-18W	1" METER RESETTER 18"	$ 208.15	$ 213.15	
VB44-21W	1" METER RESETTER 21"	$ 217.43	$ 222.65	
VB44-24W	1" METER RESETTER 24"	$ 224.19	$ 229.57	
	MISC BRASS NIPPLES AND FITTINGS - NO-LEAD BRASS			
025-BR-201	1/4" X CLOSE NIPPLE	$ 0.80	$ 0.82	
025-BR-202	1/4" X 2" NIPPLE	$ 1.05	$ 1.08	
025-BR-203	1/4" X 3" NIPPLE	$ 1.36	$ 1.39	
025-BR-204	1/4" X 4" NIPPLE	$ 1.86	$ 1.90	
025-BR-105	1/4" COUPLING	$ 1.90	$ 1.95	
025-BR-190	1/4" 90 ELBOW	$ 1.95	$ 2.00	
025-BR-ST90	1/4" STREET 90	$ 2.87	$ 2.94	
025-BR-110	1/4" UNION	$ 6.70	$ 6.86	
075-BR-201	3/4" X CLOSE NIPPLE	$ 1.60	$ 1.64	
075-BR-202	3/4" X 2" NIPPLE	$ 2.26	$ 2.31	
075-BR-203	3/4" X 3" NIPPLE	$ 3.06	$ 3.13	
075-BR-204	3/4" X 4" NIPPLE	$ 4.65	$ 4.76	
075-BR-205	3/4" X 6" NIPPLE	$ 7.08	$ 7.25	
075-BR-110	3/4" UNION BRASS	$ 10.10	$ 10.34	
100-BR-201	1" X CLOSE NIPPLE	$ 2.38	$ 2.44	
100-BR-202	1" X 2" NIPPLE	$ 2.92	$ 2.99	
100-BR-203	1" X 3" NIPPLE	$ 4.86	$ 4.98	
100-BR-204	1" X 4" NIPPLE	$ 6.50	$ 6.66	
100-BR-205	1" X 6" NIPPLE	$ 9.75	$ 9.98	
100-BR-110	1 " UNION BRASS	$ 13.39	$ 13.71	
125-BR-203	1 1/4" X 3" NIPPLE BRASS	$ 7.13	$ 7.30	
150-BR-201	1 1/2" X CLOSE NIPPLE	$ 4.95	$ 5.07	
150-BR-203	1 1/2" X 3" NIPPLE	$ 8.60	$ 8.81	
150-BR-204	1 1/2" X 4" NIPPLE	$ 11.76	$ 12.04	
150-BR-205	1 1/2" X 6" NIPPLE	$ 17.56	$ 17.98	
150-BR-110	1 1/2" UNION	$ 25.70	$ 26.32	
200-BR-201	2" CLOSE NIPPLE	$ 7.07	$ 7.24	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
200-BR-203	2" X 3" NIPPLE	$ 10.80	$ 11.06	
200-BR-204	2" X 4" NIPPLE	$ 14.54	$ 14.89	
200-BR-205	2" X 6" NIPPLE	$ 22.18	$ 22.71	
200-BR-110	2" BRASS UNION	$ 35.61	$ 36.46	
200-BR-ST90	2" BRASS STREET 90	$ 30.75	$ 31.49	
200- BR-190	2" BRASS 90 ELBOW	$ 27.56	$ 28.22	
200-BR-206	2" BRASS TEE	$ 36.35	$ 37.22	
075-BR-115	3/4" MIP X 1/2" FIP BUSHING	$ 2.06	$ 2.11	
	DESC - Sch 2 Meter Setters Brass - NO-LEAD BRASS			
	MISC BRASS NIPPLES AND FITTINGS CONT. - NO-LEAD BRASS			
100-BR-115	1" MIP X 3/4" FIP BUSHING	$ 3.33	$ 3.41	
125-BR-115	1 1/4" MIP X 1" FIP BUSHING	$ 5.32	$ 5.45	
150-BR-115	1 1/2" MIP X 1" FIP BUSHING	$ 8.50	$ 8.70	
200-BR-111	2" MIP X 3/4" FIP BUSHING	$ 12.13	$ 12.42	
200-BR-115	2" MIP x 11/2" FIP BUSHING	$ 10.99	$ 11.25	
200-BR-100	2" MIP X 1" FIP BUSHING	$ 13.14	$ 13.46	
	BALL VALVES - 200 PSIG - WOG - No Test Cocks - NO-LEAD BRASS			
025-BR-304	1/4" BALL VALVE	$ 7.36	$ 7.54	
050-BR-304	1/2" BALL VALVE	$ 4.98	$ 5.10	
075-BR-304	3/4" BALL VALVE	$ 7.10	$ 7.27	
100-BR-304	1" BALL VALVE	$ 11.71	$ 11.99	
125-BR-304	1 1/4" BALL VALVE	$ 18.34	$ 18.78	
150-BR-304	1 1/2" BALL VALVE	$ 24.99	$ 25.59	
200-BR-304	2" BALL VALVE	$ 35.50	$ 36.35	
	GATE VALVES: NON-RISING STEM 200 PSI WOG - Red and Whites ONLY - NO-LEAD BRASS			
075-HB-306	3/4" HOSE BIB	$ 5.49	$ 5.62	
050-BR-NRS	1/2"	$ 12.90	$ 13.21	RED WHITE
075-BR-NRS	3/4"	$ 15.86	$ 16.24	RED WHITE
100-BR-NRS	1"	$ 22.06	$ 22.59	RED WHITE
125-BR-NRS	1 1/4"	$ 33.31	$ 34.11	RED WHITE
150-BR-NRS	1 1/2"	$ 41.90	$ 42.91	RED WHITE
200-BR-NRS	2"	$ 62.51	$ 64.01	RED WHITE
250-BR-NRS	2 1/2"	$ 122.08	$ 125.01	RED WHITE
300-BR-NRS	3"	$ 172.54	$ 176.68	RED WHITE
400-BR-NRS	4"	$ 423.63	$ 433.80	RED WHITE
	METER BOX LIDS			
000-005	LARGE METER BOX LID 14-7/8" x 20-3/4" DFW Alliance	$ 19.59	$ 20.06	DFW
000-006	RHINO METER BOX LID W/ CI RDR 14-5/8" x 16-3/8" SOUTHEASTERN DISTRIBUTORS PB			NO QUOTE
000-006-HD	DFW39C-12-1AFP DOUBLE LID ONLY W/PICK HOLE & KNOCKOUT TR HOLE	$ 54.69	$ 56.00	DFW
000-007	METER BOX LID NO HOLES DRILLED 11" x 16-3/8" DFW Alliance w/CI Flip Reader	$ 13.93	$ 14.26	DFW
000-007-HD	DFW36C-1AFP LID ONLY W/PICK HOLE & KNOCKOUT TR HOLE	$ 39.75	$ 40.70	DFW
	METER BOXES INCLUDING LID			
000-008-HD	DFW36C-1AFP METER BOX W/LID & PICK HOLE & KNOCKOUT TR HOLE	$ 97.15	$ 99.48	DFW
000-008	STANDARD (PLASTIC-CI LID)	$ 23.73	$ 24.30	DFW
000-009	LARGE (PLASTIC) 16-1/4" x 22-1/4"	$ 45.29	$ 46.38	DFW
000-009-HD	DFW39C-12-1AFP METER BOX W/LID & PICK HOLE & KNOCKOUT TR HOLE	$ 134.65	$ 137.88	DFW
000-010	STANDARD D.I. - OVAL			NO QUOTE
000-012	CAST IRON METER BOX & LID FOR AIR RELEASE - CAST IRON SIGMA 18-7/8" x 30-3/4" x 18" HIGH	$ 366.67	$ 375.47	SIGMA

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
	SADDLES - Single Wide SS Strap			
200-509	2" X 1" IP TAP SADDLE	$ 55.35	$ 56.68	
200-508	2" X 3/4" IP TAP SADDLE	$ 55.35	$ 56.68	
300-506	3" X 2" IP TAP SADDLE	$ 55.79	$ 57.13	
400-508	4" X 3/4" IP TAP SADDLE	$ 55.57	$ 56.90	
400-501	4" X 3/4" IP TAP SADDLE (C-900/C-200)	$ 55.57	$ 56.90	
400-510	4" X 1" IP TAP SADDLE (C-900/C-200)	$ 55.79	$ 57.13	
400-504	4" X 1 1/2" IP (900/C-200)	$ 66.62	$ 68.22	
400-506	4" X 2" IP (900/C-200)	$ 66.62	$ 68.22	
	DESC - Sch 3 Fittings			
	SADDLES - Single Wide SS Strap - cont.			
600-508	6" X 3/4" IP TAP SADDLE (C-900/C-200)	$ 63.55	$ 65.08	
600-510	6" X 1" IP TAP SADDLE (C-900/C-200)	$ 63.55	$ 65.08	
600-504	6" X 1 1/2" IP (900/C-200)	$ 74.96	$ 76.76	
600-506	6" X 2" IP (900/C-200)	$ 74.96	$ 76.76	
800-510	8" X 1" IP TAP SADDLE (C-900/C-200)	$ 7.89	$ 8.08	
800-504	8" X 1 1/2" IP (900/C-200)	$ 85.68	$ 87.74	
800-506	8" X 2" IP (900/C-200)	$ 85.68	$ 87.74	
1000-510	10" X 1" IP TAP SADDLE (C 900/C-200)	$ 89.24	$ 91.38	
1000-504	10" X 1 1/2" IP (900/C-200)	$ 96.00	$ 98.30	
1000-506	10" X 2" IP (900/C-200)	$ 96.00	$ 98.30	
1200-510	12" X 1" IP TAP SADDLE (C-900/C-200)	$ 103.86	$ 106.35	
1200-504	12" X 1 1/2" IP (900/C-200)	$ 111.23	$ 113.90	
1200-506	12" X 2" IP (900/C-200)	$ 111.23	$ 113.90	
1600-506	16" X 2" IP (900/C-200)	$ 159.75	$ 163.58	
1800-504	18" X 1 1/2" IP (C-900/C-200)	$ 203.81	$ 208.70	
1800-506	18" X 2" IP (C-900/C-200)	$ 203.81	$ 208.70	
	FULL CIRCLE STAINLESS STEEL CLAMPS - C-200 PIPE			
200-020	2" X 12.5" 200/900 - MFG by Smith/Blair 26100023812000	$ 93.39	$ 95.63	
250-020	2 1/2" x 12 1/2" SS REPAIR CLAMP FOR SCH-40	$ 95.60	$ 97.89	
400-021	4" X 15" 200	$ 122.07	$ 125.00	
600-022	6" X 20" 200/900	$ 229.26	$ 234.76	
800-022	8" X 20" 200	$ 253.00	$ 259.07	
1000-022	10" X 20" 200	$ 310.39	$ 317.84	
1200-022	12" X 20" 200	$ 369.24	$ 378.10	
1800-022	18" X 20" 200	$ 882.39	$ 903.57	
	FULL CIRCLE STAINLESS STEEL CLAMPS - C-900 PIPE			
400-024	4" X 15" 900	$ 122.67	$ 125.61	
800-025	8" X 20" 900	$ 261.44	$ 267.71	
1000-025	10" X 20" 900	$ 318.90	$ 326.55	
1200-025	12" X 20" 900	$ 376.25	$ 385.28	
1600-025	16" X 20" 900	$ 882.39	$ 903.57	
1800-025	18" X 20" 900	$ 1,003.46	$ 1,027.54	
	FULL CIRCLE STAINLESS STEEL CLAMPS POLY PIPE			
075-021-3	3/4" X 3" POLY CLAMP OD .88	$ 20.93	$ 21.43	
075-021	3/4" X 6" POLY CLAMP OD .88	$ 44.52	$ 45.59	
100-021-3	1" X 3" POLY CLAMP OD 1.13	$ 22.01	$ 22.54	
150-021-3	1-1/2" X 3" POLY CLAMP OD1.63	$ 22.89	$ 23.44	
100-021	1" X 6" POLY CLAMP OD 1.13	$ 44.75	$ 45.82	
150-021	1 1/2" X 6" POLY CLAMP OD 1.63	$ 45.67	$ 46.77	
200-021	2" X 6" POLY CLAMP OD 2.13	$ 46.89	$ 48.02	
	FULL CIRCLE STAINLESS STEEL CLAMPS PVC PIPE			
075-021-3-PVC	3/4" X 3" PVC REPAIR/WRAP CLAMP OD 1.05	$ 20.93	$ 21.43	
100-021-3-PVC	1" X 3" PVC REPAIR/WRAP CLAMP OD 1.32	$ 22.01	$ 22.54	
150-021-3-PVC	1-1/2" X 3" PVC REPAIR/WRAP CLAMP OD 1.90	$ 22.89	$ 23.44	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
200-021-3-PVC	2" X 3" PVC REPAIR/WRAP CLAMP OD 2.38	$ 46.89	$ 48.02	
	FORD FCC STYLE PVC COUPLING LEAK CLAMP			
200-105-020	2" LEAK CLAMP	$ 53.50	$ 54.78	
250-105-020	2 1/2" LEAK CLAMP	$ 55.54	$ 56.87	
300-105-020	3" LEAK CLAMP	$ 61.24	$ 62.71	
400-105-020	4" LEAK CLAMP	$ 69.01	$ 70.67	
600-105-080	6" LEAK CLAMP	$ 85.08	$ 87.12	
800-105-080	8" LEAK CLAMP	$ 94.96	$ 97.24	
	HYMAX COUPLINGS			
400-HYMAX	4" HYMAX COUPLING	$ 248.86	$ 254.83	
600-HYMAX	6" HYMAX COUPLING	$ 329.57	$ 337.48	
800-HYMAX	8" HYMAX COUPLING	$ 372.10	$ 381.03	
1000-HYMAX	10" HYMAX COUPLING	$ 478.68	$ 490.17	
	DESC - Sch 3 Fittings			
	HYMAX COUPLINGS - cont.			
800-600-HYMAX	8" X 6" HYMAX REDUCER	$ 485.70	$ 497.36	
600-400-HYMAX	6" X 4" HYMAX REDUCER	$ 419.90	$ 429.98	
	MECHANICAL JOINTS D.I. SLEEVE (CEMENT LINED)			
300-501	3" X 12"	$ 55.09	$ 56.41	
400-501-01	4" X 12"	$ 62.58	$ 64.08	
600-501	6" X 12"	$ 104.81	$ 107.33	
800-501	8" X 12"	$ 168.49	$ 172.53	
1000-501	10" X 12"	$ 201.65	$ 206.49	
1200-501	12" X 12"	$ 271.19	$ 277.70	
1400-501	14" X 12"	$ 409.72	$ 419.55	
1600-501	16" X 12"	$ 518.30	$ 530.74	
1800-501	18" X 12"	$ 683.58	$ 699.99	
2400-501	24" X 12"	$ 1,086.35	$ 1,112.42	
	MECHANICAL JOINTS D.I. FITTINGS (CEMENT LINED)			
600-400-R	6" X 4" REDUCER	$ 67.40	$ 69.02	
800-600-R	8" X 6" REDUCER	$ 97.88	$ 100.23	
1800-1200-R	18" X 12" REDUCER	$ 584.84	$ 598.88	
1200-600-R	12" X 6" REDUCER	$ 89.41	$ 91.56	
300-545	3" 45 ELBOW	$ 58.84	$ 60.25	
300-590	3" 90 ELBOW	$ 65.26	$ 66.83	
400-545	4 " 45 ELBOW	$ 58.84	$ 60.25	
400-522	4" 22 ELBOW	$ 55.63	$ 56.97	
400-590	4" 90 ELBOW	$ 70.60	$ 72.29	
600-545	6" 45 ELBOW	$ 93.60	$ 95.85	
600-522	6" 22 ELBOW	$ 85.05	$ 87.09	
600-590	6" 90 ELBOW	$ 115.53	$ 118.30	
800-545	8" 45 ELBOW	$ 136.40	$ 139.67	
800-522	8" 22 ELBOW	$ 133.19	$ 136.39	
800-590	8" 90 ELBOW	$ 166.88	$ 170.89	
1000-522	10" 22 ELBOW	$ 196.30	$ 201.01	
~~1000-545~~	~~10" 45 ELBOW~~	$ 196.84	$ 201.56	
1000-590	10" 90 ELBOW	$ 264.23	$ 270.57	
1200-545	12" 45 ELBOW	$ 294.19	$ 301.25	
1200-590	12" 90 ELBOW	$ 355.70	$ 364.24	
1800-545	18" 45 ELBOW	$ 852.07	$ 872.52	
1800-590	18" 90 ELBOW	$ 525.31	$ 537.92	
600-400	6" X 4" - T	$ 154.05	$ 157.75	
600-600	6" X 6" - T	$ 165.81	$ 169.79	
800-400	8" X 4" - T	$ 179.19	$ 183.49	
800-600	8" X 6" - T	$ 250.40	$ 256.41	
800-800-01	8" X 8" - T	$ 248.19	$ 254.15	
100-1000	10" X 10" - T	$ 354.09	$ 362.59	
1200-600	12" X 6" - T	$ 335.37	$ 343.42	
1200-800-01	12" X 8" - T	$ 385.65	$ 394.91	
1200-1200	12" X 12" - T	$ 494.23	$ 506.09	
1200-1200-1200	12" X 12" CROSS	$ 738.79	$ 756.52	
800-800-800	8" X 8" CROSS	$ 263.16	$ 269.48	
600-600-600	6" X 6" CROSS	$ 130.47	$ 133.60	
~~800-600-CON~~	~~8" X 6" CONCENTRIC REDUCER *DO NOT USE*~~			
400-000-C	4" CAP	$ 26.74	$ 27.38	
400-200-CT	4" CAP TAPPED 2"	$ 55.09	$ 56.41	
400-000-P	4" PLUG	$ 33.16	$ 33.96	
400-200-PT	4" PLUG TAPPED 2"	$ 60.98	$ 62.44	
600-000-C	6" CAP	$ 47.07	$ 48.20	
	DESC - Sch 3 Fittings			

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
	MECHANICAL JOINTS D.I. FITTINGS (CEMENT LINED) - Cont.			
600-200-CT	6" CAP TAPPED 2"	$ 75.42	$ 77.23	
600-000-P	6" PLUG	$ 62.05	$ 63.54	
600-200-PT	6" TAPPED TO 2" PLUG	$ 89.33	$ 91.47	
800-000-C	8" CAP	$ 77.02	$ 78.87	
800-200-CT	8" CAP TAPPED 2"	$ 104.88	$ 107.40	
800-000-P	8" PLUG	$ 91.47	$ 93.67	
800-200-PT	8" TAPPED TO 2" PLUG	$ 140.21	$ 143.58	
1000-000-C	10" CAP	$ 96.28	$ 98.59	
100-000-CT	10" CAP TAPPED 2"	$ 124.09	$ 127.07	
1000-000-P	10" PLUG	$ 159.40	$ 163.23	
1000-200-PT	10" TAPPED TO 2" PLUG	$ 187.21	$ 191.70	
1200-000-C	12" CAP	$ 143.88	$ 147.33	
1200-200-CT	12" CAP TAPPED 2"	$ 172.23	$ 176.36	
1200-000	12" PLUG	$ 157.26	$ 161.03	
1200-200	12" TAPPED TO 2" PLUG	$ 184.00	$ 188.42	
	SWIVEL ELLS, ADAPTORS AND GLANDS			
400-1200-SW	SWIVEL ADAPTORS 4" X 12"	$ 57.56	$ 58.94	
600-1200-SW	SWIVEL ADAPTORS 6" X 12"	$ 188.28	$ 192.80	
600-1800-SW	SWIVEL ADAPTORS 6" X 18"	$ 207.53	$ 212.51	
800-1800-SW	SWIVEL ADAPTORS 8" X 18"	$ 130.47	$ 133.60	
600-SW-GLS	SWIVEL GLANDS 6"	$ 48.14	$ 49.30	
800-SW-GLS	SWIVEL GLANDS 8"	$ 57.77	$ 59.16	
	GRADELOCK TYPE S-BENDS			
600-600-SS	6" X 6" SPIGOT X SPIGOT	$ 318.10	$ 325.73	
600-600-BB	6" X 6" BELL X BELL	$ 329.80	$ 337.72	
600-1200-SS	6" X 12" SPIGOT X SPIGOT	$ 507.08	$ 519.25	
600-1200-BB	6" X 12" BELL X BELL	$ 515.88	$ 528.26	
600-2400-SS	6" X 24" SPIGOT X SPIGOT	$ 628.20	$ 643.28	
600-2400-BB	6" X 24" BELL X BELL	$ 639.42	$ 654.77	
	MEGA LUGS			
200-30-ML-DI	3" MEGA LUGS	$ 25.52	$ 26.13	
200-30-ML-PVC	3" MEGA LUGS	$ 30.48	$ 31.21	
200-40-ML-DI	4" MEGA LUGS	$ 27.05	$ 27.70	
200-40-ML-PVC	4" MEGA LUGS	$ 32.75	$ 33.54	
200-60-ML-DI	6" MEGA LUGS	$ 31.81	$ 32.57	
200-60-ML-PVC	6" MEGA LUGS	$ 39.80	$ 40.76	
200-80-ML-DI	8" MEGA LUGS	$ 47.80	$ 48.95	
200-80-ML-PVC	8" MEGA LUGS	$ 58.85	$ 60.26	
200-100-ML-DI	10" MEGA LUGS	$ 70.83	$ 72.53	
200-100-ML-PVC	10" MEGA LUGS	$ 111.21	$ 113.88	
200-120-ML-DI	12" MEGA LUGS	$ 103.21	$ 105.69	
200-120-ML-PVC	12" MEGA LUGS	$ 117.12	$ 119.93	
200-140-ML-DI	14" MEGA LUGS	$ 137.00	$ 140.29	
200-140-ML-PVC	14" MEGA LUGS	$ 193.14	$ 197.78	
200-160-ML-DI	16" MEGA LUGS	$ 195.52	$ 200.21	
200-160-ML-PVC	16" MEGA LUGS	$ 259.76	$ 265.99	
200-180-ML-DI	18" MEGA LUGS	$ 276.95	$ 283.60	
200-240-ML-DI	24" MEGA LUGS	$ 477.60	$ 489.06	
	DESC - Sch 3 Fittings			
	MECHANICAL JOINTS D.I. SLEEVE (EPOXY COATED SEWER ONLY)			
400-501-EC	4" X 12"	$ 236.95	$ 242.64	
600-501-EC	6" X 12"	$ 381.91	$ 391.08	
800-501-EC	8" X 12"	$ 558.95	$ 572.36	
1000-501-EC	10" X 12"	$ 683.05	$ 699.44	
1200-501-EC	12" X 12"	$ 867.58	$ 888.40	
	MECHANICAL JOINTS D.I. FITTINGS (EPOXY COATED)			
400-200-EC	4" CAP TAPPED 2"	$ 232.67	$ 238.25	
400-201-EC	4" CAP	$ 168.49	$ 172.53	
400-101-EC	4" PLUG	$ 178.65	$ 182.94	
400-100-EC	4" PLUG TAPPED 2"	$ 242.84	$ 248.67	
400-290-EC	4" 90	$ 256.21	$ 262.36	
400-245-EC	4" 45	$ 236.95	$ 242.64	
400-222-EC	4" 22.5	$ 233.74	$ 239.35	
400-211-EC	4" 11.25	$ 229.47	$ 234.98	
400-24X-EC	4"X 4" X 4" X 4" CROSS	$ 456.79	$ 467.75	
400-24T-EC	4" X4" X 4" TEE	$ 290.55	$ 297.52	
600-200-EC	6" CAP TAPPED 2"	$ 332.70	$ 340.68	
600-201-EC	6" CAP	$ 268.51	$ 274.95	
800-200-EC	8" CAP TAPPED 2"	$ 449.84	$ 460.64	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
800-201-EC	8" CAP	$ 385.12	$ 394.36	
600-545-EC	6" 45 ELBOW	$ 365.86	$ 374.64	
800-545-EC	8" 45 ELBOW	$ 505.47	$ 517.60	
600-522-EC	6" 22 ELBOW	$ 354.09	$ 362.59	
600-590-EC	6" 90 ELBOW	$ 399.44	$ 409.03	
800-590-EC	8" 90 ELBOW	$ 557.35	$ 570.73	
1000-590-EC	10" 90 ELBOW	$ 783.60	$ 802.41	
1200-545-EC	12" 45 ELBOW	$ 904.49	$ 926.20	
1200-590-EC	12" 90 ELBOW	$ 1,000.77	$ 1,024.79	
800-800-WYEC	8" X 8" X 8" WYE (EPOXY COATED)	$ 897.00	$ 918.53	
	MECHANICAL JOINT BOLTS			
COR-TEN4"	3/4" X 4" BOLTS	$ 2.83	$ 2.90	
COR-TEN41/2"	3/4" X 41/2" BOLT	$ 3.16	$ 3.24	
COR-TEN31/2"	3/4" X 3 1/2" N-R-T-HEAD	$ 4.70	$ 4.81	
NON-ROT	3/4" X 41/2" N-R-T-HEAD	$ 5.56	$ 5.69	
GAL-FLT-WAS	3/4" GALVINSED FLAT WASHERS	$ 0.47	$ 0.48	
075-523	3/4" THREADED COUPLER	$ 3.25	$ 3.33	
075-522	FIGURE 7 EYE BOLT 3/4" X 4"	$ 4.64	$ 4.75	
075--GAL-NUT	3/4" X 1 1/4" HEX MJ NUTS	$ 0.69	$ 0.71	
	BELL JOINT REPAIR CLAMPS			
400-539	4" CLASS 200	$ 128.06	$ 131.13	
400-549	4" C-900	$ 128.60	$ 131.69	
600-539	6" CLASS 200	$ 193.99	$ 198.65	
600-549	6" C-900	$ 241.67	$ 247.47	
800-539	8" CLASS 200	$ 260.74	$ 267.00	
800-549	8" C-900	$ 698.05	$ 714.80	
1000-539	10" CLASS 200	$ 885.65	$ 906.91	
1000-549	10" C-900	$ 885.00	$ 906.24	
	DESC - Sch 3 Fittings			
	BELL JOINT REPAIR CLAMPS			
1200-539	12" CLASS 200	$ 260.71	$ 266.97	
1200-549	12" C-900	$ 260.71	$ 266.97	
1600-549	16" C-900	$ 698.50	$ 715.26	
1800-549	18" C-900	$ 885.65	$ 906.91	
	MECHANICAL JOINT ACCESSORY KITS			
300-517	3" STANDARD GASKET KIT	$ 16.98	$ 17.39	
400-517	4" STANDARD GASKET KIT	$ 19.17	$ 19.63	
600-517	6" STANDARD GASKET KIT	$ 21.90	$ 22.43	
800-517	8" STANDARD GASKET KIT	$ 24.64	$ 25.23	
1000-517	10" STANDARD GASKET KIT	$ 32.86	$ 33.65	
1200-517	12" STANDARD GASKET KIT	$ 33.95	$ 34.76	
1400-517	14" STANDARD GASKET KIT	$ 48.19	$ 49.35	
1800-517	18" STANDARD GASKET KIT	$ 66.67	$ 68.27	
300-518	3" TRANSITION GASKET KIT	$ 16.98	$ 17.39	
400-518	4" TRANSITION GASKET KIT	$ 19.74	$ 20.21	
600-518	6" TRANSITION GASKET KIT	$ 24.64	$ 25.23	
800-518	8" TRANSITION GASKET KIT	$ 27.93	$ 28.60	
1000-518	10" TRANSITION GASKET KIT	$ 36.14	$ 37.01	
1200-518	12" TRANSITION GASKET KIT	$ 38.88	$ 39.81	
2400-517	24" STANDARD GASKET KIT	$ 116.67	$ 119.47	
	MECHANICAL JOINT GASKETS ONLY			
400-517-GS	4" STANDARD GASKET	$ 6.57	$ 6.73	
400-518-GT	4" TRANSITION GASKET	$ 7.12	$ 7.29	
600-517-GS	6" STANDARD GASKET	$ 6.57	$ 6.73	
600-518-GT	6" TRANSITION GASKET	$ 7.67	$ 7.85	
800-517-GS	8" STANDARD GASKET	$ 7.12	$ 7.29	
800-518-GT	8" TRANSITION GASKET	$ 10.95	$ 11.21	
1000-517-GS	10" STANDARD GASKET	$ 9.86	$ 10.10	
1000-518-GT	10" TRANSITION GASKET	$ 12.60	$ 12.90	
1200-517-GS	12" STANDARD GASKET	$ 10.95	$ 11.21	
1200-518-GT	12" TRANSITION GASKET	$ 13.69	$ 14.02	
1600-517-GS	16" STANDARD GASKET	$ 19.37	$ 19.83	
1600-518-GT	16" TRANSITION GASKET	$ 48.52	$ 49.68	
1800-517-GS	18" STANDARD GASKET	$ 20.26	$ 20.75	
	RESTRAINER - PVC PIPE CL 200			
400-519	4"	$ 45.27	$ 46.36	
600-519	6"	$ 53.64	$ 54.93	
800-519	8"	$ 97.99	$ 100.34	
1000-519	10"	$ 170.27	$ 174.36	
1200-519	12"	$ 186.31	$ 190.78	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
	RESTRAINER - PVC PIPE C-900 DR 18			
400-529	4"	$ 47.89	$ 49.04	
600-529	6"	$ 59.96	$ 61.40	
800-529	8"	$ 100.23	$ 102.64	
1000-529	10"	$ 174.18	$ 178.36	
1200-529	12"	$ 190.65	$ 195.23	
1600-529	16"	$ 442.15	$ 452.76	
1800-529	18"	$ 547.45	$ 560.59	
	DESC - Sch 3 Fittings			
	FLANGE ACCESSORY KIT			
300-520	3"	$ 8.83	$ 9.04	
300-520-SS	3" with Stainless Steel Bolts (304 or 316)	$ 10.81	$ 11.07	
400-520	4"	$ 13.12	$ 13.43	
400-520-SS	4" with Stainless Steel Bolts (304 or 316)	$ 17.64	$ 18.06	
600-520	6"	$ 16.97	$ 17.38	
600-520-SS	6" with Stainless Steel Bolts (304 or 316)	$ 24.40	$ 24.99	
800-520	8"	$ 21.52	$ 22.04	
800-520-SS	8" with Stainless Steel Bolts (304 or 316)	$ 31.26	$ 32.01	
1000-520	10"	$ 38.67	$ 39.60	
1000-520-SS	10" with Stainless Steel Bolts (304 or 316)	$ 59.79	$ 61.22	
1200-520	12"	$ 38.60	$ 39.53	
1200-520-SS	12" with Stainless Steel Bolts (304 or 316)	$ 63.40	$ 64.92	
1600-520	16"	$ 101.17	$ 103.60	
1600-520-SS	16" with Stainless Steel Bolts (304 or 316)	$ 127.01	$ 130.06	
1800-520	18"	$ 107.66	$ 110.24	
1800-520-SS	18" with Stainless Steel Bolts (304 or 316)	$ 251.95	$ 258.00	
	FLANGED DIP FITTINGS (EPOXY COATED)			
400-FL-290EC	4" 90	$ 380.44	$ 389.57	
400-FL-245EC	4" 45	$ 355.38	$ 363.91	
400-FL-225EC	4" 22.5	$ 354.81	$ 363.33	
400-FL-211EC	4" 11.25	$ 355.38	$ 363.91	
600-FL-290EC	6" 90	$ 582.62	$ 596.60	
600-FL-245EC	6" 45	$ 541.62	$ 554.62	
600-FL-225EC	6" 22.5	$ 528.52	$ 541.20	
600-FL-112EC	6" 11.25	$ 607.11	$ 621.68	
800-FL-290EC	8" 90	$ 882.19	$ 903.36	
800-FL-245EC	8" 45	$ 783.67	$ 802.48	
800-FL-225EC	8" 22.5	$ 775.69	$ 794.31	
800-FL-112EC	8" 11.25	$ 807.01	$ 826.38	
1000-FL-290EC	10" 90	$ 1,243.10	$ 1,272.93	
1000-FL-245EC	10" 45	$ 1,150.44	$ 1,178.05	
1000-FL-225EC	10" 22.5	$ 117.40	$ 120.22	
1000-FL-112EC	10" 11.25	$ 1,231.88	$ 1,261.45	
	ALL THREADED ROD			
058-521	5/8" X 6'	$ 10.13	$ 10.37	each 6' rod
075-521	3/4" X 6'	$ 20.00	$ 20.48	each 6' rod
	MECHANICAL JOINT GATE VALVES (RESILIENT WEDGE TYPE ONLY)			
200-RW-500	2" THREAD WITH 2" OPERATOR NUT	$ 397.85	$ 407.40	
400-RW-500	4" THREAD WITH 2" OPERATOR NUT	$ 629.03	$ 644.13	
600-RW-500	6" THREAD WITH 2" OPERATOR NUT	$ 802.69	$ 821.95	
800-RW-500	8" THREAD WITH 2" OPERATOR NUT	$ 1,278.49	$ 1,309.17	
1000-RW-500	10" THREAD WITH 2" OPERATOR NUT	$ 1,993.55	$ 2,041.40	
1200-RW-500	12" THREAD WITH 2" OPERATOR NUT	$ 2,522.58	$ 2,583.12	
1600-RW-500	16" THREAD WITH 2" OPERATOR NUT	$ 4,900.00	$ 5,017.60	
1800-RW-500	18" THREAD WITH 2" OPERATOR NUT	$ 9,630.11	$ 9,861.23	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
	VALVE NUT EXTENSION			
VNE-1FT	1 FT	$ 56.25	$ 57.60	
VNE-2FT	2 FT	$ 56.25	$ 57.60	
VNE-3FT	3 FT	$ 56.25	$ 57.60	
VNE-4FT	4 FT	$ 56.25	$ 57.60	
VNE-6FT	6 FT	$ 68.75	$ 70.40	
	DESC - Sch 3 Fittings			
	VALVE BOX & RISERS			
000-002	LONG 3 PIECE (SMALL BASE)	$ 73.17	$ 74.93	T=10 B=24 WITH LID
000-003	SHORT (WITHOUT BASE - NO LID)	$ 19.02	$ 19.48	
000-004	VALVE BOX LID 7 5/16 DIAMETER	$ 14.27	$ 14.61	
000-005-F	VALVE BOX LID 7 5/16 DIAMETER - FIRE VALVE	$ 14.27	$ 14.61	
000-005-S	VALVE BOX LID 7 5/16 DIA - SEWER VALVE	$ 14.27	$ 14.61	
000-015	2 PC ADJ. VALVE BOX ASSEM. 3-PARTS - LID, T-10", B-15"	$ 60.00	$ 61.44	
000-016	VALVE BOX EXT. RISER 2" HIGH	$ 20.93	$ 21.43	
000-017	VALVE BOX EXT. RISER 3" HIGH	$ 28.54	$ 29.22	
000-018	VALVE BOX EXT. RISER 6" HIGH	$ 17.56	$ 17.98	
	DESC - Sch 4 Fire Hydrants			
	FIRE HYDRANTS			
36-FHY	BURY DEPTH IN GROUND 36"	$ 2,594.12	$ 2,656.38	
42-FHY	BURY DEPTH IN GROUND 42"	$ 2,657.32	$ 2,721.10	
48-FHY	BURY DEPTH IN GROUND 48"	$ 2,720.51	$ 2,785.80	
54-FHY	BURY DEPTH IN GROUND 54"	$ 2,783.71	$ 2,850.52	
60-FHY	BURY DEPTH IN GROUND 60"	$ 2,846.90	$ 2,915.23	
66-FHY	BURY DEPTH IN GROUND 66"	$ 2,910.10	$ 2,979.94	
72-FHY	BURY DEPTH IN GROUND 72"	$ 2,973.29	$ 3,044.65	
	AVK REPAIR PARTS AND EXTENTIONS - O.E.M. Parts ONLY			
600-AVK-EX	6" HYDRANT EXTENTIONS			NO QUOTE
1200-AVK-EX	12" HYDRANT EXTENTIONS			NO QUOTE
1800-AVK-EX	18" HYDRANT EXTENTIONS			NO QUOTE
2400-AVK-EX	24" HYDRANT EXTENTIONS			NO QUOTE
450-MV-AVK	4 1/2" MAIN VALVE REPAIR KIT			NO QUOTE
525-MV-AVK	5 1/4" MAIN VALVE REPAIR KIT			NO QUOTE
450-BON-AVK	4 1/2" BONNET KIT			NO QUOTE
525-BON-AVK	5 1/4" BONNET KIT			NO QUOTE
450-SHOE-AVK	4 1/2" SHOE KIT			NO QUOTE
525-SHOE-AVK	5 1/4" SHOE KIT			NO QUOTE
525-SAF-RP-AVK	5 1/4" SAFETY FLANGE REPAIR			NO QUOTE
	CLOW MEDALLION REPAIR PARTS AND EXTENSIONS - O.E.M. Parts ONLY			
600-CLEX	6" HYDRANT EXTENSION			NO QUOTE
1200-CLEX	12" HYDRANT EXTENSION			NO QUOTE
1800-CLEX	18" HYDRANT EXTENSION			NO QUOTE
2400-CLEX	24" HYDRANT EXTENSION			NO QUOTE
450-MVCC	4 1/2" MAIN VALVE REPAIR KIT			NO QUOTE
525-MVCC	5 1/4" MAIN VALVE REPAIR KIT			NO QUOTE
450-BON-CL	4 1/2" BONNET KIT			NO QUOTE
525-BON-CL	5 1/4" BONNET KIT			NO QUOTE
450-SHOE-CL	4 1/2" SHOE KIT			NO QUOTE
525-SHOE-CL	5 1/4" SHOE KIT			NO QUOTE
450-SAF-RP-CL	4 1/2" SAFETY FLANGE REPAIR			NO QUOTE
525-SAF-RP-CL	5 1/4" SAFETY FLANGE REPAIR			NO QUOTE
	KENNEDY HYDRANT REPAIR PARTS AND EXTENTIONS - O.E.M. Parts ONLY			
600-KDYEX	6" HYDRANT EXTENSION	$ 730.48	$ 748.01	
1200-KDYEX	12" HYDRANT EXTENSION	$ 875.24	$ 896.25	
1800-KDYEX	18" HYDRANT EXTENSION	$ 993.33	$ 1,017.17	
2400-KDYEX	24" HYDRANT EXTENSION	$ 1,079.05	$ 1,104.95	
450-MV-KDY	4 1/2" MAIN VALVE REPAIR KIT	$ 543.39	$ 556.43	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
	DESC - Sch 4 Fire Hydrants			
	KENNEDY HYDRANT REPAIR PARTS AND EXTENTIONS - O.E.M. Parts ONLY - Cont.			
525-MV-KDY	5 1/4" MAIN VALVE REPAIR KIT	$ 543.39	$ 556.43	
450-BON-KDY	4 1/2" BONNET KIT	$ 118.75	$ 121.60	
525-BON-KDY	5 1/4" BONNET KIT	$ 118.75	$ 121.60	
450-SHOE-KDY	4 1/2" SHOE KIT			NO QUOTE
525-SHOE-KDY	5 1/4" SHOE KIT			NO QUOTE
450-SAF-RP-KDY	4 1/2" SAFETY FLANGE REPAIR	$ 339.05	$ 347.19	
525-SAF-RP-KDY	5 1/4" SAFETY FLANGE REPAIR	$ 339.05	$ 347.19	
	MUELLER SUPER CENTURIAN REPAIR PARTS AND EXTENSIONS - O.E.M. Parts ONLY			
600-MEX	6" HYDRANT EXTENSION	$ 898.29	$ 919.85	
1200-MEX	12" HYDRANT EXTENSION	$ 1,056.96	$ 1,082.33	
1800-MEX	18" HYDRANT EXTENSION	$ 1,196.96	$ 1,225.69	
2400-MEX	24" HYDRANT EXTENSION	$ 1,346.95	$ 1,379.28	
A393-1-1085	MUELLER CONVERSION KIT			NO QUOTE
450-MVM	4 1/2" MAIN VALVE REPAIR KIT	$ 681.74	$ 698.10	
525-MVM	5 1/4" MAIN VALVE REPAIR KIT	$ 832.41	$ 852.39	
450-BON M	4 1/2" BONNET KIT	$ 127.20	$ 130.25	
525-BON M	5 1/4" BONNET KIT	$ 127.20	$ 130.25	
450-SHOE M	4 1/2" SHOE KIT	$ 473.95	$ 485.32	
525-SHOE M	5 1/4" SHOE KIT	$ 524.55	$ 537.14	
450-SAF-RP-M	4 1/2" SAFETY FLANGE REPAIR	$ 356.81	$ 365.37	
525-SAF-RP-M	5 1/4" SAFETY FLANGE REPAIR	$ 392.53	$ 401.95	
	AMERICAN B-84-B REPAIR PARTS AND EXTENSIONS - O.E.M. Parts ONLY			
600-AMER	6" HYDRANT EXTENSION			NO QUOTE
1200-AMER	12" HYDRANT EXTENSION			NO QUOTE
1800-AMER	18" HYDRANT EXTENSION			NO QUOTE
2400-AMER	24" HYDRANT EXTENSION			NO QUOTE
450-MVA	4 1/2" MAIN VALVE REPAIR KIT			NO QUOTE
525-MVA	5 1/4" MAIN VALVE REPAIR KIT			NO QUOTE
450-BON AM	4 1/2" BONNET KIT			NO QUOTE
525-BON AM	5 1/4" BONNET KIT			NO QUOTE
450-SHOE AM	4 1/2" SHOE KIT			NO QUOTE
525-SHOE AM	5 1/4" SHOE KIT			NO QUOTE
450-SAF-RP-AMER	4 1/2" SAFETY FLANGE REPAIR			NO QUOTE
525-SAF-RP-AMER	5 1/4" SAFETY FLANGE REPAIR			NO QUOTE
	CAPS AND CHAINS FOR FIRE HYDRANTS			
25-FHY-CAPS	2 1/2" CAP			NO QUOTE
425-FHY-CAPS	4 1/2" CAP			NO QUOTE
CH-FOR-CAPS	CHAIN SET FOR CAPS			NO QUOTE
25-FHY-GASKETS	2 1/2" CAP GASKET			NO QUOTE
425-FHY-GASKETS	4 1/2" CAP GASKET			NO QUOTE
	HYDRANT TEES			
600-600-HT	6" X 6" X 6" HYDRANT TEE	$ 106.06	$ 108.61	
600-600-HT-EC	6" HYDRANT TEE EPOXY COATED	$ 136.43	$ 139.70	
800-600-HT	8" X 8" X 6" HYDRANT TEE	$ 135.87	$ 139.13	
1000-600-HT	10" X 10" X 6" HYDRANT TEE	$ 168.36	$ 172.40	
1200-600-HT	12" X 12" X 6" HYDRANT TEE	$ 191.23	$ 195.82	
	DESC - Sch 5 Sewer Fittings			
	FERNCO COUPLINGS			
400-400-F	4" X 4"	$ 5.19	$ 5.31	
400CL-400-F	4" PVC X 4" CLAY	$ 5.19	$ 5.31	
600-400-F	6" X 4"	$ 13.02	$ 13.33	
600-600-F	6" X 6"	$ 11.09	$ 11.36	
600CL-600-F	6" PVC X 6" CLAY	$ 11.09	$ 11.36	
800CL-800-F	8" PVC X 8" CLAY	$ 17.07	$ 17.48	
800-400-F	8" X 4""	$ 86.18	$ 88.25	
800-600-F	8" X 6"	$ 20.61	$ 21.10	
800-800-F	8" X 8"	$ 17.07	$ 17.48	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
1000-600-F	10" X 6"	$ 114.80	$ 117.56	
1000-800-F	10" X 8"	$ 28.06	$ 28.73	
1200-800-F	12" X 8"	$ 155.09	$ 158.81	
1200-1000-F	12" X 10"	$ 33.12	$ 33.91	
	STAINLESS STEEL HOSE CLAMPS FOR FERNCO'S			
400-SSB	4"	$ 4.00	$ 4.10	
600-SSB	6"	$ 4.75	$ 4.86	
800-SSB	8"	$ 5.25	$ 5.38	
1200-SSB	12"	$ 7.00	$ 7.17	
	CAST IRON / ADJUSTABLE MANHOLE RISER			
200-MHR	2"			NO QUOTE
400-MHR	4"			NO QUOTE
600-MHR	6"			NO QUOTE
	SEWER PIPE SDR 35 PUSH-ON JOINTS			
400-SDR35	4"	$ 2.30	$ 2.36	
600-SDR35	6"	$ 5.32	$ 5.45	
800-SDR35	8"	$ 9.67	$ 9.90	
1000-SDR35	10"	$ 15.03	$ 15.39	
1200-SDR35	12"	$ 21.63	$ 22.15	
	SEWER PIPE SDR 26 PUSH-ON JOINTS			
200-SDR26	6"	$ 7.08	$ 7.25	
800-SDR26	8"	$ 12.81	$ 13.12	
1000-SDR26	10"	$ 19.94	$ 20.42	
	SEWER PIPE SDR 3034 THIN GLUE TYPE			
400-3034	4"			NO QUOTE
600-3034	6"			NO QUOTE
800-3034	8"			NO QUOTE
	PVC GRAVITY - DR 3034 KNOCK ON			
400-651	4" COUP BELL X BELL	$ 2.94	$ 3.01	
400-CAP	4" CLEANOUT CAP GASKETED	$ 14.73	$ 15.08	
400-601	4" CAP (Plug for the 400-CAP)			NO QUOTE
400-690	4" ELBO BELL X BELL 90	$ 6.90	$ 7.07	
400-645	4" ELBO BELL X BELL 45	$ 4.44	$ 4.55	
400-622.5	4" ELBO BELL X BELL 22 1/2	$ 4.86	$ 4.98	
400-691	4" ELBO BELL AND SPIGOT 90	$ 7.14	$ 7.31	
400-646	4" ELBO BELL AND SPIGOT 45	$ 6.00	$ 6.14	
400-622.5-01	4" ELBO BELL & SPIGOT 22.5	$ 6.01	$ 6.15	
400-602	4" TEE	$ 6.25	$ 6.40	
400-603	4" TEE WITH "Y"	$ 9.39	$ 9.62	
400-604	4" X 4" "Y"	$ 8.56	$ 8.77	
~~400-606~~	~~4"SADDLE "Y" SADDLE 45 Molded *DO NOT USE*~~			
	DESC - Sch 5 Sewer Fittings			
	PVC GRAVITY - DR 3034 KNOCK ON CONT.			
400-607	4" COMBO "T" (2way clean out knock on)	$ 37.94	$ 38.85	
600-651	6" COUP BELL X BELL	$ 10.74	$ 11.00	
600-601	6" CAP	$ 9.40	$ 9.63	
600-690	6" ELBO BELL X BELL 90	$ 16.23	$ 16.62	
600-645	6" ELBO BELL X BELL 45	$ 18.53	$ 18.97	
600-691	6" ELBO BELL AND SPIGOT 90	$ 35.10	$ 35.94	
600-646	6" ELBO BELL AND SPIGOT 45	$ 23.63	$ 24.20	
600-602	6" TEE	$ 25.74	$ 26.36	
600-603	6" TEE WITH "Y"	$ 68.09	$ 69.72	
600-604	6" "Y"	$ 36.38	$ 37.25	
~~600-400-606~~	~~6" X 4" "Y" SADDLE 45 Molded *DO NOT USE*~~			
600-607	6" COMBO "T" (2way clean out knock on)	$ 231.19	$ 236.74	
600-608	6" X 4" REDUCING COUPLING	$ 15.11	$ 15.47	
600-610	6" X 4" RED SPIGOT X BELL	$ 14.78	$ 15.13	
600-609	6" X 6" X 4" X 4" DOUBLE "Y"	$ 149.99	$ 153.59	
800-609	8" X 8" X 6" X 6" DOUBLE "Y"	$ 151.89	$ 155.54	
800-651	8" COUP BELL X BELL (GLUE)	$ 33.40	$ 34.20	
800-601	8" CAP	$ 32.60	$ 33.38	
800-630	8" PLUG	$ 32.24	$ 33.01	
800-690	8" ELBOW BELL X BELL 90	$ 67.33	$ 68.95	
800-645	8" ELBOW BELL X BELL 45	$ 50.47	$ 51.68	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
800-691	8" ELBOW BELL X BELL SPIGOT 90	$ 84.64	$ 86.67	
800-646	8" ELBOW BELL X BELL SPIGOT 45	$ 61.83	$ 63.31	
800-603	8" X 8" TEE "Y"	$ 183.44	$ 187.84	
800-611	8" X 6" TEE "Y"	$ 85.44	$ 87.49	
800-612	8" X 4" TEE "Y"	$ 71.80	$ 73.52	
800-613	8" X 4" "Y"	$ 68.36	$ 70.00	
800-610	8" X 4" RED SPIGOT X BELL	$ 48.70	$ 49.87	
~~800-615~~	~~8" X 6" "Y" SADDLE Molded *DO NOT USE*~~			
~~800-616~~	~~8" X 4" "Y" SADDLE Molded *DO NOT USE*~~			
	PVC GRAVITY - DR 3034 GLUE			
400-CPLG	4" PVC SWR LINE CPLG	$ 2.94	$ 3.01	
400-TH-ADPT	4" PVC CLNOUT ADPT	$ 4.58	$ 4.69	
400-H-ADPT	4" PVC SP X DWV HUB ADPT	$ 14.23	$ 14.57	
400-34-190	4" PVC SWR 90 HUB X HUB	$ 6.09	$ 6.24	
400-34-145	4" PVC SWR 45 HUB X HUB	$ 4.44	$ 4.55	
400-34-225	4" PVC SWR 221/2 HUB X HUB	$ 4.86	$ 4.98	
400-34-191	4" PVC SWR 90 HUB X SP	$ 7.14	$ 7.31	
400-34-192	4" PVC SWR 45 HUB X SP	$ 6.00	$ 6.14	
400-34-22S	4" PVC SWR 221/2 HUB X SP	$ 6.01	$ 6.15	
400-34-630	4" PVC SPIGOT PLUG	$ 6.25	$ 6.40	
400-34-FIP	4" PVC CLNOUT T HUB X FIP	$ 16.15	$ 16.54	
400-34-CAP	4" PVC SWR CAP HUB	$ 2.58	$ 2.64	
~~400-109~~	~~4" SEWER CHECK VALVE WITH C/O *DO NOT USE*~~			
400-34-45Y	4" X 4" PVC SWR T-WYE HUB X HUB 45 Y	$ 9.93	$ 10.17	
400-34-603	4" X 4"X4" PVC SWR TWO WAY CLEANOUT (Double Sweep Clean Out T)	$ 37.94	$ 38.85	
400-34-602	4"X4"X4" PVC SWR TEE WYE (Single Sweep)	$ 9.93	$ 10.17	
400-400-300-104	4" X 3" LONG SWEEP TEE 3034 GLUE			NO QUOTE
400-34-601	4" X 4" PVC C/O THREAD PLUG (RECESSED)	$ 7.84	$ 8.03	
	DESC - Sch 5 Sewer Fittings			
	PVC GRAVITY - DR 3034 GLUE CONT.			
400-CO-LO-PL	4" SEWER C/O & LOCK OUT - PLUG			NO QUOTE
400-CO-LO-TEE	4" SEWER C/O & LOCK OUT - TEE			NO QUOTE
400-134-190	4" PVC SEWER 90 HUB X HUB	$ 6.09	$ 6.24	
600-34-CAP	6"PVC SWR CAP HUB	$ 9.40	$ 9.63	
600-TH-ADPT	6" C/O ADPT HUB X FEM	$ 15.73	$ 16.11	
~~600-34-601~~	~~6" C/O PLUG MIPT~~	$ 10.18	$ 10.42	
600-34-630	6" SWR SPIGOT PLUG	$ 6.25	$ 6.40	
600-34-CPLG	6' SWR CPLG HUB X HUB	$ 6.13	$ 6.28	
600-34-190	6"SWR 90 HUB X HUB	$ 16.23	$ 16.62	
~~600-616~~	~~6" X 4" SADDLE Molded *DO NOT USE*~~			
~~800-34-616~~	~~8" x 4" SADDLE Molded *DO NOT USE*~~			
~~800-34-615~~	~~8" X 6" SADDLE Molded *DO NOT USE*~~			
800-34-602	8" X 8" TEE "Y"	$ 183.11	$ 187.50	
800-34-190	8" 90 DEGREE SEWER HUB X HUB	$ 67.33	$ 68.95	
800-34-610	8" x 6" HXH COUPLING GLUE	$ 34.40	$ 35.23	
800-34-CPLG	8" x 8" HXH COUPLING GLUE	$ 33.40	$ 34.20	
800-34-608	8" X 6" CONCENTRIC REDUCER	$ 48.78	$ 49.95	
~~1000-615~~	~~10" X 6" SADDLE Molded *DO NOT USE*~~			
	RING TIGHT REPAIR COUPLING (KNOCK ON)			
200-120	2" WITHOUT INTERNAL STOP			NO QUOTE
250-120	2 1/2" WITHOUT INTERNAL STOP			NO QUOTE
300-120	3" WITHOUT INTERNAL STOP			NO QUOTE
400-120	4" WITHOUT INTERNAL STOP			NO QUOTE

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
600-120	6" WITHOUT INTERNAL STOP			NO QUOTE
800-120	8" WITHOUT INTERNAL STOP			NO QUOTE
1000-120	10" WITHOUT INTERNAL STOP			NO QUOTE
1200-120	12" WITHOUT INTERNAL STOP			NO QUOTE
1800-120	18" WITHOUT INTERNAL STOP			NO QUOTE
	ITEM DESC - Sch 6 BFP's / PRV's			
	RESIDENTIAL BACKFLOW DEVICES			
555-075-092	3/4" IN-LINE ACCESS DUAL CHECK VALVE (FORD HHS SERIES)	$ 59.30	$ 60.72	
555-075-093	3/4" IN-LINE ACCESS DUAL CHECK VALVE (FORD HHCH SERIES)	$ 47.92	$ 49.07	
555-075-094	3/4" MC X MIP STRT DUAL CHECK VALVE (FORD HSS SERIES) HHS38-323	$ 60.82	$ 62.28	
555-100-092	1" IN-LINE ACCESS DUAL CHECK VALVE (FORD HHS SERIES)	$ 65.07	$ 66.63	
555-075-092-A	3/4" ANGLE DUAL CHECK VALVE FORD HHA31-323	$ 60.57	$ 62.02	
555-100-092-A	1" ANGLE DUAL CHECK VALVE FORD HHA31-344	$ 68.74	$ 70.39	
333-100-097	1" X 1" DUAL CHECK VALVE (FEBCO #805 OR WATTS #007)	$ 67.50	$ 69.12	
333-125-097	1 1/4" X 1" DUAL CHECK VALVE (FEBCO #805 OR WATTS #007)	$ 108.75	$ 111.36	
444-075-098	3/4" DOUBLE CHECK (FEBCO OR WATTS)	$ 167.50	$ 171.52	
444-100-098	1" DOUBLE CHECK (FEBCO OR WATTS)	$ 203.75	$ 208.64	
444-150-098	1 1/2" DOUBLE CHECK (FEBCO OR WATTS)	$ 316.00	$ 323.58	
444-200-098	2" DOUBLE CHECK (FEBCO OR WATTS)	$ 457.00	$ 467.97	
333-075-099	WATTS 3/4" #909-QT R.P. ASSEMBLY	$ 231.25	$ 236.80	
444-075-099	3/4" (FEBCO #825Y-BV R.P. ASSEMBLY)	$ 241.25	$ 247.04	
444-100-099	1" (FEBCO #825Y-BV R.P. ASSEMBLY)	$ 252.50	$ 258.56	
444-150-099	1 1/2" (FEBCO #825Y-BV)	$ 590.00	$ 604.16	
444-200-099	2" (FEBCO #825Y-BV)	$ 746.25	$ 764.16	
	ITEM DESC - Sch 6 BFP's / PRV's			
	PRESSURE REDUCING VALVES NON-BYPASS MODEL			
075-PRV	3/4"			NO QUOTE
100-PRV	1"			NO QUOTE
150-PRV	1 1/2"			NO QUOTE
200-PRV	2"			NO QUOTE
300-PRV	3"			NO QUOTE
400-PRV	4"			NO QUOTE
600-PRV	6"			NO QUOTE
800-PRV	8"			NO QUOTE
1000-PRV	10"			NO QUOTE
	BRASS BALL VALVES WITH EXTENDED HANDLE (RATED AT 200 PSI)			
075-BV-304	3/4" FIP			NO QUOTE
100-BV-304	1" FIP			NO QUOTE
125-BV-304	1 1/4" FIP			NO QUOTE
150-BV-304	1 1/2" FIP			NO QUOTE
200-BV-304	2" FIP			NO QUOTE
075-BV-305	3/4" FIP (TAPPED FOR TEST COCK)			NO QUOTE
100-BV-305	1" FIP (TAPPED FOR TEST COCK)			NO QUOTE
125-BV-305	1 1/4" FIP (TAPPED FOR TEST COCK)			NO QUOTE
150-BV-305	1 1/2"" FIP (TAPPED FOR TEST COCK)			NO QUOTE

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
200-BV-305	2" FIP (TAPPED FOR TEST COCK)			NO QUOTE
	AIR RELEASE VALVES			
075-ARV	3/4" D-040 Either ARI or Valmatic are aceptable.	$ 241.86	$ 247.66	
100-ARV	1" D-040 Either ARI or Valmatic are aceptable.	$ 241.86	$ 247.66	
200-ARV	2' D-040 Either ARI or Valmatic are aceptable.	$ 470.93	$ 482.23	
	DESC - Sch 7 PVC FITTINGS			
	PVC FITTINGS - SCHEDULE 40			
050-100	1/2" CROSS	$ 1.38	$ 1.41	
050-101	1/2" CAP	$ 0.35	$ 0.36	
050-102	1/2" SLIP "T"	$ 0.46	$ 0.47	
050-190	1/2" SLIP 90	$ 0.37	$ 0.38	
050-145	1/2" SLIP 45	$ 0.63	$ 0.65	
050-105	1/2" SLIP X SLIP COUPLING	$ 0.24	$ 0.25	
050-108	1/2" DRESSER	$ 1.53	$ 1.57	
050-111	1/2" SLIP DRESSER	$ 5.15	$ 5.27	
050-106	1/2" S X MIP	$ 0.33	$ 0.34	
050-103	1/2" UNIONS	$ 3.71	$ 3.80	
050-107	1/2" S X FIP	$ 0.40	$ 0.41	
050-304	1/2" BALL VALVE	$ 1.68	$ 1.72	
075-100	3/4" CROSS	$ 2.40	$ 2.46	
075-101	3/4" CAP	$ 0.38	$ 0.39	
075-102	3/4" SLIP "T"	$ 0.51	$ 0.52	
075-190	3/4" SLIP 90	$ 0.40	$ 0.41	
075-145	3/4" SLIP 45	$ 0.92	$ 0.94	
075-105	3/4" SLIP X SLIP COUPLING	$ 0.32	$ 0.33	
075-111	3/4" SLIP DRESSER	$ 5.93	$ 6.07	
075-106	3/4" S X MIP	$ 0.37	$ 0.38	
075-103	3/4" UNIONS	$ 4.21	$ 4.31	
075-107	3/4" S X FIP	$ 0.51	$ 0.52	
075-304	3/4" BALL VALVE	$ 2.44	$ 2.50	
075-110	3/4" X 1/2" REDUCER BUSHING	$ 0.38	$ 0.39	
	DESC - Sch 7 PVC FITTINGS			
	PVC FITTINGS - SCHEDULE 40 - Cont.			
075-050-102	3/4" X 1/2" SLIP "T"	$ 0.60	$ 0.61	
075-100-106	3/4" SL X 1" MIP	$ 2.00	$ 2.05	
100-075-105-PVC	1" SL X 3/4" SL REDUCER COUPLING	$ 1.03	$ 1.05	
100-075-107	1" SL X 3/4" FIP REDUCER COUPLING	$ 0.97	$ 0.99	
100-100-X	1" CROSS	$ 2.87	$ 2.94	
100-101	1" CAP	$ 0.60	$ 0.61	
100-102	1" SLIP "T"	$ 0.97	$ 0.99	
100-106-190	1" SL X 1" MIP 90	$ 1.55	$ 1.59	
100-107-190	1" SL X 1" FIP 90	$ 0.96	$ 0.98	
100-190	1" SLIP 90	$ 0.73	$ 0.75	
100-145	1" SLIP 45	$ 1.12	$ 1.15	
100-105	1" SLIP X SLIP COUPLING	$ 0.60	$ 0.61	
100-111	1" SLIP DRESSER	$ 6.77	$ 6.93	
100-106	1" S X MIP	$ 0.65	$ 0.67	
100-107	1" S X FIP	$ 0.60	$ 0.61	
100-103	1" UNIONS	$ 4.33	$ 4.43	
100-109FL	1" CHECK VALVE FLAPPER	$ 22.19	$ 22.72	
100-304	1" BALL VALVE	$ 3.33	$ 3.41	
100-112	1" X 3/4" REDUCING BUSHING	$ 0.68	$ 0.70	
100-113	1" X 3/4" MIP THREAD	$ 1.49	$ 1.53	
100-114	3/4" FIP THREAD X 1" SLIP	$ 0.97	$ 0.99	
100-115	1" MIP X 3/4" FIP BUSHING	$ 1.49	$ 1.53	
100-100-102	1" SLIP X 1" SLIP X 3/4" SLIP	$ 1.12	$ 1.15	
125-100-110	1 1/4" SL X 1" SL PVC FITTING	$ 0.94	$ 0.96	
125-100-X	1 1/4" CROSS	$ 3.94	$ 4.03	
125-101	1 1/4" CAP	$ 0.85	$ 0.87	
125-102	1 1/4" SLIP "T"	$ 1.51	$ 1.55	
125-125-F	1 1/4" SL X 1 1/4" FIP TEE	$ 2.73	$ 2.80	
125-190	1 1/4" SLIP 90	$ 1.29	$ 1.32	
125-145	1 1/4" 45	$ 1.29	$ 1.32	
125-105	1 1/4" SLIP X SLIP COUPLING	$ 0.79	$ 0.81	
125-106	1 1/4" MIP X 1 1/4" SL	$ 0.79	$ 0.81	
125-107	1 1/4" SL X 1 1/4" FIP	$ 0.94	$ 0.96	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
125-111	1 1/4" SLIP DRESSER	$ 12.56	$ 12.86	
125-103	1 1/4" UNIONS	$ 13.44	$ 13.76	
125-304	1 1/4" BALL VALVE	$ 4.05	$ 4.15	
150-100-X	1 1/2" CROSS	$ 4.46	$ 4.57	
150-101	1 1/2" CAP	$ 0.94	$ 0.96	
150-102	1 1/2" SLIP "T"	$ 1.83	$ 1.87	
150-190	1 1/2" SLIP 90	$ 1.38	$ 1.41	
150-145	1 1/2" SLIP 45	$ 1.95	$ 2.00	
150-105	1 1/2" SLIP X SLIP COUPLING	$ 0.85	$ 0.87	
150-111	1 1/2" SLIP DRESSER	$ 12.86	$ 13.17	
150-106	1 1/2" S X MIP	$ 1.06	$ 1.09	
150-107	1 1/2" S X FIP	$ 1.06	$ 1.09	
150-103	1 1/2" UNIONS	$ 13.99	$ 14.33	
150-304	1 1/2" BALL VALVE	$ 5.46	$ 5.59	
150-109FL	1 1/2" CHECK VALVE FLAPPER	$ 22.19	$ 22.72	
150-110	1 1/2" SLIP X 1" SLIP BUSHING	$ 0.97	$ 0.99	
150-100-107	1 1/2" SLIP X 1" FIP BUSHING	$ 1.70	$ 1.74	
	DESC - Sch 7 PVC FITTINGS			
	PVC FITTINGS - SCHEDULE 40 - Cont.			
150-100-102	1 1/2" SLIP X 1 1/2" SLIP X 1"	$ 2.91	$ 2.98	
150-125-110	1 1/2" X 1 1/4" BUSHING	$ 0.97	$ 0.99	
200-100-X	2" CROSS	$ 6.33	$ 6.48	
200-101	2" CAP	$ 1.12	$ 1.15	
200-101-01	2" THREADED PLUG	$ 2.50	$ 2.56	
200-150-107	2" X 1 1/2" FIP REDUCER COUPLING	$ 2.31	$ 2.37	
200-125-110	2" X 1 1/4" BUSHING	$ 1.63	$ 1.67	
200-102	2" SLIP "T"	$ 2.68	$ 2.74	
200-190	2" SLIP 90	$ 2.17	$ 2.22	
200-145	2" SLIP 45	$ 2.53	$ 2.59	
200-105	2" SLIP X SLIP COUPLING	$ 1.29	$ 1.32	
200-111	2" SLIP DRESSER	$ 6.81	$ 6.97	
200-106	2" S X MIP	$ 1.40	$ 1.43	
200-107	2" S X FIP	$ 1.42	$ 1.45	
200-103	2" UNIONS	$ 18.86	$ 19.31	
200-304	2" BALL VALVE	$ 7.99	$ 8.18	
200-109FL	2" CHECK VALVE FLAPPER	$ 37.91	$ 38.82	
200-150-102	2" SLIP X 2" SLIP X 1 1/2" SLIP	$ 5.74	$ 5.88	
200-100-102	2" SLIP X 2" SLIP X 1" SLIP "T"	$ 2.87	$ 2.94	
200-075-102	2" SLIP X 2" SLIP X 3/4" SLIP	$ 2.87	$ 2.94	
200-150-110	2" SLIP X 1 1/2" SLIP BUSHING	$ 1.63	$ 1.67	
200-100-110	2" SLIP X 1" SLIP BUSHING	$ 1.63	$ 1.67	
200-075-110	2" SLIP X 3/4" BUSHING	$ 1.63	$ 1.67	
250-101	2 1/2" CAP	$ 3.56	$ 3.65	
250-102	2 1/2" SLIP "T"	$ 8.83	$ 9.04	
250-190	2 1/2" 90	$ 6.62	$ 6.78	
250-145	2 1/2" 45	$ 6.63	$ 6.79	
250-105	2 1/2" SLIP X SLIP COUPLING	$ 2.87	$ 2.94	
250-111	2 1/2" SLIP DRESSER	$ 11.11	$ 11.38	
250-103	2 1/2" UNIONS	$ 26.40	$ 27.03	
250-304	2 1/2" UNION BALL VALVE	$ 23.94	$ 24.51	
250-109FL	2 1/2" CHECK VALVE FLAPPER	$ 63.08	$ 64.59	
250-106	2 1/2" S X MIP	$ 4.10	$ 4.20	
250-107	2 1/2" S X FIP	$ 3.59	$ 3.68	
250-200-110	2 1/2" X 2" BUSHING	$ 2.60	$ 2.66	
300-101	3" CAP	$ 3.88	$ 3.97	
300-101-01	3" THREADED PLUG	$ 5.26	$ 5.39	
300-116	3" PLUG Solvent Weld			NO QUOTE
300-102	3" SLIP "T"	$ 11.60	$ 11.88	
300-300-103	3" T-WYE Solvent Weld	$ 9.67	$ 9.90	
~~300-300-104~~	~~3" T C/O TEE SWEEP Solvent Weld~~ ~~***DO NOT USE***~~			
300-190	3" 90	$ 7.91	$ 8.10	
300-190-1	3" 90 ELBOW HUB X SPIGOT	$ 5.23	$ 5.36	
300-145	3" 45	$ 10.28	$ 10.53	
300-105	3" SLIP X SLIP COUPLING	$ 4.49	$ 4.60	
300-111	3" SLIP DRESSER	$ 36.80	$ 37.68	
300-225	3" 22.5	$ 14.68	$ 15.03	
300-304	3" UNION BALL VALVE	$ 27.54	$ 28.20	
300-109FL	3" CHECK VALVE FLAPPER	$ 70.09	$ 71.77	
300-106	3" SLIP X MIP	$ 6.01	$ 6.15	
300-107	3" SLIP X FIP	$ 4.86	$ 4.98	
300-103	3" UNIONS	$ 42.18	$ 43.19	
300-200-110	3" SLIP X 2" BUSHING	$ 3.83	$ 3.92	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
	DESC - Sch 7 PVC FITTINGS			
	PVC FITTINGS - SCHEDULE 40 (CON'T)			
400-101	4" CAP	$ 8.83	$ 9.04	
400-101-01	4" THREADED PLUG	$ 11.88	$ 12.17	
400-116	4" PLUG Solvent Weld	$ 6.27	$ 6.42	
400-102	4" SLIP "T"	$ 21.01	$ 21.51	
400-190	4" 90	$ 14.15	$ 14.49	
400-145	4" 45	$ 18.44	$ 18.88	
400-190-1	4" STREET ELL 90	$ 23.69	$ 24.26	
400-145-1	4" STREET ELL 45	$ 18.44	$ 18.88	
400-105	4" SLIP X SLIP COUPLING	$ 6.50	$ 6.66	
400-111	4" SLIP DRESSER	$ 62.58	$ 64.08	
400-304	4" UNION BALL VALVE	$ 52.13	$ 53.38	
400-103	4" UNIONS	$ 58.40	$ 59.80	
400-109FL	4" CHECK VALVE FLAPPER	$ 99.24	$ 101.62	
400-106	4" SLIP X MIP	$ 7.68	$ 7.86	
400-107	4" SLIP X FIP	$ 8.04	$ 8.23	
400-400-103	4" "WYE"	$ 64.27	$ 65.81	
400-400-104	4" CLEANOUT "T" Solvent Weld	$ 40.17	$ 41.13	
400-200-110	4" SLIP X 2" SLIP REDUCING	$ 8.59	$ 8.80	
400-250-110	4" SLIP X 2 1/2" SLIP REDUCING	$ 8.59	$ 8.80	
400-300-110	4" SLIP X 3" SLIP REDUCING	$ 8.59	$ 8.80	
600-101	6" CAP	$ 21.19	$ 21.70	
600-101-01	6" THREADED PLUG	$ 22.47	$ 23.01	
600-102	6" SLIP "T"	$ 70.72	$ 72.42	
600-190	6" 90	$ 45.00	$ 46.08	
600-145	6" 45	$ 45.55	$ 46.64	
600-190-01	6" STREET ELL 90	$ 64.22	$ 65.76	
600-145-01	6" STREET ELL 45	$ 60.45	$ 61.90	
600-105	6" SLIP X SLIP COUPLING	$ 20.54	$ 21.03	
600-108	6" DRESSER	$ 162.66	$ 166.56	
600-111	6" SLIP DRESSER			NO QUOTE
600-304	6" UNION BALL VALVE			NO QUOTE
600-103	6" UNIONS	$ 129.76	$ 132.87	
600-109FL	6" CHECK VALVE FLAPPER	$ 208.56	$ 213.57	
600-106	6" SLIP X MIP	$ 20.01	$ 20.49	
600-107	6" SLIP X FIP	$ 29.59	$ 30.30	
600-600-103	6" "WYE"	$ 135.94	$ 139.20	
600-600-104	6" CLEANOUT "T" Solvent Weld	$ 230.68	$ 236.22	
600-400-110	6" SLIP X 4" SLIP BUSHING	$ 21.28	$ 21.79	
600-300-110	6" SLIP X 3" SLIP BUSHING	$ 21.28	$ 21.79	
600-200-110	6" SLIP X 2" SLIP BUSHING	$ 21.28	$ 21.79	
800-105	8" COUPLING	$ 38.35	$ 39.27	
	PVC FITTINGS - SCHEDULE 80			
050-101-80	1/2" CAP	$ 2.96	$ 3.03	
050-102-80	1/2" X 1/2" TEE	$ 4.73	$ 4.84	
050-105-80	1/2" X1/2" SLIP COUPING	$ 3.04	$ 3.11	
025-101-80	1/4" CAP	$ 3.86	$ 3.95	
050-106-80	1/2" SLIP X MIP	$ 3.55	$ 3.64	
050-107-80	1/2" SLIP X FIP	$ 2.85	$ 2.92	
050-145-80	1/2" 45	$ 3.15	$ 3.23	
050-190-80	1/2" 90	$ 1.67	$ 1.71	
050-304-80	1/2" BALL VALVE	$ 2.59	$ 2.65	
075-101-80	3/4" CAP	$ 3.13	$ 3.21	
	DESC - Sch 7 PVC FITTINGS			
	PVC FITTINGS - SCHEDULE 80 - Cont.			
075-102-80	3/4" SLIP "T"	$ 4.95	$ 5.07	
075-190-80	3/4" 90	$ 2.14	$ 2.19	
075-145-80	3/4" 45	$ 4.83	$ 4.95	
075-105-80	3/4" SLIP COUPLING	$ 4.10	$ 4.20	
075-304-80	3/4" BALL VALVE	$ 3.34	$ 3.42	
075-109FL-80	3/4" CHECK VALVE FLAPPER			NO QUOTE
075-106-80	3/4" SLIP X MIP	$ 3.91	$ 4.00	
075-107-80	3/4" SLIP X FIP	$ 4.23	$ 4.33	
075-107-B	3/4" SL X FIP BANDED	$ 4.96	$ 5.08	
~~075-111-80~~	~~3/4" DRESSER *DO NOT USE*~~			
075-110-80	3/4" UNION	$ 8.23	$ 8.43	
075-201-80	3/4" CLOSE NIPPLE	$ 1.24	$ 1.27	
100-101-80	1" CAP	$ 5.56	$ 5.69	
100-102-80	1" SLIP "T"	$ 6.21	$ 6.36	
100-190-80	1" 90	$ 3.45	$ 3.53	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
100-145-80	1" 45	$ 7.23	$ 7.40	
100-105-80	1" SLIP COUPLING	$ 4.23	$ 4.33	
100-304-80	1" BALL VALVE	$ 4.36	$ 4.46	
~~100-109FL-80~~	~~1" CHECK VALVE FLAPPER *DO NOT USE*~~			
100-113-80	3/4" MIP X 1" SL	$ 8.37	$ 8.57	
100-106-80	1" SLIP X MIP	$ 6.77	$ 6.93	
100-107-80	1" SLIP X FIP	$ 4.32	$ 4.42	
100-107-B	1" SLIP X 1" FIP BANDED	$ 7.38	$ 7.56	
100-111-80	1" DRESSER			NO QUOTE
100-114-B	1" SLIP X 3/4" FIP BANDED	$ 7.38	$ 7.56	
100-110-80	1" UNION	$ 9.29	$ 9.51	
100-201-80	1" CLOSE NIPPLE	$ 1.65	$ 1.69	
125-101-80	1 1/4" CAP	$ 6.97	$ 7.14	
125-102-80	1 1/4" X 1 1/4" TEE	$ 17.72	$ 18.15	
125-105-80	1 1/4" X1 1/4" SLIP COUPING	$ 6.69	$ 6.85	
125-106-80	1 1/4" SLIP X MIP	$ 8.23	$ 8.43	
125-107-80	1 1/4" SLIP X FIP	$ 10.49	$ 10.74	
125-145-80	1 1/4" 45	$ 9.58	$ 9.81	
125-190-80	1 1/4" 90	$ 4.81	$ 4.93	
125-304-80	1 1/4" BALL VALVE	$ 5.85	$ 5.99	
150-101-80	1 1/2" CAP	$ 6.97	$ 7.14	
150-102-80	1 1/2" SLIP "T"	$ 17.72	$ 18.15	
150-190-80	1 1/2" 90	$ 5.15	$ 5.27	
150-190-FIP-80	1 1/2" FIP X FIP 90	$ 9.67	$ 9.90	
150-145-80	1 1/2" 45	$ 11.33	$ 11.60	
150-105-80	1 1/2" SLIP COUPLING	$ 7.22	$ 7.39	
150-304-80	1 1/2" BALL VALVE	$ 8.41	$ 8.61	
~~150-109FL-80~~	~~1 1/2" CHECK VALVE *DO NOT USE*~~			
150-106-80	1 1/2" SLIP X MIP	$ 11.83	$ 12.11	
150-107-80	1 1/2" SLIP X FIP	$ 12.86	$ 13.17	
150-111-80	1 1/2" DRESSER			NO QUOTE
150-110-80	1 1/2" UNION	$ 20.85	$ 21.35	
150-100-80	1 1/2" SLIP X 1" SLIP BUSHING	$ 6.22	$ 6.37	
150-075-80	1 1/2" SLIP X 3/4" SLIP BUSHING	$ 6.22	$ 6.37	
200-101-80	2" CAP	$ 13.78	$ 14.11	
200-102-80	2" SLIP "T"	$ 22.17	$ 22.70	
200-190-80	2" 90	$ 6.22	$ 6.37	
200-145-80	2" 45	$ 14.69	$ 15.04	
200-105-80	2" SLIP COUPLING	$ 7.74	$ 7.93	
200-304-80	2" BALL VALVE	$ 16.72	$ 17.12	
	DESC - Sch 7 PVC FITTINGS			
	PVC FITTINGS - SCHEDULE 80 - Cont.			
200-190FL-80	2' CHECK VALVE FLAPPER			NO QUOTE
200-106-80	2" SLIP X MIP	$ 17.10	$ 17.51	
200-107-80	2" SLIP X FIP	$ 22.44	$ 22.98	
200-111-80	2" DRESSER			NO QUOTE
200-110-80	2" UNION	$ 28.44	$ 29.12	
200-201-80	2" CLOSE NIPPLE	$ 3.44	$ 3.52	
200-150-80	2" SLIP X 1 1/2" SLIP BUSHING	$ 8.87	$ 9.08	
200-100-80	2" SLIP X 1" SLIP BUSHING	$ 8.87	$ 9.08	
200-075-80	2" SLIP X 3/4" SLIP BUSHING	$ 8.87	$ 9.08	
200-203-80	2" X 3" NIPPLE	$ 4.10	$ 4.20	
200-204-80	2" X 4" NIPPLE	$ 5.69	$ 5.83	
200-206-80	2" X 6" NIPPLE	$ 7.56	$ 7.74	
250-101-80	2 1/2" CAP	$ 28.14	$ 28.82	
250-102-80	2 1/2" SLIP "T"	$ 24.09	$ 24.67	
250-190-80	2 1/2" 90	$ 14.56	$ 14.91	
250-145-80	2 1/2" 45	$ 30.85	$ 31.59	
250-105-80	2 1/2" SLIP COUPLING	$ 19.45	$ 19.92	
250-304-80	2 1/2" BALL VALVE	$ 60.84	$ 62.30	
250-109FL-80	2 1/2" CHECK VALVE FLAPPER			NO QUOTE
250-106-80	2 1/2" SLIP X 2 1/2" MIP	$ 19.45	$ 19.92	
250-107-80	2 1/2" SLIP X 2 1/2" FIP	$ 35.41	$ 36.26	
250-111-80	2 1/2" DRESSER			NO QUOTE
250-110-80	2 1/2" UNION	$ 45.83	$ 46.93	
300-101-80	3" CAP	$ 32.94	$ 33.73	
300-102-80	3" SLIP "T"	$ 30.12	$ 30.84	
300-190-80	3" 90	$ 16.37	$ 16.76	
300-145-80	3" 45	$ 37.55	$ 38.45	
300-105-80	3" SLIP COUPLINGS	$ 21.94	$ 22.47	
300-304-80	3" BALL VALVE	$ 38.96	$ 39.90	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
300-109FL-80	3" CHECK VALVE FLAPPER			NO QUOTE
300-106-80	3" SLIP X MIP	$ 21.58	$ 22.10	
300-107-80	3" SLIP X FIP	$ 39.88	$ 40.84	
300-111-80	3" DRESSER			NO QUOTE
300-110-80	3" UNIONS	$ 53.28	$ 54.56	
300-200-80	3" X 2" REDUCER BUSHING	$ 24.45	$ 25.04	
400-101-80	4" CAP	$ 55.54	$ 56.87	
400-102-80	4" SLIP TEE	$ 34.90	$ 35.74	
400-190-80	4" 90	$ 24.90	$ 25.50	
400-145-80	4" 45	$ 67.59	$ 69.21	
400-105-80	4" SLIP COUPLINGS	$ 27.41	$ 28.07	
400-304-80	4" BALL VALVE	$ 204.15	$ 209.05	
400-109FL-80	4" CHECK VALVE FLAPPER			NO QUOTE
400-106-80	4" SLIP X MIP	$ 38.41	$ 39.33	
400-107-80	4" SLIP X FIP	$ 68.51	$ 70.15	
400-111-80	4" DRESSER			NO QUOTE
400-110-80	4" UNIONS	$ 74.22	$ 76.00	
400-300F-80	4" SL X 3" FIP RED. BUSHING	$ 54.59	$ 55.90	
600-101-80	6" CAP	$ 138.14	$ 141.46	
600-102-80	6" SLIP TEE	$ 119.13	$ 121.99	
600-190-80	6" 90	$ 70.85	$ 72.55	
600-145-80	6" 45	$ 85.13	$ 87.17	
600-105-80	6" SLIP COUPLINGS	$ 59.00	$ 60.42	
	DESC - Sch 7 PVC FITTINGS			
	PVC FITTINGS - SCHEDULE 80 (CON'T)			
600-304-80	6" BALL VALVE			NO QUOTE
600-109FL-80	6" CHECK VALVE FLAPPER			NO QUOTE
600-106-80	6" SLIP X MIP	$ 85.32	$ 87.37	
600-107-80	6" SLIP X FIP	$ 81.12	$ 83.07	
600-111-80	6" DRESSER			NO QUOTE
600-110-80	6" UNIONS	$ 164.95	$ 168.91	
	UNION BALL VALVES - SCHEDULE 80			
075-304-81	3/4"	$ 9.79	$ 10.02	
100-304-81	1"	$ 13.59	$ 13.92	
150-304-81	1 1/2"	$ 20.06	$ 20.54	
200-304-81	2"	$ 36.76	$ 37.64	
300-304-81	3"	$ 107.69	$ 110.27	
400-304-81	4"	$ 209.38	$ 214.41	
600-304-81	6"			NO QUOTE
	DESC - Sch 8 Galvanized fitting			
	GALVANIZED PIPE			
075-200	3/4" X 21'	$ 2.86	$ 2.93	PER FOOT
100-200	1" X 21'	$ 3.87	$ 3.96	PER FOOT
150-200	1 1/2" X 21'	$ 6.18	$ 6.33	PER FOOT
200-200	2" X 21'	$ 8.60	$ 8.81	PER FOOT
250-200	2 1/2" X 21'	$ 13.65	$ 13.98	PER FOOT
300-200	3" X 21'	$ 19.16	$ 19.62	PER FOOT
	GALVANIZED NIPPLES			
038-GV-201	3/8" CLOSE	$ 1.00	$ 1.02	
038-GV-202	3/8" X 2"	$ 1.16	$ 1.19	
038-GV-203	3/8" X 3"	$ 1.54	$ 1.58	
050-GV-201	1/2" CLOSE	$ 0.80	$ 0.82	
050-GV-202	1/2" X 2"	$ 0.94	$ 0.96	
050-GV-203	1/2" X 3"	$ 1.01	$ 1.03	
050-GV-204	1/2" X 4"	$ 1.24	$ 1.27	
050-GV-206	1/2" X 6"	$ 1.69	$ 1.73	
075-GV-201	3/4" CLOSE	$ 1.00	$ 1.02	
075-GV-203	3/4" X 3"	$ 1.54	$ 1.58	
075-GV-204	3/4" X 4"	$ 1.66	$ 1.70	
075-GV-206	3/4" X 6"	$ 2.19	$ 2.24	
075-GV-208	3/4" X 8"	$ 3.80	$ 3.89	
075-GV-210	3/4" X 10"	$ 4.25	$ 4.35	
075-GV-212	3/4" X 12"	$ 4.75	$ 4.86	
075-GV-218	3/4" X 18"	$ 9.03	$ 9.25	
075-GV-224	3/4" X 24"	$ 11.58	$ 11.86	
075-GV-236	3/4" X 36"	$ 16.35	$ 16.74	
075-GV-248	3/4" X 48"	$ 21.36	$ 21.87	
100-GV-201	1" X CLOSE	$ 1.35	$ 1.38	
100-GV-203	1" X 3"	$ 1.75	$ 1.79	
100-GV-204	1" X 4"	$ 2.54	$ 2.60	
100-GV-206	1" X 6"	$ 2.88	$ 2.95	
100-GV-208	1' X 8"	$ 4.81	$ 4.93	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
100-GV-210	1" X 10"	$ 5.50	$ 5.63	
100-GV-212	1" X 12"	$ 6.41	$ 6.56	
100-GV-218	1" X 18"	$ 11.65	$ 11.93	
100-GV-224	1" X 24"	$ 15.45	$ 15.82	
	DESC - Sch 8 Galvanized fitting			
	GALVANIZED NIPPLES - CONT.			
100-GV-236	1" X 36"	$ 20.64	$ 21.14	
100-GV-248	1" X 48"	$ 27.38	$ 28.04	
125-GV-201	1 1/4" X CLOSE	$ 1.81	$ 1.85	
125-GV-204	1 1/4" X 4"	$ 2.54	$ 2.60	
125-GV-206	1 1/4" X 6"	$ 3.66	$ 3.75	
125-GV-208	1 1/4" X 8"	$ 5.91	$ 6.05	
150-GV-201	1 1/2" X CLOSE	$ 2.13	$ 2.18	
150-GV-203	1 1/2" X 3"	$ 2.54	$ 2.60	
150-GV-204	1 1/2" X 4"	$ 3.23	$ 3.31	
150-GV-206	1 1/2" X 6"	$ 4.38	$ 4.49	
150-GV-208	1 1/2" X 8"	$ 7.29	$ 7.46	
150-GV-210	1 1/2" X 10"	$ 7.91	$ 8.10	
150-GV-212	1 1/2" X 12	$ 9.07	$ 9.29	
150-GV-236	1 1/2" X 36"	$ 32.95	$ 33.74	
150-GV-248	1 1/2" X 48"	$ 43.80	$ 44.85	
200-GV-201	2" X CLOSE	$ 3.00	$ 3.07	
200-GV-203	2" X 3"	$ 3.38	$ 3.46	
200-GV-204	2" X 4"	$ 4.09	$ 4.19	
200-GV-206	2" X 6"	$ 6.06	$ 6.21	
200-GV-208	2" X 8"	$ 9.93	$ 10.17	
200-GV-210	2" X 10"	$ 11.56	$ 11.84	
200-GV-212	2" X 12"	$ 13.28	$ 13.60	
200-GV-224	2" X 24"	$ 31.39	$ 32.14	
200-GV-236	2" X 36"	$ 42.51	$ 43.53	
200-GV-248	2" X 48"	$ 55.26	$ 56.59	
250-GV-201	2 1/2" X CLOSE	$ 8.91	$ 9.12	
250-GV-203	2 1/2" X 3"	$ 9.25	$ 9.47	
250-GV-204	2 1/2" X 4"	$ 10.75	$ 11.01	
250-GV-205	2 1/2" X 6"	$ 13.16	$ 13.48	
300-GV-201	3" X CLOSE	$ 10.68	$ 10.94	
300-GV-204	3" X 4"	$ 14.26	$ 14.60	
300-GV-206	3" X 6"	$ 17.58	$ 18.00	
300-GV-208	3" x 8"	$ 23.68	$ 24.25	
300-GV-212	3" X 12"	$ 30.38	$ 31.11	
400-GV-201	4" X CLOSE	$ 16.00	$ 16.38	
400-GV-204	4" X 4"	$ 19.14	$ 19.60	
400-GV-206	4" X 6"	$ 23.71	$ 24.28	
400-GV-212	4" X 12"	$ 37.35	$ 38.25	
	GALVANIZED CAPS			
075-GV-101	3/4"	$ 1.71	$ 1.75	
100-GV-101	1"	$ 1.88	$ 1.93	
150-GV-101	1 1/2"	$ 3.48	$ 3.56	
200-GV-101	2"	$ 4.40	$ 4.51	
250-GV-101	2 1/2"	$ 13.99	$ 14.33	
300-GV-101	3"	$ 16.95	$ 17.36	
400-GV-101	4"	$ 33.66	$ 34.47	
	GALVANIZED PLUGS			
038-GV-103	3/8"	$ 1.31	$ 1.34	
075-GV-103	3/4"	$ 1.65	$ 1.69	
100-GV-103	1"	$ 1.81	$ 1.85	
125-GV-103	1 1/4"	$ 2.78	$ 2.85	
	DESC - Sch 8 Galvanized fitting			
	GALVANIZED PLUGS - Cont.			
150-GV-103	1 1/2"	$ 3.74	$ 3.83	
200-GV-103	2"	$ 4.75	$ 4.86	
250-GV-103	2 1/2"	$ 9.28	$ 9.50	
300-GV-103	3"	$ 13.16	$ 13.48	
400-GV-103	4"	$ 27.33	$ 27.99	
	GALVANIZED 90 DEGREE BENDS			
038-GV-190	3/8"	$ 1.71	$ 1.75	
050-GV-190	1/2"	$ 1.14	$ 1.17	
075-GV-190	3/4"	$ 1.38	$ 1.41	
100-GV-190	1"	$ 2.55	$ 2.61	
150-GV-190	1 1/2"	$ 5.19	$ 5.31	
200-GV-190	2"	$ 8.65	$ 8.86	
250-GV-190	2 1/2"	$ 21.54	$ 22.06	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
300-GV-190	3"	$ 36.20	$ 37.07	
400-GV-190	4"	$ 62.66	$ 64.16	
	GALVANIZED 45 DEGREE BENDS			
050-GV-145	1/2"	$ 1.76	$ 1.80	
075-GV-145	3/4"	$ 2.48	$ 2.54	
100-GV-145	1"	$ 2.84	$ 2.91	
150-GV-145	1 1/2"	$ 6.16	$ 6.31	
200-GV-145	2"	$ 9.19	$ 9.41	
250-GV-145	2 1/2"	$ 31.23	$ 31.98	
300-GV-145	3"	$ 45.23	$ 46.32	
400-GV-145	4"	$ 75.80	$ 77.62	
	GALVANIZED STREET 90			
038-GV-S190	3/8"	$ 2.34	$ 2.40	
075-GV-S190	3/4"	$ 2.34	$ 2.40	
100-GV-S190	1"	$ 3.20	$ 3.28	
150-GV-S190	1 1/2"	$ 6.61	$ 6.77	
200-GV-S190	2"	$ 11.48	$ 11.76	
	GALVANIZED STREET 45			
038-GV-S145	3/8'	$ 3.29	$ 3.37	
050-GV-S145	1/2"	$ 2.54	$ 2.60	
075-GV-S145	3/4"	$ 4.13	$ 4.23	
100-GV-S145	1"	$ 5.09	$ 5.21	
150-GV-S145	1 1/2"	$ 9.25	$ 9.47	
200-GV-S145	2"	$ 15.88	$ 16.26	
	GALVANIZED TEES			
075-050-GV-102	3/4" X 3/4" X 1/2"	$ 3.23	$ 3.31	
075-GV-102	3/4"	$ 2.31	$ 2.37	
100-GV-102	1"	$ 3.78	$ 3.87	
125-GV-102	1 1/4"	$ 5.98	$ 6.12	
150-GV-102	1 1/2"	$ 7.48	$ 7.66	
200-GV-102	2"	$ 11.95	$ 12.24	
250-GV-102	2 1/2"	$ 32.19	$ 32.96	
300-GV-102	3"	$ 39.19	$ 40.13	
400-GV-102	4"	$ 92.66	$ 94.88	
	GALVANIZED COUPLINGS			
038-GV-105	3/8"	$ 2.00	$ 2.05	
050-GV-105	1/2'	$ 1.63	$ 1.67	
075-GV-105	3/4"	$ 1.85	$ 1.89	
100-GV-105	1"	$ 3.04	$ 3.11	
	DESC - Sch 8 Galvanized fitting			
	GALVANIZED COUPLINGS - Cont.			
125-GV-105	1 1/4"	$ 4.19	$ 4.29	
150-GV-105	1 1/2"	$ 4.78	$ 4.89	
200-GV-105	2"	$ 6.96	$ 7.13	
250-GV-105	2 1/2"	$ 21.26	$ 21.77	
300-GV-105	3"	$ 28.43	$ 29.11	
400-GV-105	4"	$ 60.38	$ 61.83	
	GALVANIZED UNIONS			
050-GV-110	1/2"	$ 5.18	$ 5.30	
075-GV-110	3/4"	$ 6.15	$ 6.30	
100-GV-110	1"	$ 7.65	$ 7.83	
125-GV-110	1 1/4"	$ 10.40	$ 10.65	
150-GV-110	1 1/2"	$ 13.33	$ 13.65	
200-GV-110	2"	$ 17.80	$ 18.23	
250-GV-110	2 1/2"	$ 45.75	$ 46.85	
300-GV-110	3"	$ 70.35	$ 72.04	
400-GV-110	4"	$ 153.05	$ 156.72	
	GALVANIZED REDUCING BUSHINGS			
075-050-115	3/4" X 1/2"	$ 2.24	$ 2.29	
100-075-115	1" X 3/4"	$ 2.53	$ 2.59	
150-075-115	1 1/2" X 3/4"	$ 4.94	$ 5.06	
150-100-115	1 1/2" X 1"	$ 4.46	$ 4.57	
200-075-115	2" X 3/4"	$ 5.75	$ 5.89	
200-100-115	2" X 1"	$ 5.43	$ 5.56	
200-125-115	2" X 1 1/4"	$ 5.44	$ 5.57	
200-150-115	2" X 1 1/2"	$ 4.76	$ 4.87	
250-200-115	2 1/2" X 2"	$ 7.76	$ 7.95	
300-200-115	3" X 2"	$ 10.49	$ 10.74	
300-250-115	3" X 2 1/2"	$ 11.09	$ 11.36	
400-200-115	4" X 2"	$ 21.81	$ 22.33	
400-250-115	4" X 2 1/2"	$ 24.71	$ 25.30	
400-300-115	4" X 3"	$ 23.01	$ 23.56	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
	GALVANIZED REDUCER COUPLINGS			
075-050-105	3/4" X 1/2"	$ 1.88	$ 1.93	
100-075-105	1" X 3/4"	$ 2.89	$ 2.96	
150-100-105	1 1/2" X 1"	$ 5.11	$ 5.23	
200-075-105	2" X 3/4"	$ 8.33	$ 8.53	
200-100-105	2" X 1"	$ 6.96	$ 7.13	
200-150-105	2" X 1 1/2"	$ 3.21	$ 3.29	
250-200-105	2 1/2" X 2"	$ 21.54	$ 22.06	
300-250-105	3" X 2 1/2"	$ 28.54	$ 29.22	
400-300-105	4" X 3"	$ 61.91	$ 63.40	
	GALVANIZED CROSS			
200-GV-100	2"	$ 32.22	$ 32.99	
	DESC - Sch 9 Miscellaneous Items			
	MISC.			
FL-W-BL	LOCATE FLAGS - BLUE with Imprint	$ 137.50	$ 140.80	
FL-S-GR	LOCATE FLAGS- GREEN with Imprint	$ 137.50	$ 140.80	
FL-RE-PUR	LOCATE FLAGS-PURPLE with Imprint	$ 137.50	$ 140.80	
PT-W-BL	LOCATE SPRAY PAINT - BLUE	$ 4.25	$ 4.35	
PT-S-GR	LOCATE SPRAY PAINT - GREEN	$ 4.25	$ 4.35	
PT-W-WH	LOCATE SPRAY PAINT-WHITE	$ 4.25	$ 4.35	
	DESC - Sch 9 Miscellaneous Items			
	MISC. - Cont.			
PT-P-OR	LOCATE SPRAY PAINT-ORANGE	$ 4.25	$ 4.35	
PT-RE-PUR	LOCATE SPRAY PAINT-PURPLE	$ 4.25	$ 4.35	
TP-S-GR	LOCATE TAPE (SEWER)	$ 20.91	$ 21.41	
TP-W-BL	LOCATE TAPE (WATER)	$ 20.91	$ 21.41	
TP-RE-PUR	LOCATE TAPE (RECLAIM)	$ 20.91	$ 21.41	
LW-GR-S	LOCATE WIRE (SEWER) GREEN (500' roll)	$ 0.20	$ 0.20	PER FOOT
LW-BL-W	LOCATE WIRE (WATER) BLUE (500' roll)	$ 0.20	$ 0.20	PER FOOT
LW-PPR-RW	LOCATE WIRE (RECLAIM) PURPLE (500' roll)	$ 0.20	$ 0.20	PER FOOT
BR-V-ID	BRASS VALVE MARKERS (____ " valve)	$ 16.50	$ 16.90	
BL-DEL	RAYOLITE REFLECTIVE DELINEATORS BLUE WITH STICKY PAD	$ 3.75	$ 3.84	
BL-CL-214QT	WET WELD CLEANER	$ 10.50	$ 10.75	
BL-GL-222 QT	WET WELD BLUE GLUE	$ 24.95	$ 25.55	
RH-GL-222-QT	PVC RED HOT BLUE GLUE	$ 24.95	$ 25.55	
80-GL-216 QT	SCHEDULE 80 GREY GLUE	$ 15.89	$ 16.27	
80-PC-212 QT	PURPLE CLEANER	$ 15.95	$ 16.33	
TEF-TP	TEFLON TAPE 1/2' ROLL	$ 0.49	$ 0.50	
P-DOPE-PT	PIPE DOPE	$ 19.96	$ 20.44	
PIPE-LUBE Gallon	SOAP FOR PIPE	$ 16.50	$ 16.90	
	VALVE BOX PADS			
CVP-001	SQ PRECAST CONC PAD (2'x2'x4") WITH 10" HOLE	$ 41.25	$ 42.24	
RED BRICK	RED BRICKS WITH HOLES	$ 0.69	$ 0.71	
	SILT FENCE			
SF-100	SILT FENCE 100' ROLLS	$ 21.00	$ 21.50	
FBF-100	FLOATING BARRIER	$ 314.48	$ 322.03	
	DESC - Sch 10 Misc Items			
	HDPE DIPS INSERTS			
PE-DIP-IN2	2"	$ 55.00	$ 56.32	
PE-DIP-IN4	4"	$ 59.00	$ 60.42	
PE-DIP-IN6	6"	$ 63.56	$ 65.09	
PE-DIP-IN8	8"	$ 69.25	$ 70.91	
PE-DIP-IN10	10"	$ 75.00	$ 76.80	
PE-DIP-IN12	12"	$ 81.69	$ 83.65	
PE-DIP-IN16	16"	$ 98.38	$ 100.74	
PE-DIP-IN18	18"	$ 105.00	$ 107.52	
PE-DIP-IN24	24"	$ 157.00	$ 160.77	
400-510-TPS	4"X1"FIP Wide range TPS tapping saddle. NPT	$ 225.25	$ 230.66	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	DESCRIPTION	2024 Unit Price	2025 Unit Price	NOTES
600-510-TPS	6"X1"FIP Wide range TPS tapping saddle. NPT	$ 237.92	$ 243.63	
800-510-TPS	8"X1"FIP Wide range TPS tapping saddle. NPT	$ 249.02	$ 255.00	
1400-510-TPS	14"X1"FIP Wide range TPS tapping saddle. NPT	$ 387.38	$ 396.68	
1600-510-TPS	16"X1"FIP Wide range TPS tapping saddle. NPT	$ 400.18	$ 409.78	
400-504-TPS	4"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 289.98	$ 296.94	
600-504-TPS	6"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 295.27	$ 302.36	
800-504-TPS	8"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 306.55	$ 313.91	
1000-504-TPS	10"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 295.65	$ 302.75	
1400-504-TPS	14"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 421.61	$ 431.73	
1600-504-TPS	16"X1 1/2" FIP Wide range TPS tapping saddle. NPT	$ 432.14	$ 442.51	
400-506-TPS	4"X 2" FIP Wide range TPS tapping saddle. NPT	$ 270.36	$ 276.85	
600-506-TPS	6"X 2" FIP Wide range TPS tapping saddle. NPT	$ 276.93	$ 283.58	
800-506-TPS	8"X 2" FIP Wide range TPS tapping saddle. NPT	$ 286.60	$ 293.48	
1000-506-TPS	10"X 2" FIP Wide range TPS tapping saddle. NPT	$ 320.10	$ 327.78	
1200-506-TPS	12"X 2" FIP Wide range TPS tapping saddle. NPT	$ 338.49	$ 346.61	
1400-506-TPS	14"X 2" FIP Wide range TPS tapping saddle. NPT	$ 402.82	$ 412.49	
1600-506-TPS	16"X 2" FIP Wide range TPS tapping saddle. NPT	$ 413.35	$ 423.27	
200-HYMAX-GRIP	2" HYMAX RESTRAINING COUPLING	$ 246.19	$ 252.10	
600-HYMAX-GRIP	6" HYMAX restraining coupling. Range 6.5" to 7.2"	$ 444.63	$ 455.30	
400-022	4" FULL CIRCLE STAINLESS STEEL CLAMPS FOR CLASS 900/200 PIPE	$ 437.68	$ 448.18	TPS
800-022	8" FULL CIRCLE STAINLESS STEEL CLAMPS FOR CLASS 900/200 PIPE	$ 497.81	$ 509.76	TPS
1000-022	10" FULL CIRCLE STAINLESS STEEL CLAMPS FOR CLASS 900/200 PIPE	$ 619.45	$ 634.32	TPS
1200-022	12" FULL CIRCLE STAINLESS STEEL CLAMPS FOR CLASS 900/200 PIPE	$ 635.89	$ 651.15	TPS
800-510-TPS-XL	8" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 250.11	$ 256.11	
1000-510-TPS-XL	10" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 295.10	$ 302.18	
1200-510-TPS-XL	12" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 316.52	$ 324.12	
1400-510-TPS-XL	14" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 387.38	$ 396.68	
1600-510-TPS-XL	16" X 1" OVERSIZED TPS TAPPING SADDLE, NPT, FOR ABESTOS CEMENT	$ 400.18	$ 409.78	
400-026	4" TPS/DRESSER BELL ENCAPSULATING SLEEVE	$ 1,456.81	$ 1,491.77	
600-026	6" TPS/DRESSER BELL ENCAPSULATING SLEEVE	$ 1,586.39	$ 1,624.46	
800-026	8" TPS/DRESSER BELL ENCAPSULATING SLEEVE	$ 1,879.17	$ 1,924.27	
1000-026	10" TPS/DRESSER BELL ENCAPSULATING SLEEVE	$ 2,480.00	$ 2,539.52	
3M-TAPE-W	3M ELETRONIC LOCATING TAPE WATER	$ 1,247.50	$ 1,277.44	

Fortiline Waterworks (Concord, NC)				
CCU STOCK #	**DESCRIPTION**	**2024 Unit Price**	**2025 Unit Price**	**NOTES**
3M-TAPE-S	3M ELETRONIC LOCATING TAPE SEWER	$ 37.54	$ 38.44	
3M-BALL	3M ELETRONIC LOCATING BALL	$ 37.54	$ 38.44	
200-107-B	2" SLIP X 2" FIP BANDED SCH 80	$ 25.65	$ 26.27	
150-107-B	1 1/2" SLIP X 1 1/2 FIP BANDED SCH 80	$ 14.69	$ 15.04	
100-402-NUT	1 inch Ford Pack Joint FITTING nut and gasket FORD#FNGF4			NO QUOTE
075-401-PVC	3/4" PVC COMPRESSION X 3/4" METER CONNECTOR LOCKING CURB STOP	$ 78.36	$ 80.24	
100-401-PVC	1" PVC COMPRESSION X 1" METER CONNECTOR LOCKING CURB STOP	$ 100.91	$ 103.33	

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/19/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
Park 7
12750 Merit Drive, Suite 1000
Dallas TX 75251

CONTACT NAME: Krissy Ooton
PHONE (A/C, No, Ext): 972-663-6127 **FAX (A/C, No):** 972-991-4061
E-MAIL ADDRESS: krissy_ooton@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Property Casualty Co of America	25674
INSURER B : ACE American Insurance Company	22667
INSURER C : ACE Property & Casualty Insurance Co	20699
INSURER D :	
INSURER E :	
INSURER F :	

INSURED MORSINC-01
MORSCO, Inc.
Named Insured Continued See Attached
15850 Dallas Parkway, Suite 210
Addison TX 75248

COVERAGES **CERTIFICATE NUMBER:** 1092238298 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	OGL G4666484A	4/30/2025	4/30/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG DEDUCTIBLE	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 0
A	AUTOMOBILE LIABILITY X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y	Y	TC2JCAP-5H600032-TIL-23	4/30/2025	4/30/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ $ $ $
C	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000	Y	Y	XOO G46664887 004	4/30/2025	4/30/2026	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	UB-1L155252-23-51-K	4/30/2025	4/30/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A A A	AUTOMOBILE PHYSICAL DAMAGE WORKERS COMPENSATION (WI ONLY) TRANSPORTATION			TE-BAP-5H603009 -TIL-23 UB-3T986101-23-51-R KTJ-CMB-9M52107-4-23	4/30/2025 4/30/2025 12/31/2025	4/30/2026 4/30/2026 12/31/2026	DEDUCTIBLE ACC/DISEASE LIMITS PROPERTY IN TRANSIT	$5,000 $1,000,000 $250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
FULL NAMED INSURED SCHEDULE ATTACHED

The Producer will endeavor to mail 30 days written notice to the Certificate Holder named on the certificate if any policy listed on the certificate is cancelled prior to the expiration date. Failure to do so shall impose no obligation or liability of any kind upon the Producer or otherwise alter the policy terms.

GENERAL LIABILITY:
- Automatic Blanket Additional Insured under policy forms CG 20 10 10-01 / CG 20 37 10-01 / CG 20 11 04-13 / CG 20 15 04-13 / CG20 26 04 13
- Automatic Waiver of Subrogation status provided under Policy form CG 24 04 12 19
See Attached...

CERTIFICATE HOLDER

Citrus County, Florida
a political subdivision of the State of Florida
3800 W Sovereign Path
Lecanto FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: MORSINC-01

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Arthur J. Gallagher Risk Management Services, LLC	MORSCO, Inc. Named Insured Continued See Attached 15850 Dallas Parkway, Suite 210 Addison TX 75248
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

- Primary and Noncontributory under Policy form CG 20 01 12-19

- Contractual Liability Coverage provided under Policy form CG 00 01 04-13

AUTOMOBILE LIABILITY:

- Automatic Blanket Additional Insured under Policy form CA T4 37 02 16
- Automatic Waiver of Subrogation status provided under Policy Form CA T3 40 02 15
- Primary and Non-Contributory under Policy Form CA T4 74 02 16

- Personal Injury Protection (PIP) included at state minimum requirements

AUTOMOBILE PHYSICAL DAMAGE:

- Coverage for Symbols 8 & 10 Actual Cash Value or cost of repair, whichever is less, minus deductible for each Covered Auto.
- Deductibles for Vehicles = $5,000
- Auto Loan/Lease Gap Coverage provided under Policy Form CA 20 71 10 13
- Automatic Additional Insured and Loss Payee status to Lessor provided under Policy Form CA 20 01 10 13

- Automatic Waiver of Subrogation status provided under Policy Form CA T3 40 02 15

TRANSPORTATION:

- Coverage provided under the primary property policy at the limit shown above.

WORKERS' COMPENSATION:

- Automatic Waiver of Subrogation status provided under Policy Form WC 00 03 13(00) - 001
- Part One States covered: AL AZ CA CO FL GA IL KS KY MD NC NM NV OK PA SC TN TX VA WI

- Other States covered: AR CT DC DE HI IA ID IN LA MA ME MI MN MO MS MT NE NH NJ NY OR RI SD UT VT WV

UMBRELLA LIABILITY:

- Policy is Follow Form to the General Liability, Automobile Liability and Workers Compensation policies shown on this certificate of insurance.

CONTRACTORS POLLUTION LIABILITY:

- Insurer: Navigators Specialty Insurance Company (NAIC #36056)
- Policy Number: CH23ECPZ08BHSIC
- Policy Term: 04/30/2025 - 04/30/2026

- Policy Limits: $5,000,000 Ea Occur/Aggregate

CYBER LIABILITY:

- Insurer: Lloyd's Syndicate 2623/623 [Beazley Furlonge Limited] (NAIC #37540)
- Policy Number: W34D2F230101
- Policy Term: 04/30/2025 - 04/30/2026
- Policy Limits: $5,000,000 Ea Occur/Aggregate

- Retention: $500,000

HOLDER SPECIFIC:

- Division: All Vendors | A(a) - Routine Contracts - Construction/Services
- Citrus County, a political subdivision of the State of Florida, its officials, employees and volunteers included as additional insured except workers' compensation) where required by written contract. Waiver of subrogation is applicable where required by written contract. This insurance is primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the named insured and where required by written contract.

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MORSCO, Inc. / Reece USA

NAMED INSURED SCHEDULE

Name
Hamilton Holdco, LLC
MORSCO, Inc.
MORSCO Supply, LLC
Patriot Supply Holdings, Inc.
Patriot Supply Intermediate, Inc.
Fortiline, LLC
Fortiline, Inc.
MORSCO Properties, LLC
MORSCO Properties OK, LLC
Reece Mexico 99, Inc.
Reece Mexico 1, Inc.
Barsco, Inc.
RMx Dev S. de R.L. de C.V.
MORSCO, Inc. DBAs
Reece
Reece USA
Fortiline, Inc. DBAs
Fortiline Waterworks
Reece Waterworks
MORSCO Supply, LLC DBAs
Bush Supply
Desert Pipe & Supply – Nevada
DeVore & Johnson
Express Pipe & Supply Co.
Expressions Home Gallery
Farnsworth Wholesale Supply
FWC Supply
Irvine Pipe & Supply
Kiva Kitchen & Bath
L&B Pipe and Supply
L&B Pipe and Supply Co.
L&B Pipe and Supply Company
LegendMRO
Morrison Supply Company
Murray Supply Company
Reece
Reece Bath & Kitchen
Reece Bath + Kitchen
Reece HVAC
Reece Plumbing
Schumacher & Seiler
Schumacher and Seiler
Todd Pipe & Supply
Todd Pipe Holdings
Wholesale Specialties
WS Supply

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Any Owner, Lessee or Contractor whom you have agreed to include as an additional insured under a written contract,provided such contract was executed	prior to the date of loss.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Any Owner, Lessee or Contractor whom you have agreed to include as an Additional Insured under a written contract, provided such contract was executed prior the date of loss.	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – MANAGERS OR LESSORS OF PREMISES

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designation Of Premises (Part Leased To You):
Name Of Person(s) Or Organization(s) (Additional Insured): Any Manager or Lessor of Premises whom you have agreed to include as an additional insured under a written contract,provided such contract was executed prior to the date of loss.
Additional Premium: Incl.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person(s) or organization(s) shown in the Schedule.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – VENDORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s) (Vendor)	Your Products
Any Vendor whom you have agreed to include as an additional insured under a written contract,provided such contract was executed prior to the date of loss.	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured any person(s) or organization(s) (referred to throughout this endorsement as vendor) shown in the Schedule, but only with respect to "bodily injury" or "property damage" arising out of "your products" shown in the Schedule which are distributed or sold in the regular course of the vendor's business.

However:

1. The insurance afforded to such vendor only applies to the extent permitted by law; and
2. If coverage provided to the vendor is required by a contract or agreement, the insurance afforded to such vendor will not be broader than that which you are required by the contract or agreement to provide for such vendor.

B. With respect to the insurance afforded to these vendors, the following additional exclusions apply:

1. The insurance afforded the vendor does not apply to:
   - **a.** "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
   - **b.** Any express warranty unauthorized by you;
   - **c.** Any physical or chemical change in the product made intentionally by the vendor;
   - **d.** Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

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e. Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;

f. Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

g. Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

h. "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

(1) The exceptions contained in Sub-paragraphs **d.** or **f.;** or

(2) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

2. This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

C. With respect to the insurance afforded to these vendors, the following is added to **Section III – Limits Of Insurance**:

If coverage provided to the vendor is required by a contract or agreement, the most we will pay on behalf of the vendor is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph **A.1.c., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

2. The following is added to Paragraph **B.5., Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

   Regardless of the provisions of paragraph a. and paragraph **d.** of this part **5. Other Insurance,** this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is the first named insured when the written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **BUSINESS AUTO COVERAGE FORM** and Paragraph **e.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **MOTOR CARRIER COVERAGE FORM**, whichever Coverage Form is part of your policy:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5.**, **Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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TRAVELERS

WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 13 (00) - 001

POLICY NUMBER: UB-1L155252-23-51-K

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS WAIVER.

DATE OF ISSUE: 04-15-22 ST ASSIGN:

DESIGNATED PROJECT(S) – AGGREGATE LIMIT

Named Insured			Endorsement Number
Morsco, Inc.			
Policy Symbol	Policy Number	Policy Period	Effective Date of Endorsement
OGL	G4666484A	04/30/2025 - 04/30/2026	04/30/2025
Issued By (Name of Insurance Company)			
ACE AMERICAN INSURANCE COMPANY			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Designated Project(s): As required by written contract

Designated Project Aggregate Limit: $2,000,000 Per Project Limit; $25,000,000 Total Aggregate Limit

A. Subject to and eroding the General Aggregate Limit shown in the Declarations, for all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under COVERAGE A (SECTION I), and for all medical expenses caused by accidents under COVERAGE C (SECTION I), which can be attributed only to ongoing operations at a single Designated Project shown in the Schedule above:

1. A separate Designated Project Aggregate Limit applies to each Designated Project, and that limit is equal to the amount of the Designated Project Aggregate Limit shown in the Schedule above.
2. The Designated Project Aggregate Limit is the most we will pay for the sum of damages under COVERAGE A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under COVERAGE C, which damages and medical expenses can be attributed only to ongoing operations at a single Designated Project, regardless of the number of:
   a. Insureds;
   b. Claims made or "suits" brought; or
   c. Persons or organizations making claims or bringing "suits".
3. Any payments made under COVERAGE A for damages or under COVERAGE C for medical expenses shall reduce the Designated Project Aggregate Limit for that Designated Project and shall also reduce and erode the General Aggregate Limit shown in the Declarations, but shall not reduce any other Designated Project Aggregate Limit for any other Designated Project shown in the Schedule above.
4. The limits shown in the Declarations for Each Occurrence, Damage to Premises Rented to You and Medical Expense continue to apply. However such limits will be subject to the applicable Designated Project Aggregate Limit, as well as the General Aggregate Limit shown in the Declarations.

B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under COVERAGE A (SECTION I), and for all medical expenses caused by accidents under COVERAGE C (SECTION I), which cannot be attributed only to ongoing operations at a single Designated Project:

   1. Any payments made under COVERAGE A for damages or under COVERAGE C for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-Completed Operations Aggregate Limit, whichever is applicable; and

   2. Such payments shall not reduce any Designated Project Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-Completed Operations Aggregate Limit, and will not reduce the General Aggregate Limit or the Designated Project Aggregate Limit.

D. If the applicable Designated Project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same Designated Project.

E. The provisions of Limits Of Insurance (SECTION III) not otherwise modified by this endorsement shall continue to apply as stipulated.

All other terms and conditions of this policy remain unchanged.

_____

Authorized Representative

TRAVELERS

ONE TOWER SQUARE
HARTFORD CT 06183

WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 01 (A) - 001

POLICY NUMBER: UB-1L155252-23-51-K

ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in the Item 2 of the Schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured. If an entry is shown in Item 3 of the Schedule the insurance afforded by this endorsement applies only to work you perform under the contract or at the project named in the Schedule.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement.

Premium will be charged for your employees while in the course of special or temporary employment by the alternate employer. The policy may be canceled according to its terms without sending notice to the alternate employer.

Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

SCHEDULE

1. Alternate Employer

ANY PERSON OR ORGANIZATION THAT YOU AGREE IN A WRITTEN CONTRACT TO PROVIDE THIS INSURANCE FOR BODILY INJURY TO YOUR EMPLOYEES WHILE IN THE COURSE OF SPECIAL OR TEMPORARY EMPLOYMENT BY SUCH PERSON OR ORGANIZATION, IF SIGNED BEFORE ALL SUCH BODILY INJURY OCCURS.

Address

ANY , DALLAS , TX , 75248

2. State of Special or Temporary Employment

AL AZ CA CO FL GA IL KS KY NV NM NC OK SC TN TX VA

3. Contract or Project

ANY

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective | Policy No. | Endorsement No.

Insured | Premium $

Insurance Company | Countersigned by _____

DATE OF ISSUE: 05-17-22 ST ASSIGN: Page 1 of 1

TRAVELERS

ONE TOWER SQUARE
HARTFORD CT 06183

WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 01 (00) – 001

POLICY NUMBER: **UB-1L155252-23-51-K**

ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in the schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement.

Premium will be charged for your employees while in the course of special or temporary employment by the alternate employer.

The policy may be canceled according to its terms without sending notice to the alternate employer.

Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

SCHEDULE

Alternate Employer	Address	State of Special or Temporary Employment
ANY PERSON OR ORGANIZATION THAT YOU AGREE IN A WRITTEN CONTRACT TO PROVIDE THIS INSURANCE FOR BODILY INJURY TO YOUR EMPLOYEES WHILE IN THE COURSE OF SPECIAL OR TEMPORARY EMPLOYMENT BY SUCH PERSON OR ORGANIZATION, IF SIGNED BEFORE ALL SUCH BODILY INJURY OCCURS.	**ANY , DALLAS , TX , 75248**	**AL AZ CA CO FL GA IL KS KY NV NM NC OK SC TN TX VA**

DATE OF ISSUE: **05-17-22** ST ASSIGN:

AGENDA MEMORANDUM

FROM:	Barbara Luckham, Interim Budget Director
SUBJECT:	PB 25-174 Sourcewell # 112624-TTC Grounds Maintenance Equipment and Related Attachments; Wesco Turf, Inc.
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

On January 30, 2025, Sourcewell awarded Master Agreement #112624 to The Toro Company for Grounds Maintenance Equipment and Related Attachments, for a duration expiring on January 31, 2029, with the option to renew for three (3) additional one-year renewals.

Staff have reviewed these documents and request to piggyback the Sourcewell agreement with The Toro Company's Authorized Dealer, Wesco Turf, Inc. for as-needed purchases of grounds maintenance equipment and related attachments.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

Budget impact is on an as-needed basis.

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Wesco Turf, Inc., as the Authorized Dealer, for the purchase of grounds maintenance equipment and related attachments on an as-needed basis. **(Carlton Hall, Public Works Director)**

ATTACHMENTS:

1. 5-27-25 AGENDA DOCS

PIGGYBACK AGREEMENT
APPROVAL TO PURCHASE FORM

Use this form to purchase a product or service by piggybacking an Agency term contract, a State of Florida Contract, or a Cooperative Purchasing Contract.

USE THE TAB KEY TO MOVE BETWEEN FIELDS

PRODUCT OR SERVICE: (Two lines maximum) Ventrac mowwers and accessories.

DEPARTMENT / DIVISION: Public works/ Fleet

ACCOUNT NUMBER: (Four lines maximum)

BUDGET AMOUNT:

PIGGYBACKING STATE OF FLORIDA TERM CONTRACT? YES ☐ NO ☑

IF YES, PROVIDE THE CONTRACT NUMBER:

PIGGYBACKING ANOTHER GOVERNMENT AGENCY'S CONTRACT? YES ☐ NO ☐

IF YES, PROVIDE THE FOLLOWING INFORMATION:

Contract / Bid Number:

Contact Name:

Agency Name: Wesco Turf (Dealer)

Contact Phone or E-mail: Bill.Hoffer@wescoturf.com

PIGGYBACKING A COOPERATIVE PURCHASING CONTRACT YES ☑ NO ☐

IF YES, PROVIDE THE FOLLOWING INFORMATION: Sourcewell

Contract / Bid Number:

Toro 112624-TTC. Ventrac

Contact Name:

Bill Hoffer (Dealer)

DESCRIBE THE PRODUCT OR SERVICE THAT YOU ARE PURCHASING – LIST THE VENDORS OR CONTRACTORS AND THEIR QUOTES – GIVE RECOMMENDATION OF AWARD:
(Attach copies of the quotes and any other supporting documentation)

For the Purchase of VenTrac mowers and accessories for multiple divisions.

REQUESTOR Bryan Cope **DATE**

DIVISION DIRECTOR Bryan Cope **DATE** 4-24-25
Required regardless of cost

DEPARTMENT DIRECTOR Carlton Hall Digitally signed by Carlton Hall Date: 2025.04.28 11:24:18 -04'00' **DATE**
Required if cost is > $5,000

PURCHASING & CONTRACTS MANAGER **DATE** 4/30/25

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/6/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
WWW Insurance, LLC
300 First Avenue South
Fifth Floor
St. Petersburg FL 33701

CONTACT NAME:
PHONE (A/C, No, Ext): 727-522-7777 **FAX (A/C, No):** 727-521-2902
E-MAIL ADDRESS: certificates@w3ins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Zenith Insurance Company	13269
INSURER B : Great Northern Insurance Company	20303
INSURER C : Federal Insurance Company	20281
INSURER D : Underwriters at Lloyd's, London	15792
INSURER E :	
INSURER F :	

INSURED WESCINC-01
Wesco-Turf Inc
Gamble Partners LLC
2101 Cantu Ct
Sarasota FL 34232

COVERAGES **CERTIFICATE NUMBER:** 1238102131 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			36069372	10/1/2024	10/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			73624111	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
C	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 0			78194806	10/1/2024	10/1/2025	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		Z126406212	1/1/2025	1/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Stock Throughput			FAL10000568	10/1/2024	10/1/2025	Total Limit	$52,500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Project Number "PB 25-174"

Citrus County, Florida is additional insured with respect to the General Liability and Auto Liability if required by written contract, subject to terms, conditions, and exclusions of the policy.

A Waiver of Subrogation in favor of Citrus County, Florida applies to General Liability, Auto, and Workers Compensation if required by written contract, subject to terms, conditions, and exclusions of the policies, per attached endorsement forms.

Umbrella follows form and applies excess of General Liability, Auto Liability and Employers Liability.

CERTIFICATE HOLDER

Citrus County, Florida
3600 W. Sovereign Path, Ste. 266
Lecanto FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Zenith Insurance Company

BestLink **AMB #: 000984 NAIC #: 13269 FEIN #: 951651549**

Mailing Address
21255 Califa Street
Woodland Hills, California 91367
United States

View Additional Address Information

Web: www.thezenith.com
Phone: 818-676-3944
Fax: 818-713-1000

AM Best Rating Unit: AMB #: 003020 - Zenith National Insurance Group

Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058364 - Fairfax Financial Holdings Limited is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A (Excellent)
Affiliation Code:	p (Pooled)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	October 03, 2024
Initial Rating Date:	June 30, 1956

Long-Term Issuer Credit View Definition

Rating (Rating Category):	a+ (Excellent)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	October 03, 2024
Initial Rating Date:	May 23, 2005

Financial Size Category View Definition

Financial Size Category:	X (USD 500 Million to Less than 750 Million)

Great Northern Insurance Company

BestLink **AMB #: 002085 NAIC #: 20303 FEIN #: 410729473**

Mailing Address
202B Hall'S Mill Road
Whitehouse Station, New Jersey 08889
United States

View Additional Address Information

Web: www.chubb.com
Phone: 215-640-1000

AM Best Rating Unit: AMB #: 058303 - Chubb Limited

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058303 - Chubb Limited is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A++ (Superior)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	December 12, 2024
Initial Rating Date:	June 30, 1923

Long-Term Issuer Credit View Definition

Rating (Rating Category):	aa+ (Superior)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	December 12, 2024
Initial Rating Date:	March 02, 2006

Financial Size Category View Definition

Financial Size Category:	XV (Greater than or Equal to USD 2.00 Billion)

Federal Insurance Company

BestLink **AMB #: 002084 NAIC #: 20281 FEIN #: 131963496**

Mailing Address
202B Hall'S Mill Road
Whitehouse Station, New Jersey 08889
United States

View Additional Address Information

Web: www.chubb.com
Phone: 215-640-1000

AM Best Rating Unit: AMB #: 058303 - Chubb Limited

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058303 - Chubb Limited is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A++ (Superior)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	December 12, 2024
Initial Rating Date:	December 31, 1907

Long-Term Issuer Credit View Definition

Rating (Rating Category):	aa+ (Superior)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	December 12, 2024
Initial Rating Date:	March 17, 2005

Financial Size Category View Definition

Financial Size Category:	XV (Greater than or Equal to USD 2.00 Billion)

Underwriters at Lloyd's, London

BestLink **AMB #: 000565 NAIC #: 15792 FEIN #: 361404320**

Status assigned to insurance companies that are not rated; may include previously rated insurance companies or insurance companies that have never been rated by AM Best.

View additional news, reports and products for this company.

This company is a data record that AM Best utilizes to represent the financials for the Property/Casualty business of 085202 Lloyd's.

Best's Credit Ratings

Financial Strength View Definition

NR (Not Rated)

Long-Term Issuer Credit View Definition

nr (Not Rated)

u Denotes Under Review Best's Rating

SERVICES AGREEMENT

This Services Agreement is entered into by the parties this _____ day of _____, 2025.

1.0 Parties:

Citrus County, Florida, a political subdivision of the State of Florida, (County).

and

Wesco Turf, Inc., a Florida Corporation, (Dealer).

2.0 Designated Contact Person as to County:
Bryan Cope, Director of Fleet Management
1300 S Lecanto Hwy.
Lecanto, Florida 34461
Phone: 352-527-5881
Mobile 352-206-4775
Email: bryan.cope@citrusbocc.com

3.0 Designated Contact Person as to Dealer:
Bill Hoffer, Territory Manager
Wesco Turf, Inc.
2101 Cantu Court
Sarasota, FL 34232
Phone: 407-467-2067
Email: bill.hoffer@wescoturf.com

4.0 Notices: All notices between County and Dealer, as required under the Agreement, shall be by telephone, facsimile, e-mail, mail, or by personal delivery to the respective designated contact person identified above. Either designated recipient may notify the other, in writing, if someone else is designated to receive notice.

5.0 Entire Agreement: This Agreement, and its associated Documents referenced herein, together with any executed Addenda, shall constitute the entire Agreement between Dealer and County (hereinafter referred to as the "Agreement").

6.0 Agreement Documents:

Exhibit A – Sourcewell contract #112624-TTC
Exhibit B- RFP #112624 Solicitation and Addendums

7.0 Terms of Agreement and Commencement of Services: This Agreement shall begin on the date signed by the last party and shall be effective through January 31, 2029. The Sourcewell contract attached hereto as Exhibit A allows up to three (3) additional one (1) year extensions. If Sourcewell renews the contract and Dealer remains an authorized dealer under said contract, then this Agreement shall automatically renew for the same renewal term. If the Sourcewell contract is terminated earlier than the expiration date of the renewed Agreement, then this Agreement shall automatically terminate on such date of termination. This Agreement between County and Dealer shall expire on the date that the Sourcewell contract expires or the date that Dealer is no longer an authorized dealer under said contract, if not terminated earlier.

8.0 Commodities and Services Provided by Dealer: The Commodities and Services to be provided by Dealer are summarized in Exhibit "A", attached to this Agreement.

9.0 Compensation to Dealer: Compensation will be paid to Dealer in accordance with the Purchase Order issued by County.

10.0 Public Records: Dealer will keep and maintain public records required by the County to perform the service. Upon request from the County's custodian of public records, Dealer will provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. Dealer will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if Dealer does not transfer the records to the County. Upon completion of the Agreement, Dealer will transfer, at no cost, to the County all public records in possession of the Dealer or keep and maintain public records required by County to perform the service. If Dealer transfers all public records to County upon completion of the Agreement, Dealer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Dealer keeps and maintains public records upon completion of the Agreement, Dealer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology system of the County. If Dealer does not comply with the County's request for public records, the County shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement.

IF DEALER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO DEALER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; EMAIL: RMLO@CITRUSBOCC.COM; PHONE: (352) 527- 5235.

11.0 E-Verify. Dealer and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Dealer during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Dealer to perform work pursuant to this Contract. Dealers meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Dealer and its subcontractors shall provide County with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. County is obligated to terminate this Agreement upon a good faith belief that Dealer or its subcontractors has knowingly violated Section 448.095, Florida Statutes

12.0 Insurance: During the term of the Agreement, Dealer, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of Dealer. Dealer shall provide County a certificate(s) of insurance, evidencing such coverage.

12.1 Minimum Insurance Requirements: Dealer shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Dealer, his agents, representatives, employees, or subcontractors. The coverage's, limits or endorsements required herein protect the primary interests of County, and these coverage's, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect Dealer against any loss exposures, whether as a result of the Project or otherwise. The requirements contained herein, as well as County's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Dealer under a contract.

12.2 Commercial General Liability: Dealer must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

12.3 Product Liability: Dealer must obtain a product liability policy with a Single Occurrence limit of $1,000,000, and a General Aggregate limit of at least two times the single Occurrence limit for all Products.

12.4 Automobile Liability: Dealer must obtain coverage for all vehicles for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event the Dealer does not own vehicles, the Dealer shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

12.5 Workers Compensation and Employer's Liability:

12.5.1 Dealer must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident, $500,000 disease policy limit and $100,000 disease each employee must be included.

12.5.2 For any officer of a Dealer that has exempt status as an individual, the County requires proof of workers compensation insurance coverage for that Dealer/employer/owner's employees. If the Dealer/employer/owner or individual has applied for a workers compensation exemption, the County does not recognize this exemption to extend to the employees of the Dealer/employer/owner.

12.5.3 The purpose of this section is to ensure that all Dealers, subcontractors, sole proprietors, or business entities of any kind who contract with the County for provision of goods or services, provide workers compensation coverage for all employees, and principles of subcontractors, subcontractors, sole proprietors, or other business entities. All provisions of this Section shall be construed in accord with this intent.

12.6 Cyber Insurance: If any operations to be undertaken by Contractor include interfacing with County information technology (IT), operation technology (OT), computer hardware or software, or accessing, processing, or storing personally identifiable information (PII), payment card industry data security standard (PCI), personal health information (PHI), confidential or protected data, Contractor must obtain Claims-Made coverage in an amount not less than $1,000,000 per claim for actual or alleged breaches of data and loss of data. The Claims-Made policy form shall provide continuous coverage that remains in place for three (3) years after contract completion.

12.7 Other Insurance Provisions:

12.7.1 Dealer shall provide a Certificate of Insurance to County with a thirty (30) day notice of cancellation and/or changes in policy language, and ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims made" or "occurrence" form. If any coverage is provided under a claim made form the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

12.7.2 Dealer has sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. For deductible or self-insured amounts that exceed $10,000, Dealer shall maintain a Commercial Surety Bond or Letter of Credit in an amount equal to said deductible or self-insured retention.

12.7.3 All required insurance policies must be maintained until the contract work has been accepted by County.

12.7.4 Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees, and volunteers are to be covered as an Additional Named Insured on all policies except Worker's Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees, or volunteers.

12.7.5 Dealer's insurance coverage shall be primary insurance as respects County, its officials, employees, and volunteers. Any insurance or self-insurance maintained by County, its officials, employees, or volunteers shall be excess of Dealer's insurance and shall be non-contributory.

12.7.6 For all policies of insurance: Dealer and its insurance carrier waive all subrogation rights against County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of Our Right to Recover from Others for Workers Compensation coverage.

12.7.7 The Certificate Holder should read as follows: Citrus County, Florida, political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.

12.7.8 It is Dealer's responsibility to ensure that all subcontractors comply with these insurance requirements. Dealer shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each sub-contractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

12.7.9 With the exception of workers compensation policies, all required insurance policies must be written by a carrier having a minimum rating of A- by A.M. Best or similar rating company. All workers compensation policies must be written by carriers admitted in the State of Florida, and who participate in the Florida Insurance Guarantee Fund.

12.7.10 All Certificates must show that the Dealer's policies have been endorsed per the requirements.

12.7.11 Once ALL paperwork is completed and received by the County, an email will be sent to Dealer requesting online registration with myCOI. It is critical that the County is provided with an accurate email address. The cost to register is $19.95 per year and a credit/debit card will be needed. Part of the registration process includes providing contact information for Dealer's insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (COI) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed, or faxed to County. Dealer will not be allowed to begin work and no payments will be made until registration is completed and a compliant Certificate of Insurance is received from Dealer's agent(s). This is a yearly requirement for the duration of the Agreement.

13.0 Indemnification: Dealer shall indemnify, save and hold harmless the County and all its officers, agents or employees from all causes of action, claims, demands, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by intentional or negligent acts of, or omissions of Dealer, its subcontractors, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither Dealer, nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the County or any of its officers, agents, or employees. In the event any lawsuit or other proceeding is brought against County by reason of any such claim, cause of action or demand, Dealer shall, upon written notice from County, resist and defend such lawsuit or proceeding by counsel satisfactory to County or, at County's option, pay for an attorney selected by County to defend County. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by the County, any sums due Dealer under this Agreement may be retained by County until all of the County's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by County.

14.0 Governing Law and Venue: The Agreement shall be governed in accordance with the laws of the State of Florida. In the event of litigation with respect to the obligation of the parties to the Agreement, the jurisdiction and venue of such action shall be an appropriate State Court in Citrus County, Florida.

15.0 Dispute Resolution: For any dispute concerning performance of the Agreement, which includes without limitation controversies based upon breach of contract, mistake, misrepresentation, or other cause for contract modification or rescission, County shall attempt to reach a mutual agreement as to the settlement and resolution of the dispute with Dealer. Should a mutual agreement not be reached, County shall render a decision and reduce such to writing and serve a copy on Dealer. The decision shall be final and conclusive.

16.0. Human Trafficking for Nongovernmental Entities: Dealer shall comply with the requirements set forth in Florida Statute Section 787.06.

17.0 Inspector General: Vendor agrees to comply with the Inspector General in any investigation, audit, inspection, review, or hearing performed pursuant to Section 20.55, Florida Statutes.

18.0 Accessible Electronic Information Technology: Vendor must provide electronic and information technology resources in complete compliance with the accessibility standards provided in Rule 60-8.002, F.A.C., as modified from time to time.

19.0 Sovereign Immunity: Nothing contained within the terms of this Agreement shall be deemed to waive any protections afforded under Section 768.28, Florida Statutes, or any similar provisions of law.

20.0 Authority: Each person signing the Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, this Agreement is accepted by the parties as of the date noted below.

WESCO TURF, INC.

Signature of Witness (1)

Jesse Jordan
Printed Name of Witness (1)

Signature of Witness (2)

Jennifer Yeater
Printed Name of Witness (2)

BY: _____
DAVID CROFOOT, VP OF FINANACE

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2025, by Dave Crofoot as VP of Finance who is ☒ personally known to me or ☐ who produced _____ as identification.

Witness my hand and official seal this 5th day of May, 2025.

NOTARY PUBLIC SIGNATURE

Printed Name: Michele Lanier

Commission No.: HH 447649

Expiration Date: Oct 1, 2027

MICHELE LANIER
Commission # HH 447649
Expires October 1, 2027

Official use only

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

BY: _____
REBECCA BAYS, CHAIRMAN

TRACI PERRY, CLERK

DATE: _____

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Sourcewell

MASTER AGREEMENT #112624
CATEGORY: Grounds Maintenance Equipment and Related Attachments
SUPPLIER: The Toro Company

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and The Toro Company, 8111 Lyndale Avenue South, Bloomington, MN 55420-1196 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1: General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.

2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.

3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.

4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

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5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on January 31, 2029, unless it is cancelled or extended as defined in this Agreement.

   a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances. To be effective, additional extensions must be in writing and agreed upon by all parties.

6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.

7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in RFP #112624 to Participating Entities. In Scope solutions include:

   a) Lawn and garden equipment for all types of lawn, field and turf care, golf course, landscape, sidewalk, walking path, and parking lot maintenance, and snow removal;

   b) Irrigation and aeration equipment, systems, parts, and installation; and

   c) Beach and waterfront maintenance equipment and accessories.

8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.

9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.

10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.

11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly from Supplier during the negotiation and execution of any transaction.

12) **Open Market.** Supplier's open market pricing process is included within its Proposal.

13) Supplier Representations:

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i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.

ii) **Licenses.** As applicable, Supplier will maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of Supplier's business with Participating Entities. Participating Entities may request all relevant documentation directly from Supplier, as such relates to these licenses.

iii) **Supplier Warrants.** Supplier warrants that all Included Solutions furnished under this Agreement are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Solutions are suitable for and will perform in accordance with the ordinary use for which they are intended.

14) **Bankruptcy Notices.** Supplier certifies and warrants it is not currently in a bankruptcy proceeding. Supplier has disclosed all current and completed bankruptcy proceedings within the past seven years within its Proposal. Supplier must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the term of this Agreement.

15) **Debarment and Suspension.** Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Agreement. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time during the term of this Agreement.

16) **Provisions for non-United States federal entity procurements under United States federal awards or other awards (Appendix II to 2 C.F.R § 200).** Participating Entities that use United States federal grant or other federal funding to purchase solutions from this Agreement may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Section, all references to "federal" should be interpreted to mean the United States federal government. The following list applies when a Participating Entity accesses Supplier's Included Solutions with United States federal funds.

i) **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all agreements that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

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ii) **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must comply with all applicable Davis-Bacon Act provisions.

iii) **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).** Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Agreement. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

iv) **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier

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certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

v) **CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387).** Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Agreement it will comply with applicable requirements as referenced above.

vi) **DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689).** A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

vii) **BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352).** Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

viii) **RECORD RETENTION REQUIREMENTS.** To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

ix) **ENERGY POLICY AND CONSERVATION ACT COMPLIANCE.** To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

x) **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

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xi) **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

xii) **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

xiii) **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

xiv) **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Agreement or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Agreement or any purchase by an authorized user.

xv) **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. § 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Agreement or any purchase by a Participating Entity.

xvi) **FEDERAL DEBT.** The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

xvii) **CONFLICTS OF INTEREST.** The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Agreement or any aspect related to the anticipated work under this Agreement raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

xviii) **U.S. EXECUTIVE ORDER 13224.** The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

xix) **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.** To the extent applicable, Supplier certifies that during the term of this Agreement it will comply with applicable requirements of 2 C.F.R. § 200.216.

xx) **DOMESTIC PREFERENCES FOR PROCUREMENTS.** To the extent applicable, Supplier certifies that during the term of this Agreement, Supplier will comply with applicable requirements of 2 C.F.R. § 200.322.

Article 2:
Sourcewell and Supplier Obligations

The Terms in this Article 2 relate specifically to Sourcewell and its administration of this Master Agreement with Supplier and Supplier's obligations thereunder.

1) **Authorized Sellers**. Supplier must provide Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers which may complete transactions of Included Solutions offered under this Agreement. Sourcewell may request updated information in its discretion, and Supplier agrees to provide requested information within a reasonable time.

2) **Product and Price Changes Requirements.** Supplier may request Included Solutions changes, additions, or deletions at any time. All requests must be made in writing by submitting a Sourcewell Price and Product Change Request Form to Sourcewell. At a minimum, the request must:
   - Identify the applicable Sourcewell Agreement number;
   - Clearly specify the requested change;
   - Provide sufficient detail to justify the requested change;
   - Individually list all Included Solutions affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
   - Include a complete restatement of Pricing List with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Included Solutions offered, even for those items where pricing remains unchanged.

   A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Agreement and will be incorporated by reference.

3) **Authorized Representative.** Supplier will assign an Authorized Representative to Sourcewell for this Agreement and must provide prompt notice to Sourcewell if that person is changed. The Authorized Representative will be responsible for:
   - Maintenance and management of this Agreement;
   - Timely response to all Sourcewell and Participating Entity inquiries; and
   - Participation in reviews with Sourcewell.

   Sourcewell's Authorized Representative is its Chief Procurement Officer.

4) **Performance Reviews.** Supplier will perform a minimum of one review with Sourcewell per agreement year. The review will cover transactions to Participating Entities, pricing and terms,

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administrative fees, sales data reports, performance issues, supply chain issues, customer issues, and any other necessary information.

5) **Sales Reporting Required.** Supplier is required as a material element to this Master Agreement to report all completed transactions with Participating Entities utilizing this Agreement. Failure to provide complete and accurate reports as defined herein will be a material breach of the Agreement and Sourcewell reserves the right to pursue all remedies available at law including cancellation of this Agreement.

6) **Reporting Requirements.** Supplier must provide Sourcewell an activity report of all transactions completed utilizing this Agreement. Reports are due at least once each calendar quarter (Reporting Period). Reports must be received no later than 45 calendar days after the end of each calendar quarter. Supplier may report on a more frequent basis in its discretion. Reports must be provided regardless of the amount of completed transactions during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

   The Report must contain the following fields:
   - Participating Entity Name (e.g., City of Staples Highway Department);
   - Participating Entity Physical Street Address;
   - Participating Entity City;
   - Participating Entity State/Province;
   - Participating Entity Zip/Postal Code;
   - Sourcewell Participating Entity Account Number;
   - Transaction Description;
   - Transaction Purchased Price;
   - Sourcewell Administrative Fee Applied; and
   - Date Transaction was invoiced/sale was recognized as revenue by Supplier.

   If collected by Supplier, the Report may include the following fields as available:
   - Participating Entity Contact Name;
   - Participating Entity Contact Email Address;
   - Participating Entity Contact Telephone Number;

7) **Administrative Fee.** In consideration for the support and services provided by Sourcewell, Supplier will pay an Administrative Fee to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. Supplier will include its Administrative Fee within its proposed pricing. Supplier may not directly charge Participating Entities to offset the Administrative Fee.

8) **Fee Calculation.** Supplier's Administrative Fee payable to Sourcewell will be calculated as a stated percentage (listed in Supplier's Proposal) of all completed transactions utilizing this Master Agreement within the preceding Reporting Period. For certain categories, a flat fee may be proposed. The Administrative Fee will be stated in Supplier's Proposal.

9) **Fee Remittance.** Supplier will remit fee to Sourcewell no later than 45 calendar days after the close of the preceding calendar quarter in conjunction with Supplier's Reporting Period obligations defined herein. Payments should note the Supplier's name and Sourcewell-assigned Agreement number in the memo; and must be either mailed to Sourcewell above "Attn: Accounts Receivable" or

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remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions.

10) **Noncompliance.** Sourcewell reserves the right to seek all remedies available at law for undisputed unpaid or undisputed underpaid Administrative Fees due under this Agreement. Failure to remit an undisputed payment, delinquent payments, underpayments, or other deviations from the requirements of this Agreement may be deemed a material breach and may result in cancellation of this Agreement and disbarment from future Agreements.

11) **Audit Requirements.** Pursuant to Minn. Stat. § 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices directly relevant to this Agreement are subject to examination by Sourcewell and the Minnesota State Auditor for a minimum of six years from the end of this Agreement. Supplier agrees to fully cooperate with Sourcewell in auditing transactions under this Agreement to ensure compliance with pricing terms, correct calculation and remittance of Administrative Fees, and verification of transactions as may be requested by a Participating Entity or Sourcewell.

12) **Assignment, Transfer, and Administrative Changes.** Supplier may not assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of Sourcewell. Such consent will not be unreasonably withheld. Sourcewell reserves the right to unilaterally assign all or portions of this Agreement within its sole discretion to address corporate restructurings, mergers, acquisitions, or other changes to the Responsible Party and named in the Agreement. Any prohibited assignment is invalid. Upon request Sourcewell may make administrative changes to agreement documentation such as name changes, address changes, and other non-material updates as determined within its sole discretion.

13) **Amendments.** Any material change to this Agreement must be executed in writing through an amendment and will not be effective until it has been duly executed by the parties.

14) **Waiver.** Failure by Sourcewell or Supplier to enforce any right under this Agreement will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right.

15) **Complete Agreement.** This Agreement represents the complete agreement between the parties for the scope as defined herein. Supplier and Sourcewell may enter into separate written agreements relating specifically to transactions outside of the scope of this Agreement.

16) **Relationship of Sourcewell and Supplier.** This Agreement does not create a partnership, joint venture, or any other relationship such as employee, independent contractor, master-servant, or principal-agent.

17) **Indemnification.** Supplier must indemnify, defend, save, and hold Sourcewell, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell, directly arising out of any act or omission in the performance of this Agreement by the Supplier or its agents or employees, unless such claim or cause of action is the result of the negligence of Sourcewell or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by a defect in design, condition, or performance

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of Included Solutions under this Agreement. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

18) **Data Practices.** Supplier and Sourcewell acknowledge Sourcewell is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. As it applies to all data created and maintained in performance of this Agreement, Supplier may be subject to the requirements of this chapter.

19) **Grant of License.**
   a) **During the term of this Agreement:**
      i) **Supplier Promotion.** Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising, promotional materials, and informational sites for the purpose of marketing Sourcewell's Agreement with Supplier.

      ii) **Sourcewell Promotion.** Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising, promotional materials, and informational sites for the purpose of marketing Supplier's Agreement with Sourcewell.

   b) **Limited Right of Sublicense.** The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, partners, or agents (collectively "Permitted Sublicensees") in advertising, promotional, or informational materials for the purpose of marketing the Parties' relationship. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this section by any of their respective sublicensees.

   c) **Use; Quality Control.**
      i) Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

      ii) Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party may make written notice to the other regarding misuse under this section. The offending party will have 30 days of the date of the written notice to cure the issue or the license/sublicense will be terminated.

   d) **Termination.** Upon the termination of this Agreement for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

20) **Venue and Governing law between Sourcewell and Supplier Only.** The substantive and procedural laws of the State of Minnesota will govern this Agreement between Sourcewell and Supplier. Venue for all legal proceedings arising out of this Agreement between Sourcewell and Supplier will be in

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court of competent jurisdiction within the State of Minnesota. This section does not apply to any dispute between Supplier and Participating Entity. This Agreement reserves the right for Supplier and Participating Entity to negotiate this term to within any transaction documents.

21) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Agreement is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

22) **Insurance Coverage.** At its own expense, Supplier must maintain valid insurance policy(ies) during the performance of this Agreement with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

a) **Commercial General Liability Insurance.** Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Agreement.

- $1,500,000 each occurrence Bodily Injury and Property Damage
- $1,500,000 Personal and Advertising Injury
- $2,000,000 aggregate for products liability-completed operations
- $2,000,000 general aggregate

b) **Certificates of Insurance.** Prior to execution of this Agreement, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Agreement. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or provided to in an alternative manner as directed by Sourcewell. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. Failure of Supplier to maintain the required insurance and documentation may constitute a material breach.

c) **Additional Insured Endorsement and Primary and Non-contributory Insurance Clause.** Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

d) **Waiver of Subrogation.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Agreement or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its

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subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

e) **Umbrella/Excess Liability/SELF-INSURED RETENTION.** The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

23) **Termination for Convenience.** Sourcewell or Supplier may terminate this Agreement upon 60 calendar days' written notice to the other Party. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

24) **Termination for Cause.** Sourcewell may terminate this Agreement upon providing written notice of material breach to Supplier. Notice must describe the breach in reasonable detail and state the intent to terminate the Agreement. Upon receipt of Notice, the Supplier will have 30 calendar days in which it must cure the breach. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

Article 3:
Supplier Obligations to Participating Entities

The Terms in this Article 3 relate specifically to Supplier and a Participating Entity when entering transactions utilizing the General Terms established in this Master Agreement. Article 1 General Terms control over any conflict with this Article 3. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Quotes to Participating Entities.** Suppliers are encouraged to provide all pricing information regarding the total cost of acquisition when quoting to a Participating Entity. Suppliers and Participating Entities are encouraged to include all cost specifically associated with or included within the Suppliers proposal and Included Solutions within transaction documents.

2) **Shipping, Delivery, Acceptance, Rejection, and Warranty.** Supplier's proposal may include proposed terms relating to shipping, delivery, inspection, and acceptance/rejection and other relevant terms of tendered Solutions. Supplier and Participating Entity may negotiate final terms appropriate for the specific transaction relating to non-appropriation, shipping, delivery, inspection, acceptance/rejection of tendered Solutions, and warranty coverage for Included Solutions. Such terms may include, but are not limited to, costs, risk of loss, proper packaging, inspection rights and timelines, acceptance or rejection procedures, and remedies as mutually agreed include notice requirements, replacement, return or exchange procedures, and associated costs.

3) **Applicable Taxes.** Participating Entity is responsible for notifying supplier of its tax-exempt status and for providing Supplier with any valid tax-exemption certification(s) or related documentation.

4) **Ordering Process and Payment.** Supplier's ordering process and acceptable forms of payment are included within its Proposal. Participating Entities will be solely responsible for payment to Supplier and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

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5) **Transaction Documents.** Participating Entity may require the use of its own forms to complete transactions directly with Supplier utilizing the terms established in this Agreement. Supplier's standard form agreements may be offered as part of its Proposal. Supplier and Participating Entity may complete and document transactions utilizing any type of transaction documents as mutually agreed. In any transaction document entered utilizing this Agreement, Supplier and Participating Entity must include specific reference to this Master Agreement by number and to Participating Entity's unique Sourcewell account number.

6) **Additional Terms and Conditions Permitted.** Participating Entity and Supplier may negotiate and include additional terms and conditions within transaction documentation as mutually agreed. Such terms may supplant or supersede this Master Agreement when necessary and as solely determined by Participating Entity. Sourcewell has expressly reserved the right for Supplier and Participating Entity to address any necessary provisions within transaction documents not expressly included within this Master Agreement, including but not limited to transaction cancellation, dispute resolution, governing law and venue, non-appropriation, insurance, defense and indemnity, force majeure, and other material terms as mutually agreed.

7) **Subsequent Agreements and Survival.** Supplier and Participating Entity may enter into a separate agreement to facilitate long-term performance obligations utilizing the terms of this Master Agreement as mutually agreed. Such agreements may provide for a performance period extending beyond the full term of this Master Agreement as determined in the discretion of Participating Entity.

8) **Participating Addendums.** Supplier and Participating Entity may enter a Participating Addendum or similar document extending and supplementing the terms of this Master Agreement to facilitate adoption as may be required by a Participating Entity.

Sourcewell	The Toro Company
Signed by: Jeremy Schwartz C0FD2A139D06489...	Signed by: Brooke Carey 1279DCB06D184BD...
By: _____	By: _____
Jeremy Schwartz	Brooke Carey
Title: Chief Procurement Officer	Title: Federal Contracts Manager
Date: 1/30/2025 | 6:43 PM CST	Date: 1/30/2025 | 2:12 PM CST

RFP 112624 - Grounds Maintenance Equipment and Related Attachments

Vendor Details

Company Name:	The Toro Company
Does your company conduct business under any other name? If yes, please state:	Toro
Address:	8111 Lyndale Ave S Bloomington, Minnesota 55420
Contact:	Ryan Miller
Email:	ryan.miller@toro.com
Phone:	330-642-7130
HST#:	41-1953040

Submission Details

Created On:	Monday October 14, 2024 11:17:32
Submitted On:	Tuesday November 26, 2024 12:27:02
Submitted By:	Ryan Miller
Email:	ryan.miller@toro.com
Transaction #:	f0bca2a0-3d9e-45a8-8231-280b53539d39
Submitter's IP Address:	24.239.253.93

Specifications

Table 1: Proposer Identity & Authorized Representatives (Not Scored)

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Table 1 Specific Instructions. Sourcewell requires identification of all parties responsible for providing Solutions under a resulting master agreement(s) (Responsible Supplier). Proposers are strongly encouraged to include all potential Responsible Suppliers including any corporate affiliates, subsidiaries, D.B.A., and any other authorized entities within a singular proposal. All information required under this RFP must be included for each Responsible Supplier as instructed. Proposers with multiple Responsible Supplier options may choose to respond individually as distinct entities, however each response will be evaluated individually and only those proposals recommended for award may result in a master agreement award. Unawarded entities will not be permitted to later be added to an existing master agreement through operation of Proposer's corporate organization affiliation.

Line Item	Question	Response *
1	Provide the legal name of the Proposer authorized to submit this Proposal.	The Toro Company
2	In the event of award, is this entity the Responsible Supplier that will execute the master agreement with Sourcewell? Y or N.	Yes
3	Identify all subsidiaries, D.B.A., authorized affiliates, and any other entity that will be responsible for offering and performing delivery of Solutions within this Proposal (i.e. Responsible Supplier(s) that will execute a master agreement with Sourcewell).	The Toro Company will execute the Master Agreement and use local distributor/dealers for the performance.
4	Provide your CAGE code or Unique Entity Identifier (SAM):	1ZCN0
5	Provide your NAICS code applicable to Solutions proposed.	333112
6	Proposer Physical Address:	8111 Lyndale Avenue South Bloomington, MN 55420-1196
7	Proposer website address (or addresses):	www.toro.com
8	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer):	Edric Funk Group VP, Golf, Grounds, & Irrigation Edric.Funk@Toro.com
9	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Ryan Miller Government Contract Manager ryan.miller@toro.com 330-749-9957
10	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	In the event Ryan Miller cannot be reached, please email ToroGOV@toro.com.

Table 2A: Financial Viability and Marketplace Success (50 Points)

Line Item	Question	Response *

11	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested Solutions.	The Toro Company is proud of its legacy of quality and innovation. Founded in 1914 to build tractor engines for The Bull Tractor Company, the company survived the tumultuous years of World War I by building steam steering engines for merchant ships to support the war effort. In 1920, Toro entered the turf industry when it mounted five reel mowers to the front of a Toro tractor to cut the fairways at The Minikahda Club in Minneapolis. We take pride in our responsibility to employees, customers, shareholders and the environment. Since 1914, we have cultivated our reputation around trusted relationships and constant innovation to help anticipate the future needs of our customers. At the same time, we are building on a tradition of excellence around a number of strong brands to help customers care for golf courses, professional contractors, underground construction professionals, groundskeepers, agricultural growers, rental companies, government and educational institutions, and homeowners – in addition to many leading sports venues and historic sites. Over the years, we have strengthened our position as a leading worldwide provider of turf and landscape maintenance equipment, and precision irrigation solutions due in large part to a strong network of distributors, dealers and retailers in more than 125 countries around the world. The Toro Company's Commercial Division employs 14 Regional and District Sales Managers that call directly on customers and Distributors. These resources are located in Arizona, California, Connecticut, Florida, Massachusetts, Minnesota, Ohio, Virginia, and Ontario Canada. Most customer activity for the Commercial Division products will be with our distributor's sales force of approximately 200 Outside Sales representatives. The resources are located in every state except Alaska. We also have a network of dealers for our Landscape Contractor, Siteworks Systems, Irrigation, BOSS, and Ventrac product lines.
12	What are your company's expectations in the event of an award?	Our expectation is that customers will use the Sourcewell value-based contract to purchase Toro and related equipment, in order to achieve their goals of creating and maintaining outstanding grounds and landscapes. We also expect our dedicated distributor/dealer network to support Sourcewell members with superior customer service that aligns with our corporate mission. In doing so, we expect to develop new relationships with Sourcewell members and incrementally grow our sales of Toro and related equipment to government and education customers.
13	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response. DO NOT PROVIDE ANY TAX INFORMATION OR PERSONALLY IDENTIFIABLE INFORMATION.	The Toro Company continues to strengthen our position as a leading worldwide provider of innovative solutions for the outdoor environment, including turf, snow, irrigation, and ground-engaging equipment. Through a strong network of professional distributors, dealers, and retailers in more than 125 countries, we proudly offer a wide range of products across a family of global brands to help golf courses, professional contractors, agricultural growers, rental companies, government and education institutions, and homeowners achieve their goals. For fiscal year 2023, The Toro Company achieved $4.55 billion in net sales (a 1.0% increase over fiscal year 2022), and $443.5 million in adjusted net earnings. See attached 2023_financial_summary taken from The Toro Company's 2023 Annual Report, which is publicly available on the Toro website.
14	What is your US market share for the Solutions that you are proposing?	As we are a publicly-traded Company, Toro considers information about specific market share confidential. However, below is a representation of The Toro Company revenue available in our 2023 Annual Report. Professional 81% / Residential 19% Equipment 89% / Irrigation 11% United States 79% / International 21%
15	What is your Canadian market share for the Solutions that you are proposing?	As we are a publicly-traded Company, Toro considers information about specific market share confidential.
16	Disclose all current and completed bankruptcy proceedings for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the pendency of this RFP evaluation.	There are none.

17	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer the question that best applies to your organization, either a) or b). a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	The Toro Company would best be described as a manufacturer. As such, Toro utilizes our channel partners (distributors/dealers) to provide service and support to our end-user customers. For our Commercial Division, which accounts for the majority of our Government Contracts business, we have 23 distributors throughout the United States and Canada with many satellite offices to meet member needs. They have protected territories, which allows them to make significant investments in their facilities and people to support the equipment and services they provide. Our distributors and dealers handle the sales, order processing, fulfillment, billing, and all service work associated with Toro products. The other brands that round out our portfolio offering also use a network of independent dealers throughout the US and Canada. These networks are not exclusive the way our Commercial Distributors are. They will handle all sales, order processing, billing, and service work for the product lines they carry.
18	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Toro products are designed and built to comply with all applicable voluntary safety and environmental standards, including ISO standards, CE standards, and exhaust and evaporative standards set by the US Environmental Protection Agency (EPA), California Air Resources Board (CARB), and the European Union. Toro products are also tested and certified by outside laboratories to comply with EMC (electro-magnetic compatibility) regulatory arrangements. The Toro Company holds a Dealer License (wholesaler) from the State of Minnesota. In addition, The Toro Company is authorized to conduct business in the following states, as well as being incorporatedin Delaware:Arkansas, California, Colorado, Florida, Hawaii, Indiana, Iowa, Kentucky, Louisiana, Massachusetts, Michigan, Minnesota, Mississippi, Nebraska, New Jersey, Oregon, Pennsylvania, Rhode Island, Tennessee, Texas, and Wisconsin. Toro distributors and dealers also have the proper licenses and registrations to conduct business in the states/provinces in which they operate. In an effort to achieve our vision of becoming the most trusted leader in solutions for outdoor equipment, Toro requires each of our direct employee and distributor salespeople to complete an extensive and ongoing training program called TSPC (Toro Sales Professional Certification) that focuses on ethical selling practices and professional sales management. We are unique in our industry in requiring this certification of professional standard.
19	Disclose all current and past debarments or suspensions for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a debarment or suspension status any time during the pendency of this RFP evaluation.	Toro has no suspension or disbarments to disclose.
20	Describe any relevant industry awards or recognition that your company has received in the past five years.	Fortune World's Most Admired Companies The Toro Company was recognized by Fortune Magazine as one of the World's Most Admired Companies for 2024. Ranking fifth in the construction and farm machinery category, this achievement reflects The Toro Company's ongoing commitment to excellence and innovation. Newsweek World's Most Trustworthy Companies Built around a culture of integrity and caring relationships, The Toro Company was named one of the World's Most Trustworthy Companies for 2023 by Newsweek. This recognition highlights the company's commitment to enriching the lives, communities and industries we serve by providing innovative solutions customers can trust. EPA WaterSense® 2023 Excellence Award In 2023, The Toro Company received its 9th consecutive Water Excellence Award from the U.S. Environmental Protection Agency (EPA). This prestigious award recognizes companies that demonstrate a commitment to promoting water efficiency and reducing waste. WaterSense, a voluntary partnership program sponsored by EPA, is both a label for water-efficient products, programs and homes, and a resource for helping consumers learn ways to save water. Underground Construction Technology Association Community Impact Award The Underground Construction Technology Association recognized Ditch Witch, a division of The Toro Company, with the Community Impact Award in 2023 for helping to establish and facilitate water infrastructure across Africa. Worth Magazine Most Sustainable Companies 2022 In 2022, Worth Magazine identified The Toro Company as one of ten global companies across a broad range of sectors that has made sustainability part of its DNA and having an impact. Instrumental to this recognition is Toro's efforts in water stewardship and

		electrification. The company's advanced irrigation and water management systems increase efficiency and sustainable water withdrawal for some of the world's most renowned golf courses, sports fields, greenspaces, and essential agricultural acreages. Toro has also continued to expand its suite of battery-electric and smart-connected solutions with a focus on energy efficiency, labor optimization and improved productivity. FOCUS ON ENERGY® 2022 Energy Efficiency Excellence Award for the Tomah Facility In 2022, The Toro Company facility in Tomah, Wisconsin, received the Energy Efficiency Excellence Award from Focus on Energy for reducing energy waste and environmental impact. Through a 20-year partnership with Focus on Energy, The Toro Company has worked to advance the energy efficiency of operating equipment and manufacturing processes to support Focus on Energy's commitment to eliminate energy waste in Wisconsin. Heavy Equipment Guide, Top Product in 2020: The Toro e-Dingo Small machines that rental houses and contractors want for versatile use both indoors and outdoors and in areas with noise and emissions reduction needs are the perfect proving ground Innovative Iron Awards, 2020 The Toro e-DingoSelected as a "game-changer" for its zero emissions and lithium-ion battery. Rental Equipment Register (RER) – The Toro e-Dingo received the following Innovative Product Awards: Winner in the Earthmoving category, and Silver winner in Overall. Rental Magazine 2020 Editor's Choice Award The Toro e-Dingo. The Rental 2020 Editor's Choice Awards represent the equipment rental industry's best products gaining interest from end-users and rental professionals alike. Rental's editorial staff chose products based on several factors including innovation, utility for the rental market, and audience engagement online at ForConstructionPros.com/Rental Innovative Iron Awards, 2019 – The Toro TRX Trencher Selected one of the most innovative products in the equipment classes include all compact equipment, including skid steers, mini excavators, backhoes, telehandlers, tractors, aerial lifts, UTVs, and components like engines, hydraulics, and software. Green Industry Pros, Editor's Choice Award, 2019 – The Toro TRX Trencher Chosen for Innovation, Dependability, Audience engagement online at GreenIndustryPros.com, and from end-users and landscape professionals alike. Heavy Equipment Guide, Top Product in 2020: The Toro Dingo TXL 2000 As the industry's biggest ride-on utility loader, Toro's Dingo TXL 2000 fits into a smaller class of equipment but has the capability of small skid steers or compact track loaders. The Toro Company received the AE50 award for our innovative engineering of the NEW Toro Outcross in Feb. 2019. Awards are presented at ASABE's annual Agricultural Equipment Technology Conference (AETC). The award-winning products are also highlighted in a special issue of ASABE's Resource magazine and given by the American Society of Ag and Biological Engineers.
21	What percentage of your sales are to the governmental sector in the past three years?	As we are a publicly-traded Company, Toro considers information about our customers confidential. However, below is a representation of The Toro Company revenue available in our 2023 Annual Report. Professional 81% / Residential 19% Equipment 89% / Irrigation 11% United States 79% / International 21%
22	What percentage of your sales are to the education sector in the past three years?	As we are a publicly-traded Company, Toro considers information about our customers confidential.
23	List all state, cooperative purchasing agreements that you hold. What is the annual sales volume for each of these agreement over the past three years?	State Contracts - AK, HI, KS, KY, MO, MT, NE, NM, RI, SD, WV, WI, MA, NY, VA. Many of our Distributor partners hold additional state and local contracts directly. Cooperative Contracts - Sourcewell, OMNIA Partners, Kinetic, GovMVMT Sourcewell - 2021 - $12mil / 2022 - $30 mil / 2023 - $41 mil As we are a publicly traded Company, the detailed sales information for our other contract partners is considered confidential.

24	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	Contract # 47QSMS25D000U

Table 2B: References/Testimonials

Line Item 25. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *
City of Cedar Rapids	Joy Huber	319-286-5886
Sarasota County General Services Letter Attached - 'Sarasota_Reference'	Erinn DeJonge	941-861-0733
Town of Markham	Albert Chan	905-477-2700; 2041

Table 3: Ability to Sell and Deliver Solutions (150 Points)

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *
26	Sales force.	Toro has a national sales team of more than 50 Regional and District Sales Managers that represent our Commercial, Landscape Contractor, Irrigation, Siteworks Systems, BOSS, and Ventrac products across the United States and Canada. These representatives are assigned to various distributors and dealers to provide training, programming, and strategy for initiatives such as this one with Sourcewell.
27	Describe the network of Authorized Sellers who will deliver Solutions, including dealers, distributors, resellers, and other distribution methods.	Our network of authorized sellers is the connection between Toro and the end-user customer. Most of our distributors and dealers are privately-owned companies. The sales managers of these companies lead a team of representatives responsible for selling and marketing Toro products. Every area of the United States and Canada has a representative assigned for sales coverage from one of our distributors/dealers. We have included a listing of Commercial Distributors. The local Distributor can also be found by visiting comm.toro.com/lookup and entering a ZIP code. Due to the size of the dealer networks for our other brands and divisions, which is in the thousands, local dealers can be found by visiting their respective dealer locator tools online. Dealer locator tools – BOSS - www.bossplow.com/en/Locator Golf Irrigation - www.toro.com/en/Locator – Select: Golf > Irrigation RESCOM Irrigation - www.toro.com/en/Locator – Select: Contractor > Irrigation RLC - www.toro.com/en/Locator – Select: Contractor > Mowers SWS - www.toro.com/en/Locator – Select: Contractor > Compact Utility Loaders & Attachments Ventrac - www.ventrac.com/dealers

28	Service force.	Toro utilizes our channel partners to provide service and support to our end-user customers. For our Commercial division, we have 23 distributors in the United States and Canada with many satellite offices to meet your needs. All distributors maintain a service parts fulfillment operation and carry A, B, and C moving parts to ensure they are positioned to respond to their customer service needs. Additionally, they also maintain service facilities staffed with full-time technicians to provide services in the area to meet Toro's service level objective of 9+ in Overall Satisfaction. They have protected territories which allows them to make significant investments in their facilities and people to support the equipment and services they provide. The Toro Company provides on-going technical training (on-line and in-person) to our channel partners ensuring the service technicians have the technical knowledge and aptitude to support advanced technology. The Toro company also provides centralized and advanced technical assistance and support to our distributor operations teams. This includes troubleshooting equipment issues, providing updates to equipment, issuing service bulletins, working through warranty issues, implementing performance standards and measurements, providing on-site support when needed for product quality concerns, and developing action plans for improvement. We have processes in place to help our channel partners exceed the needs of our customers developed through our 100 years of experience. These include monitoring our customer's opinion of their service experience and developing improvements as necessary to achieve Customer Satisfaction Index scores above 9.
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	To best serve Sourcewell members, they will work directly with their local authorized distributor/dealer for quoting, submitting orders, billing and after sale service. Sourcewell members can contact Toro directly to verify a specific distributor/dealer and/or pricing provided by our local distributor/dealers. Sourcewell members may also confirm their authorized distributor/dealer online at www.toro.com/locator. Toro will encourage and incent our authorized distributors/dealers to participate in the Sourcewell contract. Dealers are provided clear guidance for selling to Sourcewell members at the agreed-upon prices. Toro distributors/dealers supporting the Sourcewell contract are incentivized by receiving rebates from Toro for equipment sold under the Sourcewell contract. Toro distributors/dealers are required to report all Sourcewell sales and may be required to submit additional documentation to ensure compliance with the contract in order to receive their rebates. This information will be shared with Sourcewell directly from Toro on a quarterly basis, or as requested by Sourcewell. Toro has an impeccable track record of providing this information accurately and on time since the beginning of our first contract. We understand the importance of transparency and accurate reporting for Sourcewell, and for our customer agencies.

30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	The Toro Company's commercial sales and fulfillment model is exclusively through a distributor channel. Each distributor has protected territories, which allows them to make significant investments in their facilities and people. As a result, they have a contractual obligation to provide product, parts and service support to end-customers. There is a total of 23 Commercial distributors in the United States and Canada with more than 50 branch locations geographically located within territory lines to meet customer needs. All distributors maintain a parts fulfillment operation and carry A, B, and C moving parts to ensure they are positioned to respond to their customer service needs. They also maintain service facilities, brick and mortar and mobile service, that enables them to respond quickly to the customer. The majority of the distributor's service and parts staff are enrolled in Toro's RED Certified program. This comprehensive training and development program requires participants to complete both technical and soft skills to acquire service knowledge while demonstrating product competencies. Certifications can range from Level 1 (L1) to Level 4 (L4) depending on the functional area they work within, and the level of technical knowledge needed to support the breadth of equipment. The L1 curriculum is interactive and on-line. As the personnel advances, their amount of time invested, and depth of knowledge is expanded to include in-person training and a technical capstone. As an example, a service technicians L1 is required to complete 30+ hours of curriculum and demonstrate their knowledge and aptitude through a hands-on assessment in order to achieve a L2 or higher certification status. The Toro Company is highly vested in their channel, providing tools, resources and programs to support their people, customers, products and advance their business operation. Toro staffs a centralized technical assistance center that is exclusive to the dealer and distributor service channels. The advanced technical team is specialized in diagnostic troubleshooting and has advanced product knowledge and access to design engineers to get to root cause. Additionally, Toro will provide on-site support to distributor partners and end-customers when a product issue cannot be improved or resolved at the distributor level. In 2022, the organization expanded their reach to include level 1 end-customers support for specialized and more advanced products including; Geolink and subscription products. This has proven to increase customer response time while allowing the local technician to repurpose time to serve customer needs more quickly in-market. The centralized technical assistance center is part of a broader customer care team that provides warranty operations support and business operations consulting. Toro team members work with their channel partners to design a service operation that meets the wants and need of the customer while striving to meet established industry standard key performance indicators (KPIs). A few examples of these KPIs include a repair turn-around time (TaT) of 3-days or less, Fixing it Right the First Trip (FRFT) and Customer Overall Satisfaction (OSAT) scores above 9.0. Distributors who exceed industry standard benchmarks are recognized and rewarded through the Partners In Excellence program. It is a tremendous accomplishment and sense of pride when a channel partner is recognized among the best of the best in their peer group.
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities.	Toro has the ability to fully support the needs (products and service) of public agencies throughout the US. As independent companies, our distributors/dealers have the ability to choose whether or not they participate in the Sourcewell agreement. However, Toro strongly encourages our distributors/dealers to participate in the Sourcewell agreements and provides financial support for those who do. Furthermore, most of our dealers and all of our Commercial distributors see the value of simplifying the buying process and encourage their customers to use the agreement.
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Toro has the ability to fully support the needs (products and service) of public agencies throughout Canada. As independent companies, our distributors/dealers have the ability to choose whether or not they participate in the Sourcewell agreement. However, Toro strongly encourages our distributors/dealers to participate in the Sourcewell agreements andprovides financial support for those who do. Furthermore, most our distributors/dealers see the value of simplifying the buying process and encourage their customers to use the agreement.
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed agreement.	Toro has the ability to serve all geographic areas in the US and Canada through our distributor and dealer networks.

34	Identify any account type of Participating Entity which will not have full access to your Solutions if awarded an agreement, and the reasoning for this.	While not prevalent, we have seen a few situations where a privately operated golf course has an affiliated non-profit that purchases goods and services from cooperative contracts. As of this response, we are treating those organizations the same as any other cooperative member. However, as Toro is heavily invested in the golf market, we do reserve the right to treat those entities different if it is deemed necessary during this contract. In the event of an awarded contract, any changes would be submitted to Sourcewell for approval and would not be implemented without an official amendment.	*
35	Define any specific requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Members in AK and HI may be subject to freight and delivery fees beyond those outlined in our price proposal. Any additional costs will be included in the customer's quote unless otherwise coordinated with the member.	*
36	Will Proposer extend terms of any awarded master agreement to nonprofit entities?	Yes	*

Table 4: Marketing Plan (100 Points)

Line Item	Question	Response *
37	Describe your marketing strategy for promoting this opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	a) The Toro Company will release a Distributor Operating Bulletin (DOB) to its 20+ channel partners, endorsed by the executive sponsor Grant Young, General Manager, Commercial announcing the new award which will be incorporated into the Commercial Division Program Manual used by distribution. Additionally, Toro's channel training platform, Toro University, hosts monthly webcasts and other training events where the contract will be discussed. We have been training and implementing government contracts with our distributor and dealer partners for many years. If we are awarded the Sourcewell contract, we will continue to employ many different techniques to provide training. Initially, we will train the Toro sales and marketing team responsible for this implementation. We will provide PowerPoint presentations to our distributors/dealers that are co-authored by Toro and Sourcewell. We will implement individual conference calls by distributor to review the contract, discuss the benefits to the customer and the distributor. b) The Toro sales and marketing team will make sales calls with our channel partners to our end users to discuss this contract and sign up new users. If awarded, our marketing department will integrate Sourcewell branding into marketing assets such as: websites, brochures, product catalogs, video/commercial content, and many other consumer facing tactics. They will also create specific documents that provide our distributors and customers with an overview of the contract and the benefits to them. These marketing pieces will be made available to all of our distributors to be used throughout the sales process and prominently displayed at local and national trade shows. As part of the ongoing training process, Toro representatives will drive participation in local and regional trade shows and conferences with our distributors where we model the selling of this contact to customers. c) We will continue to train our sales force and engaging the resources we need to assure the success of this contract.
38	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	The Toro Company uses a variety of technologies to communicate with customers and to deliver relevant and meaningful content in a timely fashion. The goal of these Marketing initiatives ranges from driving basic awareness of our brand and products to driving increasing levels of engagement relating to learning about the features, advantages, and benefits of each product we sell. From websites, eNewsletters, email messaging, and videos to Social Media postings and beyond, Toro uses a wide range of tools – digital and analog - to generate interest in and drive leads to our distributor channel partners who sell and support our products locally. Toro's marketing team tracks numerous data points such as impressions, click through rate, and conversion to help make decisions regarding the use of their marketing and media spends. This allows for efficient use of funds while also making sure Toro is reaching the right audience at broadest scale.
39	In your view, what is Sourcewell's role in promoting agreements arising out of this RFP? How will you integrate a Sourcewell-awarded agreement into your sales process?	The Toro Company's expectations of Sourcewell's role in promoting the contract would include; jointly publishing a press release announcing the award, deployment of an eBlast to the Sourcewell membership announcing the new contract, and/or announcing it on the Sourcewell social media channels, updating The Toro Company contract on the Sourcewell website, and that Sourcewell would promote the contract at the appropriate industry trade shows and forward any inquires directly about The Toro Company to Toro in order for The Toro Company to convert that inquire into a sale. b) Regarding the integration into our sales process, beyond those previously referenced, Toro has made the Sourcewell agreement a standard part of our onboarding training for internal and distributor/dealer personnel. As part of our discovery process with government and non-profit agencies, we are identifying and encouraging the use of the Sourcewell agreement. Our distributors/dealers see the value of the Sourcewell agreement for their organization by simplifying the buying process, and for their customers (end-users) by offering competitive pricing and simplifying the buying process on their end. A Toro/Sourcewell co-branded flier is used to highlight the benefits of the agreement and used by distributor/dealer personnel during customer calls and industry events.
40	Are your Solutions available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	We do not currently offer any e-commerce solutions due to the nature of our product offering. We recognize the value of e-commerce and look forward to when we are able to offer our products in this way.

Table 5A: Value-Added Attributes (100 Points)

Line Item	Question	Response *
41	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	The Toro Company is highly vested in their channel, providing tools, resources and programs to support their people, customers, products and advance their business operation. Toro staffs a centralized technical assistance center that is exclusive to the dealer and distributor service channels. The advanced technical team is specialized in diagnostic troubleshooting and has advanced product knowledge and access to design engineers to get to root cause. Additionally, Toro will provide on-site support to distributor partners and end-customers when a product issue cannot be improved or resolved at the distributor level.
42	Describe any technological advances that your proposed Solutions offer.	In addition to being an industry leader with electrification, automation, and telematics, in 2022, the organization expanded their reach to include level 1 end-customers support for specialized and more advanced products including; Geolink and subscription products. This has proven to increase customer response time while allowing the local technician to repurpose time to serve customer needs more quickly in-market.
43	Describe any "green" initiatives that relate to your company or to your Solutions, and include a list of the certifying agency for each.	Sustainability is at the forefront of The Toro Company innovation plans and is deeply rooted in our purpose - to help our customers enrich the beauty, productivity and sustainability of the land. At our corporate website we have full details of our Sustainability initiative, which is more comprehensive than a policy. The most relevant 'green' initiatives can be found on pp. 40-48 in the attached TTC 2023 Sustainability Impact Report. Alternative power, smart-connected products, and autonomous technologies are important areas of focus for us. For example, we have recently launched numerous commercial-grade lithium powered products across our portfolio from our mowing products like the Groundsmaster® e3200 to vehicles like the Workman MDX Li. These products provide fuel savings, reduce noise levels and operating costs for our customers. In addition, we have light construction such as the e-provide customers with the ability to work indoors with zero emissions and lower noise pollution. We also recently established a new technology acceleration center, which is designed to support our development of smart-connected technologies. Key sustainability initiatives and accomplishments include: • Impacting our communities and smallholder farmers in developing countries. As part of its Land. Water. Thrive. philanthropic initiative and employee immersion experience, Toro partnered with iDE to work with smallholder farmers in Honduras to better understand their irrigation practices to help develop drip systems and water storage solutions that are affordable, sustainable, and meet the needs of both growers and their communities. • Continued focus on water stewardship. Toro was recognized by the U.S. Environmental Protection Agency with the WaterSense Excellence Award for its dedication to water management innovation and education, marking the fifth consecutive year that it has received the prestigious award. • Improving operational efficiency. Toro began its journey to implement a new energy management system to better access site energy consumption and resource efficiency at its production facilities. The new system provides real-time access to data with analytics to identify key performance trends and opportunities for operational efficiency, as well as energy and environmental impact reduction. • Energy-efficient technologies. With a focus on energy efficiency and developing sustainable solutions, Toro introduced several products to further expand its alternative power offerings. Examples include a new line of 60V lithium-ion products for homeowners, the Greensmaster eTriFlex hybrid riding greens mower, and the all-electric e-Dingo 500 compact utility loader. • We participate in a "closed loop" recycling partnership in CA with Revolution Plastics; this recycles our drip irrigation materials. In the first six months of the program, 381,000 pounds of materials were recycled. • Toro has replaced its printed operator manuals with online guides, in order to improve comprehension and reduce paper usage. • Our Hammerhead business introduced "Cured-in-Place Pipes" whereby aging pipes are repaired with a revolutionary bluelight LED system. Repairing rather than replacing extends the life of existing pipe networks and reduces overall landfill waste. Other sustainability-related awards include: - Wyland National Mayor's Challenge for Water Conservation Co-Sponsor - Urban Park Innovation Award - 2019 Everyday Hero Award - ISO 14001:2004 compliant

44	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the Solutions included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	"Toro's proprietary HyperCell® battery system was designed from the ground up for outdoor power equipment, not adapted from technology developed for another use. In addition, our built-in intelligent Battery Management System (BMS) is engineered to reduce the risk of accidental shock by de-energizing the batteries by default. This also helps regulate the battery charge, discharge and temperature, which helps prolong the life of the battery. Toro's proprietary HyperCell® battery system is third-party certified by a Nationally Recognized Testing Labratory. Third-party certification is a way to verify that a product or component meets the appropriate industry and product safety standards. The battery chargers Toro uses for electric products meet the California Energy Commission (CEC) energy efficiency standards and are labeled with the ""BC"" mark. They also meet the U.S. DOE and NRCAN energy efficiency standards."
45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Toro is unique in the breadth of products it can offer through its comprehensive distributor/dealer network to Sourcewell members under this contract. Sourcewell members will be able to obtain, from a single Toro distributor/dealer, utility vehicles, rotary mowers, reel mowers, turf cultivation, walk-behind trenchers, ride-on vibratory plows, irrigation products, synthetic turf grooming equipment, and a variety of turf renovation, tree care, compaction, concrete, and masonry equipment. This wide range of products available from a single dealer provides Sourcewell members that have varying equipment needs with the extra efficiency of working with a single, knowledgeable dealer. As an organization, Toro is focused on providing and developing Turf specific products. Toro is unique in its focus and support of the Turf Industry.
46	Describe the safety features your equipment offers such as emergency stop, operator presence control, roll over protection systems, guarding, noise reduction, stability controls, warning lights, etc.	Toro equipment is designed with operator safety in mind, integrating industry standard safety features. As Toro continually strives to improve the safety of our operators, below are a couple examples of innovative safety solutions - "- Automatic applied parking brake on many products. For Reelmaster 5410, 5510, 5610 and Groundsmaster 4300 the parking brake is automatically applied when key is turned off or when an operator gets out of the seat. The parking brake can also be applied with a switch located on the operator console. This feature is also on the Greensmaster 3360 and 3370 and some vehicles. - Operator bump stop on the control console of the ProCore 648s, ensuring the machine comes to a quick stop if contact is made.
47	Describe any ergonomic features your equipment has such as anti-vibration, suspension and swivel seating, adjustable handles, ergonomic control layout for ease of reach, padded shoulder straps or harnesses, easy pull-start cords, etc.	Our products are engineered with the customer in mind. The individuals responsible for the development of these products have spent a considerable amount of time using them, giving them a deep appreciation for the importance of ergonomics in the product's design. This results in purposefully designed products, from handheld equipment to vehicles. Toro's Vista Series Passenger Vehicles have been designed from the ground up specifically for all-day, dependable, and comfortable transport. From the ergonomically designed seating system that provides generous legroom, to the independent suspension and coil over shocks creating a smooth ride, to hydraulic disk brakes that execute smooth, consistent stopping, the Vista Series is about comfortable transportation for our customers. Our Revolution Backpack from the Professional Handheld product line is built for comfort during all-day jobs. As the power source (battery storage) for our leaf blower, string trimmer, and hedge trimmer, it is essential that our customers are comfortable wearing this unit all-day. This is why it was designed with adjustable, padded shoulder straps and hip-belt along with a convenient integrated carrying handle. This next example is not included in the contract as it is from our homeowner product line, but it is a favorite in my household and is a testament to the ergonomic focus of Toro's engineers. Our walk behind mower includes two features that allow my 9-year-old to mow our lawn, which has a 17° slope, and do it well. First, the motor adjusts the speed of the wheels based on the pressure placed on the handle. It then adjusts the speed of the blade based on the speed of the unit and the thickness of the grass being cut. These features not only create a cut that is better than our previous mower, but allows it to be done quicker, and with significantly less fatigue.
48	Describe features your equipment offers that positively impact the environment such as low-emission engines, battery powered and electric, eco-mode settings, biodegradable fuel use, water conservation technology, solar powered charging capability, smart technology, auto-shut off/no-idling systems, etc.	Toro is focused on managing greenspaces in an environmentally friendly way. Highlighting this focus is the breadth of battery powered equipment we have in our portfolio. Below is a list of products that highlight our commitment to battery and/or hybrid options. This list is not exhaustive. There are also attachments with further information on each product, the corresponding attachment name is in parentheses. - Handheld equipment like blowers and trimmers (Handheld_Sourcewell) - Professional grade rotary mower (e3200_Sourcewell) - Golf Course mowers (Fairway_Sourcewell, & Greens_Sourcewell) - Walk behind products (Walk-behind_Sourcewell) - Utility Vehicles (GTX_Sourcewell) - People movers (Vista_Sourcewell)

49	Describe the serviceability of the products included in your proposal (parts availability, warranty and technical support, etc.)	MyTurf Pro is a powerful and easy-to-use, application that seamlessly connects customer assets and corresponding maintenance program, regardless of brand. Providing customer teams with the tools to become more efficient by automating routine tasks, easily ordering parts, managing maintenance assignments, and tracking task completion. "At a glance" overviews keep leaders informed of asset status. Toro Genuine Parts Reliability – Most local distributors deliver parts within 24 hours. Toro backs this promise with 48-hour delivery support Toro MVP kits - Toro provides Maintenance Value Performance (MVP) Kits for many common maintenance jobs, including filter change kits, hydraulic hose replacement kits, cutting unit overhaul kits, roller rebuild kits, and more. All the required parts are included in a single package to make ordering and completing the job easier and less expensive. Whether customers are rebuilding rollers, replacing hydraulic hoses, or overhauling their cutting units, Toro MVP Kits make it simple to order all the necessary parts for the job.	

Table 5B: Value-Added Attributes

Line Item	Question	Certification	Offered	Comment	
50	Select any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation and a listing of dealerships, HUB partners or re-sellers if available. Select all that apply.		○ Yes ◉ No	As a large, publicly traded company, we do not hold any relevant certifications. However, while the data is not publicly available, we do maintain a Small Business Spending plan as part of our GSA contract and partner with SDVOSB's while serving Veteran's Affairs entities and certain Military affiliated golf courses.	*
51		Minority Business Enterprise (MBE)	○ Yes ◉ No	NA	*
52		Women Business Enterprise (WBE)	○ Yes ◉ No	NA	*
53		Disabled-Owned Business Enterprise (DOBE)	○ Yes ◉ No	NA	*
54		Veteran-Owned Business Enterprise (VBE)	○ Yes ◉ No	NA	*
55		Service-Disabled Veteran-Owned Business (SDVOB)	○ Yes ◉ No	NA	*
56		Small Business Enterprise (SBE)	○ Yes ◉ No	NA	*
57		Small Disadvantaged Business (SDB)	○ Yes ◉ No	NA	*
58		Women-Owned Small Business (WOSB)	○ Yes ◉ No	NA	*

Table 6: Pricing (400 Points)

Provide detailed pricing information in the questions that follow below.

Line Item	Question	Response *	
59	Describe your payment terms and accepted payment methods.	Standard payment terms are 0% 30 days for cash, check, and EFT payments.	*

60	Describe any leasing or financing options available for use by educational or governmental entities.	Multiple leasing and financing options are supported by Toro and available from Toro distributors and dealers. Tax-exempt financing and leasing is a tool that municipalities can use to spread the cost of capital equipment acquisitions over the life of the assets being financed. As of this submission, Toro has partnership agreements in the US with PNC Equipment Finance and TCF Equipment Finance, as well as DLL who focuses on State and Local Government (SLG) Financing, see attachment DLL Muni Brochure for more information in the form of a FAQ. Because of these relationships, we have developed documents to help streamline the process for our tax-exempt customers. This includes the credit application, approval, and non-appropriation language. This nationwide team of finance professionals has an in-depth understanding of tax-exempt financing. Current program offerings are provided to our channel partners on a monthly or quarterly basis. In Canada, Toro's distributors hold direct relationships with financial institutions. Our other brands and divisions provide leasing and financing options as well, details can be found at the local dealer.
61	Describe any standard transaction documents that you propose to use in connection with an awarded agreement (order forms, terms and conditions, service level agreements, etc.). Upload all template agreements or transaction documents which may be proposed to Participating Entities.	As order processing and invoicing are handled by the local dealer, we do not have any standard transaction documents.
62	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Most of Toro's authorized distributors/dealers are able to accept P-card procurement and payments. Additional fees may apply to purchases made using p-card procurement.
63	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Our proposed pricing model is discount by category. Most of our categories are percentage discount off MSRP, with two flat-rate discounts on specific categories. In addition to listing out those discounts in question 64, you will find them attached as Sourcewell_Pricing_Matrix_Toro. This sheet is intended to be posted in the event of an award, as it is on our current contract landing page. For reference, Toro also provides an MSRP file with each product categories' discount clearly listed. This file contains SKU information for convenience. You will find an example in attached - Sourcewell_MSRP_RFP.DRAFT As we are only able to upload one file for Pricing, these two items have been combined. The first page is the pricing matrix that will be posted to our contract landing page in the event of an award. To remain consistent with the current Sourcewell contract, ceiling price is contract price at time of delivery.
64	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Commercial Equipment 22% Specialty Vehicles 7% Bullseye 5% LCE 27% LCE Snow 20% Sidewalk Base $500 off Sidewalk Atch $150 off Liquid De-Ice 10% Truck Plows 25% Truck Spreaders 25% Compact Equipment 25% Heavy Equipment 25% Golf Irrigation 40% ResCom 40% Toro Dxi 35% Rain Master Controllers 35% Rain Master Controller Parts 0% 4520 Series 8% 2120 Series 3% SiteWorks Systems (SWS) - 17%

65	Describe any quantity or volume discounts or rebate programs that you offer.	Due to the breadth of product offering and the use of local independent dealerships, we do not offer a blanket volume discount. Toro does understand the value, so we have extended the option for our Commercial Distributors to offer another program to municipal customers if they choose. This program is a free goods program that extends a set dollar amount based on the total award value of product purchased on a single PO. Details of the current program can be requested from the local dealer. Attached are the details of the program as of this submission. SmartValue_Nov24
66	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "non-contracted items". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	Our network of independent dealers carry an array of related products. When a Sourcewell member chooses to include those items, they will - - be clearly labeled as open-market - not exceed the MSRP of that item - have any setup, delivery, or freight charges clearly labeled
67	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	SETUP When an order involves setup charges, it will be – a) Determined by the delivering dealer b) Clearly labeled as such unless otherwise requested by the customer. - In the event a quote is a lump-sum total, or other method that does not show line-item details, line-item details will be used to determine the contract price and will be available upon request. c) Calculated using one of the following methods - 1) Manufacturers Setup Time x Dealers posted labor rate, or 2) 5% of the total product cost, with an additional 5% for cabbed units Different methods are required due to the wide array of products being offered. Setup charges are consistent with market standards. TRAINING Standard training on equipment is included at time of delivery. If a customer requests additional training, either beyond standard operators training or at a time other than delivery, associated costs will be determined with the local dealer. INSTALLATION Many of our products can be installed on customer owned vehicles. While this service is available, due to the variety of factors involved in those type of sales, installation costs for contracted products on customer supplied vehicles will be determined with the local dealer and will be discussed up front and included on any quote.
68	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Freight is included for products within the Commercial Equipment category with a delivery address within the continental US. All other product categories may incur freight charges, which will be discussed with the customer up front and included on any quote. Delivery is not included. Standard delivery fees will not exceed 5% of the total cost of goods. Non-standard delivery charges will be discussed with the customer up front and included on any quote.
69	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Discounts on products will remain the same for Alaska, Hawaii, or any offshore delivery. Freight costs for those sales will be determined by the local dealer and clearly communicated to the customer up front and included in any quote.
70	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Our Commercial Distributors are established partners in their areas of geographic coverage. This allows them to maintain a local inventory. Our Distributor partners have facilities throughout the US and Canada ranging from 10,000 sqft to 150,000 sqft. This allows customers to have the most efficient access to available products in their market.

71	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed agreement with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing.	As our sales process relies on the local dealer/distributor for quoting, ordering, and invoicing, we front load the pricing verification step. Each of our divisions provide their dealer network with current Sourcewell pricing that is required to be used until it is updated. For example, our Commercial products are loaded into our quoting system that contains Sourcewell Pricing managed by Toro. This allows our distributors to simply choose the Sourcewell Program pricing, and it will automatically pull the current contract price. We also include contact information on our contract landing page to reach out directly to a Toro Representative to validate a quote is in compliance with the Sourcewell contract. Toro will be paying all administrative fees, and we understand the value of proper reporting. To accomplish this, Commercial distributors are incentivized to submit accurate and timely reports. The Toro Company has a long history of accurate and timely reporting and administrative fee payments with Sourcewell and our other contract partners.
72	If you are awarded an agreement, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the agreement.	Through Toro's Partners in Excellence (PIE) program, Toro measures specific areas of the business, year after year, and provides tangible ways for both Toro, and our distributor/dealer partners to see what we're doing well and what areas need improvement. Scores are based on things such as customer satisfaction, parts and product availability, service, and growth. These, along with contract utilization metrics will be used to measure the success of the Sourcewell contract.
73	Provide a proposed Administration Fee payable to Sourcewell. The Fee is in consideration for the support and services provided by Sourcewell. The propose an Administrative Fee will be payable to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. The Administrative Fee will be calculated as a stated percentage, or flat fee as may be applicable, of all completed transactions utilizing this Master Agreement within the preceding Reporting Period defined in the agreement.	Toro will pay a 1% Administrative fee on the total award price for the sale of all contracted products.

Table 7: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
74	The pricing offered is as good as or better than pricing typically offered through existing cooperative contracts, state contracts, or agencies.	NA

Table 8A: Depth and Breadth of Offered Solutions (200 Points)

Line Item	Question	Response *
75	Provide a detailed description of all the Solutions offered, including used, offered in the proposal.	Toro offers a full line of irrigation, synthetic turf maintenance, and mowing equipment from 21" rotary mowers to rotary mowers with up to 16' width of cut, reel mowers, aeration equipment, sprayers, debris removal equipment, material handling, greens rollers, zero-turn mowers, four-wheel steer mowers, snow removal attachments, compact utility loaders, and utility vehicles to meet the needs of any golf course, park, sports field, or general grounds maintenance. • SPORTS FIELDS AND GROUNDS EQUIPMENT Toro offers a complete and comprehensive line of new unused Sports Fields and Grounds Equipment of the latest design and technology to include, but not limited to, mowing equipment, utility vehicles, spraying equipment, irrigation products, turf cultivation equipment, and synthetic maintenance equipment. • GOLF COURSE MAINTENANCE EQUIPMENT Toro offers a complete and comprehensive line of new unused Golf Course Maintenance Equipment of the latest design and technology to include, but not be limited to, mowing equipment, utility vehicles, spraying equipment, renovation and utility equipment, turf cultivation equipment, and irrigation equipment. • RELATED EQUIPMENT PARTS Toro provides a complete and comprehensive line of Original Equipment Manufacturer (OEM) Sports Fields and Grounds Equipment Parts and Golf Course Maintenance Equipment Parts. • OTHER BRANDS Toro is also including other brands under the The Toro Company; Boss, Bullseye, Siteworks, and Ventrac. These product lines round out our ground maintenance portfolio to create the most comprehensive Grounds Equipment offering we have found in the market. • USED EQUIPMENT Each of our distributors provides access to quality used and demonstrator (demo) equipment. (Quantities and products are based on availability.)
76	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	a) Walk-Behind Rotary Mowers b) Zero-Radius Rotary Mowers c) Wide-Area Rotary Mowers d) Walk-Behind Reel Mowers e) Commercial and Wide-Area Reel Mowers f) Walk-Behind and Ride-On Greens Mowers g) Utility Vehicles h) Utility Tractors i) Turf Cultivation Equipment j) Turf Application Equipment k) Debris Management Equipment l) Infield Groomers m) Compact Utility Loaders n) Residential / Commercial Irrigation o) Sentinel Irrigation Products p) Irritrol Irrigation Products q) Large Commercial Rotors r) Rainmaster Irrigation Wholegoods s) Rainmaster Irrigation Parts/Accessories t) Golf Irrigation u) Snow & Ice Removal Equipment v) Synthetic Turf Maintenance Equipment

Table 8B: Depth and Breadth of Offered Solutions

Indicate below if the listed types or classes of Solutions are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments
77	Lawn and garden equipment for all types of lawn, field and turf care, golf course, landscape, sidewalk, walking path, and parking lot maintenance, and snow removal	(•) Yes ( ) No	Toro provides a wide variety of lawn and garden equipment, attachments, and accessories. Including, but not limited to lawnmowers, utility tractors, utility vehicles, snow removal equipment, and golf course maintenance equipment.
78	Irrigation and aeration equipment, systems, parts, and installation	(•) Yes ( ) No	Toro provides a wide variety of Residential, Commercial, and Golf Course Maintenance equipment, parts, repair, and installation services for both new and renovation projects.
79	Beach and waterfront maintenance equipment and accessories	(•) Yes ( ) No	Toro provides a wide variety of beach and waterfront maintenance equipment and accessories that include, but are not limited to infield groomers, utility tractors, utility vehicles, and Debris Management Equipment.

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Pricing - Sourcewell_Pricing_Combined.pdf - Friday November 22, 2024 08:54:41
- Financial Strength and Stability - 2023_financial_summary.pdf - Friday November 15, 2024 15:35:46
- Marketing Plan/Samples - Toro_Sourcewell_Sell_Sheet_4_24.pdf - Friday November 15, 2024 15:39:41
- WMBE/MBE/SBE or Related Certificates (optional)
- Standard Transaction Document Samples (optional)
- Requested Exceptions - Master Agreement_Grounds_Maintenance_Eqt_RFP_MD red.docx - Thursday November 21, 2024 05:55:26
- Upload Additional Document - TTC_Sourcewell_Zipped.Files.zip - Friday November 22, 2024 10:23:20

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT OF COMPLIANCE

I certify that I am an authorized representative of Proposer and have authority to submit the foregoing Proposal:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for award.

3. The Proposer certifies that:

(1) The prices in this Proposal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Proposer or competitor relating to-

(i) Those prices;

(ii) The intention to submit an offer; or

(iii) The methods or factors used to calculate the prices offered.

(2) The prices in this Proposal have not been and will not be knowingly disclosed by the Proposer, directly or indirectly, to any other Proposer or competitor before award unless otherwise required by law; and

(3) No attempt has been made or will be made by Proposer to induce any other concern to submit or not to submit a Proposal for the purpose of restricting competition.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest is created when a current or prospective supplier is unable to render impartial service to Sourcewell due to the supplier's: a. creation of evaluation criteria during performance of a prior agreement which potentially influences future competitive opportunities to its favor; b. access to nonpublic and material information that may provide for a competitive advantage in a later procurement competition; c. impaired objectivity in providing advice to Sourcewell.

5. Proposer will provide to Sourcewell Participating Entities Solutions in accordance with the terms, conditions, and scope of a resulting master agreement.

6. The Proposer possesses, or will possess all applicable licenses or certifications necessary to deliver Solutions under any resulting master agreement.

7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

8. Proposer its employees, agents, and subcontractors are not:

1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;
2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or
3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Edric Funk, Group VP, Golf, Grounds, and Irrigation, The Toro Company

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column **"I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum 6 Grounds Maintenance Eqpt RFP Tue November 12 2024 03:29 PM	☑	1
RFP 112624 Grounds Maintenance Equipment Pre-Proposal Recording Link Mon November 11 2024 08:17 AM	☑	1
Addendum 5 Grounds Maintenance Eqpt RFP Fri November 8 2024 10:31 AM	☑	2
Addendum 4 Grounds Maintenance Eqpt RFP Mon November 4 2024 04:03 PM	☑	1
Addendum 3 Grounds Maintenance Eqpt RFP Mon October 28 2024 03:53 PM	☑	2
Addendum 2 Grounds Maintenance Eqpt RFP Wed October 16 2024 08:40 AM	☑	2
Addendum 1 Grounds Maintenance Eqpt RFP Wed October 9 2024 07:54 AM	☑	2

Docusign Envelope ID: FF149638-A4B4-447D-B7FE-C38E8811FBEC

AMENDMENT #1
TO
CONTRACT # 112624-TTC

THIS AMENDMENT is effective upon the date of the last signature below by and between **Sourcewell** and **The Toro Company** (Supplier).

Sourcewell awarded a contract to Supplier to provide Grounds Maintenance Equipment and Related Attachments to Sourcewell and its Participating Entities, effective January 30, 2025, through January 31, 2029 (Contract).

The parties wish to amend the Proposal to ensure compliance with Sourcewell's Procurement Policy and standard government procurement practices.

NOW, THEREFORE, the parties amend the Contract as follows:

1. Line item 64 of "Table 6: Pricing (400 Points)" of the Proposal is deleted in its entirety and replaced with the following:

   Toro offered discounts will range from 0%-40% off current MSRP.

2. Line item 67 of "Table 6: Pricing (400 Points)" of the Proposal is delete in its entirety and replaced with the following:

   SETUP
   When an order involves setup charges, it will be –
   a) Determined by the delivering distributor/dealer
   b) Clearly labeled as such unless otherwise requested by the customer.
      - In the event a quote is a lump-sum total, or other method that does not show line-item details, line-item details will be used to determine the contract price and will be available upon request.
   c) Calculated using one of the following methods -
      1) Manufacturers Setup Time x Distributor/Dealer posted labor rate, or
      2) 5% of the total product cost, with an additional 5% for cabbed units

   Different methods are required due to the wide array of products being offered. Setup charges are consistent with market standards.

TRAINING
Standard training on equipment is included at time of delivery. If a customer requests additional training, either beyond standard operators training or at a time other than delivery, associated costs will be determined with the local dealer.

INSTALLATION
Many of our products can be installed on customer owned vehicles. While this service is available, due to the variety of factors involved in those type of sales, installation costs for contracted products on customer supplied vehicles will be determined with the local dealer and will be discussed up front and included on any quote.

Installation/setup for autonomous solutions can be added at the discretion of the distributor, not to exceed 10% of the total product cost.

Except as amended by this Amendment, the Contract remains in full force and effect.

Sourcewell

Signed by:
By: Jeremy Schwartz
C0FD2A139D06489...
Jeremy Schwartz, Chief Operating Officer

Date: 3/17/2025 | 8:59 AM CDT

The Toro Company

Signed by:
By: Brooke Carey
1279DCB06D184BD...
Brooke Carey, Federal Contracts Manager

Date: 3/17/2025 | 8:44 AM CDT

RFP #112624
REQUEST FOR PROPOSALS
for
Grounds Maintenance Equipment and Related Attachments

Proposal Due Date: November 26, 2024, 4:30 p.m., Central Time

Sourcewell, a State of Minnesota local government unit and service cooperative, is requesting proposals for Grounds Maintenance Equipment and Related Attachments to result in a procurement solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than November 26, 2024, at 4:30 p.m. Central Time, and late proposals will not be considered.

SOLICITATION SCHEDULE

Public Notice of RFP Published:	October 8, 2024
Pre-proposal Conference:	November 5, 2024, 10:00 a.m., Central Time
Question Submission Deadline:	November 18, 2024, 4:30 p.m., Central Time
Proposal Due Date:	**November 26, 2024**, 4:30 p.m., Central Time Late responses will not be considered.
Opening:	November 26, 2024, 4:30 p.m., Central Time See RFP Section V.G. "Opening"

I. ABOUT SOURCEWELL

A. SOURCEWELL

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that facilitates a competitive public solicitation and master agreement award process for the benefit of its 50,000+ participating entities across the United States and Canada. Sourcewell's solicitation process complies with State of Minnesota law and policies, conforms to Canadian trade agreements (including Canadian Free Trade Agreement, Ontario-Quebec Trade and Cooperation Agreement, and Canada-European Union Comprehensive Economic and Trade Agreement, as applicable), and results in cooperative purchasing solutions from which Sourcewell's Participating Entities procure equipment, products, and services.

Cooperative purchasing provides participating entities and suppliers increased administrative efficiencies and the power of combined purchasing volume that result in overall cost savings. At times, Sourcewell also partners with other purchasing cooperatives to combine the purchasing volume of their membership into a single solicitation and master agreement expanding the reach of awarded suppliers' potential pool of end users.

Sourcewell uses a website-based platform, the Sourcewell Procurement Portal, through which all proposals to this RFP must be submitted.

B. USE OF RESULTING MASTER AGREEMENTS

In the United States, Sourcewell's master agreements are available for use by:

- Federal and state government entities[1];
- Cities, towns, and counties/parishes;
- Education service cooperatives;
- K-12 and higher education entities;
- Tribal government entities;
- Some nonprofit entities; and
- Other public entities.

In Canada, Sourcewell's master agreements are available for use by current and future members including:

- Federal, provincial, and territorial government departments, ministries, agencies, boards, councils, committees, commissions, and similar agencies;
- Indigenous self-governing bodies;

[1] Pursuant to HAR §3-128-2, the State of Hawaii, Department of Accounting and General Services, State Procurement Office, on behalf of the State of Hawaii and participating jurisdictions, has provided notice of its Intent to Participate in the solicitation as a participating entity.

- Regional, local, district, and other forms of municipal government, municipal organizations, school boards, and publicly funded academic, health, and social service entities referred to as MASH sector (this should be construed to include but not be limited to the cities of Calgary, Edmonton, Toronto, Ottawa, and Winnipeg), as well as any corporation or entity owned or controlled by one or more of the preceding entities;
- Crown corporations, government enterprises, and other entities that are owned or controlled by these entities through ownership interest; and
- Canoe procurement group of Canada's current and future members. Canoe members include:
    - Federal, provincial and territorial government departments, ministries, agencies, boards, councils, committees, commissions, and similar agencies;
    - Crown corporations, government enterprises, and other entities that are owned or controlled by these entities through ownership interest;
    - Indigenous self-governing bodies;
    - Airport authorities;
    - Regional, local, district, and other forms of municipal government, municipal organizations, school boards, and publicly funded academic, health, and social service entities referred to as MASH sector (this should be construed to include but not be limited to the cities of Calgary, Edmonton, Toronto, Ottawa, and Winnipeg), as well as any corporation or entity owned or controlled by one or more of the preceding entities; and
    - Canoe procurement group of Canada's current and future partner associations, including Saskatchewan Association of Rural Municipalities, Association of Manitoba Municipalities, Local Authorities Services/Association of Municipalities Ontario, Nova Scotia Federation of Municipalities, Federation of Prince Edward Island Municipalities, Municipalities Newfoundland Labrador, Union of New Brunswick Municipalities, Northwest Territories Association of Communities, Association of Yukon Communities, CivicInfo BC, Association and their current and future members.

For a listing of current United States and Canadian Participating Entities visit Sourcewell's website (note: there is a tab for each country): https://www.sourcewell-mn.gov/sourcewell-for-vendors/agency-locator.

Participating Entities typically access master agreements for equipment, products, or services through a purchase order issued directly to the awarded supplier. A Participating Entity may request additional terms or conditions related to a purchase. Use of Sourcewell master agreements is voluntary and Participating Entities retain the right to obtain similar equipment, products, or services from other sources.

To meet Participating Entities' needs, Sourcewell broadly publishes public notice of all solicitation opportunities, including this RFP. In addition, where applicable, other purchasing cooperatives and procurement officials receive notice and are encouraged to re-post the solicitation opportunity.

Proof of publication will be available at the conclusion of the solicitation process.

II. SOLICITATION DETAILS

A. SOLUTIONS-BASED SOLICITATION

This RFP and master agreement award process is a solutions-based solicitation; meaning that Sourcewell is seeking equipment, products, or services that meet the general requirements of the scope of this RFP and are commonly desired or are required by law or industry standards.

B. REQUESTED EQUIPMENT, PRODUCTS, OR SERVICES

It is expected that proposers will offer a wide array of equipment, products, or services at lower prices and with better value than what they would ordinarily offer to a single government entity, school district, or regional cooperative.

1. Sourcewell is seeking proposals for Grounds Maintenance Equipment and Related Attachments, such as:

    a. Lawn and garden equipment for all types of lawn, field and turf care, golf course, landscape, sidewalk, walking path, and parking lot maintenance, and snow removal;

    b. Irrigation and aeration equipment, systems, parts, and installation; and

    c. Beach and waterfront maintenance equipment and accessories.

Proposers may include related tools, attachments, parts, accessories, and services related to the solutions described in subsection 1.a.-c. above, including but not limited to: repair, maintenance, installation, and warranty programs to the extent that these solutions are complementary to the equipment and services being proposed.

2. This solicitation should NOT be construed to include equipment principally intended or designed for highway maintenance or construction, road right-of-way, tree maintenance, or sewer maintenance.

3. The primary focus of this solicitation is on Grounds Maintenance Equipment and Related Attachments. However, this solicitation should NOT be construed to include "attachment only," "service only," or "installation only" solutions.

This solicitation does not include equipment, products, or services covered under categories included in master agreements currently maintained by Sourcewell:

a. Roadway Maintenance Equipment with Related Accessories, Attachments, Materials, and Supplies (RFP #080521)

b. Snow and Ice Handling Equipment, Supplies, and Accessories (RFP #062222)

c. Portable Construction Equipment with Related Accessories and Attachments (RFP #110421)

d. Ag Tractors with Related Attachments, Accessories, and Supplies (RFP #082923)

e. Road Right-of-Way Maintenance Equipment (RFP #070821)

Generally, the solutions for Participating Entities are turn-key solutions, providing a combination of equipment, products and services, delivery, and installation to a properly operating status. However, equipment-only or products-only solutions may be appropriate for situations where Participating Entities possess the ability, either in-house or through local third-party contractors, to properly install and bring to operation the equipment or products being proposed.

Sourcewell prefers suppliers that provide a sole source of responsibility for the equipment, products, and services provided under a resulting master agreement. If proposer is including the equipment, products, and services of its subsidiary entities, the proposer must also identify all included subsidiaries in its proposal. If proposer requires the use of distributors, dealers, resellers, or subcontractors to provide the equipment, products, or services, the proposal must address how the equipment, products or services will be provided to Participating Entities, and describe the network of distributors, dealers, resellers, and/or subcontractors that will be available to serve Participating Entities under a resulting master agreement.

Sourcewell encourages suppliers to offer the broadest possible selection of equipment, products, and services being proposed over the largest possible geographic area and to the largest possible cross-section of Sourcewell current and future Participating Entities.

C. REQUIREMENTS

It is expected that proposers have knowledge of all applicable industry standards, laws, and regulations and possess an ability to market and distribute the equipment, products, or services to Participating Entities.

1. Safety Requirements. All items proposed must comply with current applicable safety or regulatory standards or codes.
2. Deviation from Industry Standard. Deviations from industry standards must be identified with an explanation of how the equipment, products, and services will provide equivalent function, coverage, performance, and/or related services.
3. New Equipment and Products. Proposed equipment and products must be for a new, current model; however, proposer may offer certain close-out equipment or products if it is specifically noted in the Pricing proposal.

4. Delivered and operational. Unless clearly noted in the proposal, equipment and products must be delivered to the Participating Entity as operational.
5. Warranty. All equipment, products, supplies, and services must be covered by a warranty that is the industry standard or better.

D. PROSPECTIVE MASTER AGREEMENT TERM

The term of any resulting master agreement(s) awarded by Sourcewell under this solicitation will be four years. Sourcewell and supplier may agree to up to three additional one-year extensions based on the best interests of Sourcewell and its Participating Entities. Sourcewell retains the right to consider additional extensions beyond seven years as required under exceptional circumstances.

E. ESTIMATED MASTER AGREEMENT VALUE AND USAGE

Based on past volume of similar master agreements, the estimated annual value of all transactions from master agreements resulting from this RFP are anticipated to be USD 160 Million; therefore, proposers are expected to propose volume pricing. Sourcewell anticipates considerable activity under the master agreement(s) awarded from this RFP; however, sales and sales volume from any resulting master agreement are not guaranteed.

F. MARKETING PLAN

Proposer's sales force will be the primary source of communication with Participating Entities. The proposer's Marketing Plan should demonstrate proposer's ability to deploy a sales force or dealer network to Participating Entities, as well as proposer's sales and service capabilities. It is expected that proposer will promote and market any master agreement award.

G. ADDITIONAL CONSIDERATIONS

1. Master Agreements will be awarded to proposers able to best meet the need of Participating Entities. Proposers should submit their complete line of equipment, products, or services that are applicable to the scope of this RFP.
2. A proposer may submit only one proposal. If related, affiliated, or subsidiary entities elect to submit separate proposals, rather than a single parent-entity proposal, each such proposal must be prepared independently and without cooperation, collaboration, or collusion.
3. If a proposer works with a consultant on its proposal, the consultant (an individual or company) may not assist any other entity with a proposal for this solicitation.
4. Proposers should include all relevant information in its proposal, since Sourcewell cannot consider information that is not included in the proposal. Sourcewell reserves the right to verify proposer's information and may request clarification from a proposer, including samples of the proposed equipment or products.

5. Depending upon the responses received in a given category, Sourcewell may need to organize responses into subcategories in order to provide the broadest coverage of the requested equipment, products, or services to Participating Entities. Awards may be based on a subcategory.
6. A proposer's documented negative past performance with Sourcewell or its Participating Entities occurring under a previously awarded Sourcewell master agreement may be considered in the evaluation of a proposal.

III. PRICING

A. REQUIREMENTS

All proposed pricing must be:

1. Either Line-Item Pricing or Percentage Discount from Catalog Pricing, or a combination of these:
   a. **Line-item Pricing** is pricing based on each individual product or service. Each line must indicate the proposer's published "List Price," as well as the "Master Agreement Price."
   b. **Percentage Discount from Catalog or Category** is based on a percentage discount from a catalog or list price, defined as a published Manufacturer's Suggested Retail Price (MSRP) for the products or services. Individualized percentage discounts can be applied to any number of defined product groupings. Proposers will be responsible for providing and maintaining current published MSRP with Sourcewell, and this pricing must be included in its proposal and provided throughout the term of any master agreement resulting from this RFP.
2. The proposer's not to exceed price. A not to exceed price is the highest price for which equipment, products, or services may be billed to a Participating Entity. However, it is permissible for suppliers to sell at a price that is lower than the agreed upon price.
3. Stated in U.S. and Canadian dollars (as applicable).
4. Clearly understandable, complete, and fully describe the total cost of acquisition (e.g., the cost of the proposed equipment, products, and services delivered and operational for its intended purpose in the Participating Entity's location).

Proposers should clearly identify any costs that are NOT included in the proposed product or service pricing. This may include items such as installation, set up, mandatory training, or initial inspection. Include identification of any parties that impose such costs and their relationship to the proposer. Additionally, proposers should clearly describe any unique distribution and/or delivery methods or options offered in the proposal.

B. ADMINISTRATIVE FEES

Proposers awarded a master agreement are expected to pay to Sourcewell an administrative fee in exchange for Sourcewell facilitating the resulting master agreements. The administrative fee is normally calculated as a percentage of the total sales to Participating Entities for all equipment,

products, or services made during a calendar quarter, and is typically one percent (1%) to two percent (2%). In some categories, a flat fee may be an acceptable alternative.

IV. MASTER AGREEMENT

Proposers awarded a master agreement will be required to execute a master agreement with Sourcewell (see attached template). Only those modifications the proposer indicates in its proposal will be available for discussion. Much of the language in the Master Agreement reflects Minnesota legal requirements and cannot be altered. Numerous and/or onerous exceptions that contradict Minnesota law may result in the proposal being disqualified from further review and evaluation.

To identify any exception, or to request any modification, to Sourcewell's standard master agreement terms, conditions, or specifications, a proposer must submit the proposed exception(s) or requested modification(s) via redline in the Master Agreement Template provided in the "Documents" section of the "Bid Details" page on the Sourcewell Procurement Portal and uploaded as part of its response. Only those exceptions noted at the time of the proposal submission will be considered.
Exceptions must:

1. Clearly identify the affected article and section.
2. Clearly note the requested modification; and as applicable, provide requested alternative language.

Unclear requests will be automatically denied.

Only those exceptions that have been accepted by Sourcewell will be included in the Master Agreement document provided to the awarded supplier for signature.

If a proposer receives a master agreement award resulting from this solicitation it will have up to 30 days to sign and return the master agreement. After that time, at Sourcewell's sole discretion, the master agreement award may be revoked.

V. RFP PROCESS

A. PRE-PROPOSAL CONFERENCE

Sourcewell will hold an optional, non-mandatory pre-proposal conference via webcast on the date and time noted in the Solicitation Schedule for this RFP and on the Sourcewell Procurement Portal. The purpose of this conference is to allow potential proposers to ask questions regarding this RFP and Sourcewell's competitive procurement process. Information about the webcast will be sent to all entities that have registered for this solicitation opportunity through their Sourcewell Procurement Portal Vendor Account. Pre-proposal conference attendance is optional.

B. QUESTIONS REGARDING THIS RFP AND ORAL COMMUNICATION

All questions regarding this RFP must be submitted through the Sourcewell Procurement Portal. The deadline for submission of questions is found in the Solicitation Schedule and on the Sourcewell Procurement Portal. Answers to questions will be issued through an addendum to this RFP. Repetitive questions will be summarized into a single answer and identifying information will be removed from the submitted questions.

All questions, whether specific to a proposer or generally related to the RFP, must be submitted using this process. Do not contact individual Sourcewell staff to ask questions or request information as this may disqualify the proposer from responding to this RFP. Sourcewell will not respond to questions submitted after the deadline.

C. ADDENDA

Sourcewell may modify this RFP at any time prior to the proposal due date by issuing an addendum. Addenda issued by Sourcewell become a part of the RFP and will be delivered to potential proposers through the Sourcewell Procurement Portal. Sourcewell accepts no liability in connection with the delivery of any addenda.

Before a proposal will be accepted through the Sourcewell Procurement Portal, all addenda, if any, must be acknowledged by the proposer by checking the box for each addendum. It is the responsibility of the proposer to check for any addenda that may have been issued up to the solicitation due date and time.

If an addendum is issued after a proposer submitted its proposal, the Sourcewell Procurement Portal will WITHDRAW the submission and change the proposer's proposal status to INCOMPLETE. The proposer can view this status change in the "MY BIDS" section of the Sourcewell Procurement Portal Vendor Account. The proposer is solely responsible to check the "MY BIDS" section of the Sourcewell Procurement Portal Vendor Account periodically after submitting its proposal (and up to the Proposal Due Date). If the proposer's proposal status has changed to INCOMPLETE, the proposer is solely responsible to:

1. make any required adjustments to its proposal;
2. acknowledge the addenda; and
3. ensure the re-submitted proposal is received through the Sourcewell Procurement Portal no later than the Proposal Due Date and time shown in the Solicitation Schedule above.

D. PROPOSAL SUBMISSION

Proposer's complete proposal must be submitted through the Sourcewell Procurement Portal no later than the date and time specified in the Solicitation Schedule. Any other form of proposal submission, whether electronic, paper, or otherwise, will not be considered by Sourcewell. **Late proposals will not be considered.** It is the proposer's sole responsibility to ensure that the proposal is received on time.

It is recommended that proposers allow sufficient time to upload the proposal and to resolve any issues that may arise. The time and date that a proposal is received by Sourcewell is solely determined by the Sourcewell Procurement Portal web clock.

In the event of problems with the Sourcewell Procurement Portal, follow the instructions for technical support posted in the portal. It may take up to 24 hours to respond to certain issues.

Upon successful submission of a proposal, the Sourcewell Procurement Portal will automatically generate a confirmation email to the proposer. If the proposer does not receive a confirmation email, contact Sourcewell's support provider at support@bidsandtenders.ca.

To ensure receipt of the latest information and updates via email regarding this solicitation, or if the proposer has obtained this solicitation document from a third party, the onus is on the proposer to create a Sourcewell Procurement Portal Vendor Account and register for this solicitation opportunity.

Within the Sourcewell Procurement Portal, all proposals must be digitally acknowledged by an authorized representative of the proposer attesting that the information contained in the proposal is true and accurate. By submitting a proposal, proposer warrants that the information provided is true, correct, and reliable for purposes of evaluation for potential master agreement award. The submission of inaccurate, misleading, or false information is grounds for disqualification from a master agreement award and may subject the proposer to remedies available by law.

E. GENERAL PROPOSAL REQUIREMENTS

Proposals must be:

1. In substantial compliance with the requirements of this RFP or it will be considered nonresponsive and be rejected.
2. Complete. A proposal will be rejected if it is conditional or incomplete.
3. Submitted in English.
4. Valid and irrevocable for 90 days following the Proposal Due Date.

Any and all costs incurred in responding to this RFP will be borne by the proposer.

F. PROPOSAL WITHDRAWAL

Prior to the proposal deadline, a proposer may withdraw its proposal.

G. OPENING

The Opening of proposals will be conducted in the Sourcewell Procurement Portal immediately following the proposal due date and time. To view the list of proposers resulting from the

opening, verify that the Sourcewell Procurement Portal opportunities list search is set to "All" or "Closed."

Members of the public may attend the Opening at Sourcewell's office located at 202 12th Street NE, Staples, MN to hear the results.

VI. EVALUATION AND AWARD

A. EVALUATION

It is the intent of Sourcewell to award one or more master agreements to responsive and responsible proposers offering the best overall quality, selection of equipment, products, and services, and price that meet the commonly requested specifications of Sourcewell and its Participating Entities. The award(s) will be limited to the number of proposers that Sourcewell determines is necessary to meet the needs of its Participating Entities.

Factors to be considered in determining the number of master agreements to be awarded in any category may include the following:

1. Total evaluation scores (giving consideration to natural breaks in the scoring of responsive proposals);
2. The number and geographic location of highest-scoring proposers that offer:
   a. A comprehensive selection of the requested equipment, products, or services;
   b. A sales and service network ensuring availability and coverage for Participating Entities' use; and
   c. Other attributes of the proposer or contents of its proposal that assist Participating Entities in achieving environmental and social requirements, and goals.

Information submitted as part of a proposal should be as specific as possible when responding to the RFP. Do not assume Sourcewell has any knowledge about a specific supplier or product.

B. AWARD(S)

Award(s) will be made to the highest-scoring proposer(s) whose proposal conforms to all conditions and requirements of the RFP, and consistent with the award criteria defined in this RFP.

Sourcewell may request written clarification of a proposal at any time during the evaluation process.

Proposal evaluation will be based on the following scoring criteria and the Sourcewell Evaluator Scoring Guide (a copy is available in the Sourcewell Procurement Portal):

Conformance to RFP Requirements	Pass/Fail
Financial Viability and Marketplace Success	50
Ability to Sell and Deliver Solutions	150
Marketing Plan	100
Value Added Attributes	100
Depth and Breadth of Offered Solutions	200
Pricing	400
TOTAL POINTS	**1000**

C. PROTESTS OF AWARDS

Any protest made under this RFP by a proposer must be in writing, addressed to Sourcewell's Executive Director, and delivered to the Sourcewell office located at 202 12th Street NE, P.O. Box 219, Staples, MN 56479. All documents that comprise the complete protest package must be received, and time stamped at the Sourcewell office by 4:30 p.m., Central Time, no later than 10 calendar days following Sourcewell's notice of master agreement award(s) or non-award. A protest must allege a procedural, technical, or legal defect, with supporting documentation. A protest that merely requests a re-evaluation of a proposal's content will not be entertained.

A protest must include the following items:

- The name, address, and telephone number of the protester;
- Identification of the solicitation by RFP number;
- A precise statement of the relevant facts;
- Identification of the alleged procedural, technical, or legal defect;
- Analysis of the basis for the protest;
- Any additional supporting documentation;
- The original signature of the protester or its representative; and
- Protest bond in the amount of $20,000 (except where prohibited by law or treaty).

Protests that do not address these elements will not be reviewed.

D. RIGHTS RESERVED

This RFP does not commit Sourcewell to award any master agreement, and a proposal may be rejected if it is nonresponsive, conditional, incomplete, conflicting, or misleading. Proposals that contain false statements or do not support an attribute or condition stated by the proposer may be rejected.

Sourcewell reserves the right to:

- Modify or cancel this RFP at any time;
- Reject any and all proposals received;
- Reject proposals that do not comply with the provisions of this RFP;

- Select, for master agreements or for discussion, a proposal other than that with the lowest cost;
- Independently verify any information provided in a proposal;
- Disqualify any proposer that does not meet the requirements of this RFP, is debarred or suspended by the United States or Canada, State of Minnesota, Participating Entity's state or province; has an officer, or other key personnel, who have been charged with a serious crime; or is bankrupt, insolvent, or where bankruptcy or insolvency are a reasonable prospect;
- Waive or modify any informalities, irregularities, or inconsistencies in the proposals received;
- Clarify any part of a proposal and discuss any aspect of the proposal with any proposer; and negotiate with more than one proposer;
- Award a master agreement if only one responsive proposal is received if it is in the best interest of Participating Entities; and
- Award a master agreement to one or more proposers if it is in the best interest of Participating Entities.

E. DISPOSITION OF PROPOSALS

All materials submitted in response to this RFP will become property of Sourcewell and will become public record in accordance with Minnesota Statutes Section 13.591, after negotiations are complete. Sourcewell considers that negotiations are complete upon execution of a resulting master agreement. It is the proposer's responsibility to clearly identify any data submitted that it considers to be protected. Proposer must also include a justification for the classification citing the applicable Minnesota law. Sourcewell may reject proposals that are marked confidential or nonpublic, either substantially or in their entirety.

Sourcewell will not consider the prices submitted by the proposer to be confidential, proprietary, or trade secret materials. Financial information, including financial statements, provided by a proposer is not considered trade secret under the statutory definition.

10/9/2024

Addendum No. 1
Solicitation Number: RFP 112624
Solicitation Name: Grounds Maintenance Equipment and Related Attachments

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Does this RFP categories include tractors that can be used for landscaping, mowing, moving materials and grounds maintenance? If so, is there a HP range that is to is included?

Answer 1:

Refer to RFP Section II. B. – Requested Equipment, Products, or Services, for guidance on what we are seeking and what is excluded in this RFP.

Question 2:

Where should this equipment be delivered?

Answer 2:

Sourcewell utilizes a competitive, solutions-based solicitation approach that is not based on detailed specifications, finite quantities, or pre-determined locations. Refer to RFP Section I. A. Sourcewell for more information. Sourcewell participating entities include fifty-thousand public agencies located in the United States and Canada. There is no estimate of participating entity use by service type or category.

End of Addendum

Acknowledgement of this Addendum to RFP 112624 posted to the Sourcewell Procurement Portal on 10/9/2024, is required at the time of proposal submittal.

10/16/2024

Addendum No. 2
Solicitation Number: RFP 112624
Solicitation Name: Grounds Maintenance Equipment and Related Attachments

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Is the bidder expected to submit a proposal for a wide variety of equipment of [sic] can the bidder submit a proposal for one type of equipment?

Answer 1:

Please reference Sourcewell's Frequently Asked Questions document at https://cdn.sourcewell.org/public/procurement/procurement-portal-faq.pdf.

Question 2:

Do we have to answer the company information questions for each individual RFP or will our answers be saved for future RFPs?

Answer 2:

In the response submission process, proposers may save their progress and come back to it before the response submission deadline. For future proposals, you will not have to re-register, but the system will not retain or auto-fill company information in future responses.

End of Addendum

Acknowledgement of this Addendum to RFP 112624 posted to the Sourcewell Procurement Portal on 10/16/2024, is required at the time of proposal submittal.

10/28/2024

Addendum No. 3
Solicitation Number: RFP 112624
Solicitation Name: Grounds Maintenance Equipment and Related Attachments

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Could Sourcewell please clarify the distinction between snow removal equipment categorized under Grounds Maintenance Equipment and Related Attachments and the excluded category of Snow and Ice Handling Equipment, Supplies, and Accessories (RFP #062222)? Specifically, what criteria will Sourcewell use to determine whether a snow removal product is considered part of this current solicitation or should be classified under the previously awarded RFP #062222?

Section II.B.3.a of the RFP lists Snow and Ice Handling Equipment, Supplies, and Accessories as an excluded category. Could Sourcewell confirm if this exclusion applies only to large-scale municipal snow handling equipment, or does it also encompass smaller snow removal trucks and equipment traditionally used for clearing parking lots, college campuses, or other similar areas?

Given that the current RFP includes Lawn and garden equipment for snow removal, could you provide specific examples of snow removal equipment or attachments that are eligible for this RFP? How should proposers categorize equipment such as plows, or salt spreaders used for clearing parking lots,

college campuses, or other similar areas when there appears to be overlap with equipment covered under RFP #062222?

Answer 1:

RFP 062222 for Snow and Ice Handling Equipment, Supplies, and Accessories has a scope of:

> *Sourcewell is seeking proposals for Snow and Ice Handling Equipment, Supplies and Accessories, to include equipment and related supplies or accessories designed or principally intended for moving, removing, and controlling snow and ice, such as:*
>
> > *a. Plows, blades, wings, blowers, and brooms;*
> > *b. Spreader or sprayer systems for the application of de-icing or anti-icing solids or liquids and snow melters;*
> > *c. Dump bodies, specialty equipment, and air or hydraulic systems, related to upfitting or modification primarily for snow and ice handling; and,*
> > *d. Proposers may include a complementary offering of parts, supplies, and accessories, related to the upkeep, repair, or maintenance of their offering of equipment as described in subsections 1. a. – 1. c. above.*

RFP 112624 includes any snow related items to Grounds Maintenance Equipment and Related Attachments that are not listed in the scope from 062222.

End of Addendum

Acknowledgement of this Addendum to RFP 112624 posted to the Sourcewell Procurement Portal on 10/28/2024, is required at the time of proposal submittal.

11/4/2024

Addendum No. 4
Solicitation Number: RFP 112624
Solicitation Name: Grounds Maintenance Equipment and Related Attachments

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Is there an example or definition of attachment as used in II. Solicitation Details, B.3. Grounds maintenance equipment that is separately manufactured and designed to be attached to a skid-steer or tractor are commonly called attachments. Is that what this RFP is seeking to disallow, or does attachment as used here refer to accessories, add-ons or special items that may or may not come with the primary equipment?

Answer 1:

Section II. Solicitation Details, B.3 states: "The primary focus of this solicitation is on Grounds Maintenance Equipment and Related Attachments. However, this solicitation should NOT be construed to include 'attachment only,' 'service only,' or 'installation only' solutions."

End of Addendum

Acknowledgement of this Addendum to RFP 112624 posted to the Sourcewell Procurement Portal on 11/4/2024, is required at the time of proposal submittal.

11/8/2024

Addendum No. 5
Solicitation Number: RFP 112624
Solicitation Name: Grounds Maintenance Equipment and Related Attachments

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

I am completing this proposal and wanting to see who I should contact about getting an NDA signed so we are able to submit financial data since we are a privately owned company?

Answer 1:

Section VI. Evaluation and Award, E. states: "All materials submitted in response to this RFP will become property of Sourcewell and will become public record in accordance with Minnesota Statutes Section 13.591, after negotiations are complete. Sourcewell considers that negotiations are complete upon execution of a resulting master agreement. It is the proposer's responsibility to clearly identify any data submitted that it considers to be protected. Proposer must also include a justification for the classification citing the applicable Minnesota law. Sourcewell may reject proposals that are marked confidential or nonpublic, either substantially or in their entirety.

Sourcewell will not consider the prices submitted by the proposer to be confidential, proprietary, or trade secret materials. Financial information, including financial statements, provided by a proposer is not considered trade secret under the statutory definition."

End of Addendum

Acknowledgement of this Addendum to RFP 112624 posted to the Sourcewell Procurement Portal on 11/8/2024, is required at the time of proposal submittal.

11/12/2024

Addendum No. 6
Solicitation Number: RFP 112624
Solicitation Name: Grounds Maintenance Equipment and Related Attachments

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Is there an approximate volume of annual sales for this contract for OPE handheld equipment?

Answer 1:

Reference the Request for Proposals Document, Section II.E "Estimated Master Agreement Value and Usage" for RFP # 112624 for Grounds Maintenance Equipment and Related Attachments. Sourcewell does not have usage broken down to Outdoor Power Equipment – Handheld Equipment.

End of Addendum

Acknowledgement of this Addendum to RFP 112624 posted to the Sourcewell Procurement Portal on 11/12/2024, is required at the time of proposal submittal.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/6/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER WWW Insurance, LLC 300 First Avenue South Fifth Floor St. Petersburg FL 33701	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 727-522-7777 **FAX (A/C, No):** 727-521-2902 **E-MAIL ADDRESS:** certificates@w3ins.com
INSURED WESCINC-01 Wesco-Turf Inc Gamble Partners LLC 2101 Cantu Ct Sarasota FL 34232	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** INSURER A : Zenith Insurance Company — 13269 INSURER B : Great Northern Insurance Company — 20303 INSURER C : Federal Insurance Company — 20281 INSURER D : Underwriters at Lloyd's, London — 15792 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 1238102131 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:			36069372	10/1/2024	10/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			73624111	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			78194806	10/1/2024	10/1/2025	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			Z126406212	1/1/2025	1/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Stock Throughput			FAL10000568	10/1/2024	10/1/2025	Total Limit	$52,500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Project Number "PB 25-174"

Citrus County, Florida is additional insured with respect to the General Liability and Auto Liability if required by written contract, subject to terms, conditions, and exclusions of the policy.

A Waiver of Subrogation in favor of Citrus County, Florida applies to General Liability, Auto, and Workers Compensation if required by written contract, subject to terms, conditions, and exclusions of the policies, per attached endorsement forms.

Umbrella follows form and applies excess of General Liability, Auto Liability and Employers Liability.

CERTIFICATE HOLDER

Citrus County, Florida
3600 W. Sovereign Path, Ste. 266
Lecanto FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ITEM FOUR

SCHEDULE OF HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS (Cont'd)

Physical Damage Coverages – Cost Of Hire Rating Basis For All Autos (Other Than Mobile or Farm Equipment)				
COVERAGE	**STATE**	**LIMIT OF INSURANCE**	**ESTIMATED ANNUAL COST OF HIRE FOR EACH STATE (Excluding Autos Hired With A Driver)**	**PREMIUM**
COMPREHENSIVE	FL	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS $ 1,000 DEDUCTIBLE FOR EACH COVERED AUTO, BUT NO DEDUCTIBLE APPLIES TO LOSS CAUSED BY FIRE OR LIGHTNING.	$25,000	$ 55
SPECIFIED CAUSES OF LOSS		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM.		
COLLISION	FL	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS $ 1,000 DEDUCTIBLE FOR EACH COVERED AUTO.	$25,000	$ 85
			TOTAL HIRED AUTO PREMIUM	$ 140
For Physical Damage Coverages, cost of hire means the total amount you incur for the hire of "autos" you don't own (not including "autos" you borrow or rent from your partners or "employees" or their family members). Cost of hire does not include charges for any "auto" that is leased, hired, rented or borrowed with a driver.				

PRCINFO_DUPLEX

OFF

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NON-CONTRIBUTORY LIABILITY INSURANCE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: WESCO TURF, INC.

Endorsement Effective Date: 10/01/2024

SCHEDULE

Name(s) Of Person(s) Or Organization(s):
PERSONS OR ORGANIZATIONS THAT YOU ARE OBLIGATED, PURSUANT TO A CONTRACT OR AGREEMENT BETWEEN YOU AND SUCH PERSON OR ORGANIZATION, TO PROVIDE PRIMARY AND NON-CONTRIBUTORY INSURANCE
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Item 5. – "**Other Insurance**" of Item B. – "**General Conditions**" under Section IV – "**Business Auto Conditions**":

e. Regardless of the provisions of Paragraph 5.a. through d. above, for any liability arising out of the ownership, maintenance, use, rental, lease, loan, hire or borrowing by an "insured" of a covered "auto" for which an "insured" is contractually obligated to provide primary insurance coverage to a client, this Coverage Form will be primary and non-contributory with respect to the Persons or Organizations in the schedule, regardless of the availability or existence of other collectible insurance under any other Coverage Form or policy that applies on a primary basis.

COMMERCIAL AUTOMOBILE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL AUTOMOBILE BROAD FORM ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
This endorsement modifies the Business Auto Coverage Form.

1. **EXTENDED CANCELLATION CONDITION**
   Paragraph A.2.b. – CANCELLATION - of the COMMON POLICY CONDITIONS form IL 00 17 is deleted and replaced with the following:
   b. 60 days before the effective date of cancellation if we cancel for any other reason.
2. **BROAD FORM INSURED**
   A. Subsidiaries and Newly Acquired or Formed Organizations As Insureds
   The Named Insured shown in the Declarations is amended to include:
   1. Any legally incorporated subsidiary in which you own more than 50% of the voting stock on the effective date of the Coverage Form. However, the Named Insured does not include any subsidiary that is an "insured" under any other automobile policy or would be an "insured" under such a policy but for its termination or the exhaustion of its Limit of Insurance.
   2. Any organization that is acquired or formed by you and over which you maintain majority ownership. However, the Named Insured does not include any newly formed or acquired organization:
      (a) That is an "insured" under any other automobile policy;
      (b) That has exhausted its Limit of Insurance under any other policy; or
      (c) 180 days or more after its acquisition or formation by you, unless you have given us written notice of the acquisition or formation.

   Coverage does not apply to "bodily injury" or "property damage" that results from an "accident" that occurred before you formed or acquired the organization.

   B. Employees as Insureds
   Paragraph A.1. – WHO IS AN INSURED – of SECTION II – LIABILITY COVERAGE is amended to add the following:
   d. Any "employee" of yours while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

   C. Lessors as Insureds
   Paragraph A.1. – WHO IS AN INSURED – of SECTION II – LIABILITY COVERAGE is amended to add the following:
   e. The lessor of a covered "auto" while the "auto" is leased to you under a written agreement if:
      (1) The agreement requires you to provide direct primary insurance for the lessor; and
      (2) The "auto" is leased without a driver.

      Such leased "auto" will be considered a covered "auto" you own and not a covered "auto" you hire.
      However, the lessor is an "insured" only for "bodily injury" or "property damage" resulting from the acts or omissions by:
      1. You;
      2. Any of your "employees" or agents; or
      3. Any person, except the lessor or any "employee" or agent of the lessor, operating an "auto" with the permission of any of 1. and/or 2. above.

   D. Persons And Organizations As Insureds Under A Written Insured Contract
   Paragraph A.1 – WHO IS AN INSURED – of SECTION II – LIABILITY COVERAGE is amended to add the following:
   f. Any person or organization with respect to the operation, maintenance or use of a covered "auto", provided that you and such person or organization have agreed under an express provision in a written "insured contract", written agreement or a written permit issued to you by a governmental or public authority to add such person or organization to this policy as an "insured".
      However, such person or organization is an "insured" only:

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(1) with respect to the operation, maintenance or use of a covered "auto"; and
(2) for "bodily injury" or "property damage" caused by an "accident" which takes place after:
(a) You executed the "insured contract" or written agreement; or
(b) The permit has been issued to you.

3. **FELLOW EMPLOYEE COVERAGE**
EXCLUSION B.5. - FELLOW EMPLOYEE – of SECTION II – LIABILITY COVERAGE does not apply.
4. **PHYSICAL DAMAGE – ADDITIONAL TEMPORARY TRANSPORTATION EXPENSE COVERAGE**
Paragraph A.4.a. – TRANSPORTATION EXPENSES – of SECTION III – PHYSICAL DAMAGE COVERAGE is amended to provide a limit of $50 per day for temporary transportation expense, subject to a maximum limit of $1,000.
5. **AUTO LOAN/LEASE GAP COVERAGE**
Paragraph A. 4. – COVERAGE EXTENSIONS - of SECTION III – PHYSICAL DAMAGE COVERAGE is amended to add the following:
c. **Unpaid Loan or Lease Amounts**
In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the loan or lease for a covered "auto" minus:
1. The amount paid under the Physical Damage Coverage Section of the policy; and
2. Any:
a. Overdue loan/lease payments at the time of the "loss";
b. Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
c. Security deposits not returned by the lessor:
d. Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and
e. Carry-over balances from previous loans or leases.

We will pay for any unpaid amount due on the loan or lease if caused by:
1. Other than Collision Coverage only if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";
2. Specified Causes of Loss Coverage only if the Declarations indicate that Specified Causes of Loss Coverage is provided for any covered "auto"; or
3. Collision Coverage only if the Declarations indicate that Collision Coverage is provided for any covered "auto.

6. **RENTAL AGENCY EXPENSE**
Paragraph A. 4. – COVERAGE EXTENSIONS – of SECTION III – PHYSICAL DAMAGE COVERAGE is amended to add the following:
d. **Rental Expense**
We will pay the following expenses that you or any of your "employees" are legally obligated to pay because of a written contract or agreement entered into for use of a rental vehicle in the conduct of your business:
MAXIMUM WE WILL PAY FOR ANY ONE CONTRACT OR AGREEMENT:
1. $2,500 for loss of income incurred by the rental agency during the period of time that vehicle is out of use because of actual damage to, or "loss" of, that vehicle, including income lost due to absence of that vehicle for use as a replacement;
2. $2,500 for decrease in trade-in value of the rental vehicle because of actual damage to that vehicle arising out of a covered "loss"; and
3. $2,500 for administrative expenses incurred by the rental agency, as stated in the contract or agreement.
4. $7,500 maximum total amount for paragraphs 1., 2. and 3. combined.

7. **EXTRA EXPENSE – BROADENED COVERAGE**
Paragraph A.4. – COVERAGE EXTENSIONS – of SECTION III – PHYSICAL DAMAGE COVERAGE is amended to add the following:
e. **Recovery Expense**
We will pay for the expense of returning a stolen covered "auto" to you.
8. **AIRBAG COVERAGE**
Paragraph B.3.a. - EXCLUSIONS – of SECTION III – PHYSICAL DAMAGE COVERAGE does not apply to the accidental or unintended discharge of an airbag. Coverage is excess over any other collectible insurance or warranty specifically designed to provide this coverage.
9. **AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT - BROADENED COVERAGE**
Paragraph C.1.b. – LIMIT OF INSURANCE - of SECTION III - PHYSICAL DAMAGE is deleted and replaced with the following:
b. $2,000 is the most we will pay for "loss" in any one "accident" to all electronic equipment that reproduces, receives or transmits audio, visual or data signals which, at the time of "loss", is:
(1) Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment;
(2) Removable from a permanently installed housing unit as described in Paragraph 2.a. above or is an integral part of that equipment; or
(3) An integral part of such equipment.

10. **GLASS REPAIR – WAIVER OF DEDUCTIBLE**

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Under Paragraph D. - DEDUCTIBLE – of SECTION III – PHYSICAL DAMAGE COVERAGE the following is added:
No deductible applies to glass damage if the glass is repaired rather than replaced.

11. TWO OR MORE DEDUCTIBLES

Paragraph D.- DEDUCTIBLE – of SECTION III – PHYSICAL DAMAGE COVERAGE is amended to add the following:
If this Coverage Form and any other Coverage Form or policy issued to you by us that is not an automobile policy or Coverage Form applies to the same "accident", the following applies:

1. If the deductible under this Business Auto Coverage Form is the smaller (or smallest) deductible, it will be waived; or
2. If the deductible under this Business Auto Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

12. AMENDED DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

Paragraph A.2.a. - DUTIES IN THE EVENT OF AN ACCIDENT, CLAIM, SUIT OR LOSS of SECTION IV - BUSINESS AUTO CONDITIONS is deleted and replaced with the following:

a. In the event of "accident", claim, "suit" or "loss", you must promptly notify us when the "accident" is known to:
   (1) You or your authorized representative, if you are an individual;
   (2) A partner, or any authorized representative, if you are a partnership;
   (3) A member, if you are a limited liability company; or
   (4) An executive officer, insurance manager, or authorized representative, if you are an organization other than a partnership or limited liability company.

   Knowledge of an "accident", claim, "suit" or "loss" by other persons does not imply that the persons listed above have such knowledge.
   Notice to us should include:
   (1) How, when and where the "accident" or "loss" occurred;
   (2) The "insured's" name and address; and
   (3) To the extent possible, the names and addresses of any injured persons or witnesses.

13. WAIVER OF SUBROGATION

Paragraph A.5. - TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US of SECTION IV – BUSINESS AUTO CONDITIONS is deleted and replaced with the following:

5. We will waive the right of recovery we would otherwise have against another person or organization for "loss" to which this insurance applies, provided the "insured" has waived their rights of recovery against such person or organization under a contract or agreement that is entered into before such "loss".

   To the extent that the "insured's" rights to recover damages for all or part of any payment made under this insurance has not been waived, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them. At our request, the insured will bring suit or transfer those rights to us and help us enforce them.

14. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

Paragraph B.2. – CONCEALMENT, MISREPRESENTATION or FRAUD of SECTION IV – BUSINESS AUTO CONDITIONS - is deleted and replaced with the following:
If you unintentionally fail to disclose any hazards existing at the inception date of your policy, we will not void coverage under this Coverage Form because of such failure.

15. AUTOS RENTED BY EMPLOYEES

Paragraph B.5. - OTHER INSURANCE of SECTION IV – BUSINESS AUTO CONDITIONS - is amended to add the following:

e. Any "auto" hired or rented by your "employee" on your behalf and at your direction will be considered an "auto" you hire. If an "employee's" personal insurance also applies on an excess basis to a covered "auto" hired or rented by your "employee" on your behalf and at your direction, this insurance will be primary to the "employee's" personal insurance.

16. HIRED AUTO – COVERAGE TERRITORY

Paragraph B.7.b.(5). - POLICY PERIOD, COVERAGE TERRITORY of SECTION IV – BUSINESS AUTO CONDITIONS is deleted and replaced with the following:

(5) A covered "auto" of the private passenger type is leased, hired, rented or borrowed without a driver for a period of 45 days or less; and

17. RESULTANT MENTAL ANGUISH COVERAGE

Paragraph C. of - SECTION V – DEFINITIONS is deleted and replaced by the following:
"Bodily injury" means bodily injury, sickness or disease sustained by any person, including mental anguish or death as a result of the "bodily injury" sustained by that person.

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CHUBB®

Liability Insurance

Endorsement

Policy Period	OCTOBER 1, 2024 TO OCTOBER 1, 2025
Effective Date	OCTOBER 1, 2024
Policy Number	3606-93-72 TPA
Insured	WESCO TURF, INC.
Name of Company	GREAT NORTHERN INSURANCE COMPANY
Date Issued	

This Endorsement applies to the following forms:

GENERAL LIABILITY

Under Who Is An Insured, the following provision is added.

Who Is An Insured

Additional Insured - Scheduled Person Or Organization

Persons or organizations shown in the Schedule are **insureds**; but they are **insureds** only if you are obligated pursuant to a contract or agreement to provide them with such insurance as is afforded by this policy.

However, the person or organization is an **insured** only:

- if and then only to the extent the person or organization is described in the Schedule;
- to the extent such contract or agreement requires the person or organization to be afforded status as an **insured**;
- for activities that did not occur, in whole or in part, before the execution of the contract or agreement; and
- with respect to damages, loss, cost or expense for injury or damage to which this insurance applies.

No person or organization is an **insured** under this provision:

- that is more specifically identified under any other provision of the Who Is An Insured section (regardless of any limitation applicable thereto).
- with respect to any assumption of liability (of another person or organization) by them in a contract or agreement. This limitation does not apply to the liability for damages, loss, cost or expense for injury or damage, to which this insurance applies, that the person or organization would have in the absence of such contract or agreement.

Under Conditions, the following provision is added to the condition titled Other Insurance.

Conditions

Other Insurance – Primary, Noncontributory Insurance – Scheduled Person Or Organization

If you are obligated, pursuant to a contract or agreement, to provide the person or organization shown in the Schedule with primary insurance such as is afforded by this policy, then in such case this insurance is primary and we will not seek contribution from insurance available to such person or organization.

Schedule

Persons or organizations that you are obligated, pursuant to a contract or agreement, to provide with such insurance as is afforded by this policy.

All other terms and conditions remain unchanged.

Authorized Representative

Liability Insurance

General Liability

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Contract

Please read the entire policy carefully. The terms and conditions of this insurance include the various sections of this contract: Coverages; Investigation, Defense And Settlements; Supplementary Payments; Coverage Territory; Who Is An Insured; Limits Of Insurance; Exclusions; Conditions; and Definitions, as well as the Declarations, Common Policy Conditions and any Endorsements and Schedules made a part of this insurance.

Throughout this contract the words "you" and "your" refer to the Named **Insured** shown in the Declarations and other persons or organizations qualifying as a Named **Insured** under this contract. The words "we," "us" and "our" refer to the Company providing this insurance.

In addition to the Named **Insured**, other persons or organizations may qualify as **insureds**. Those persons or organizations and the conditions under which they qualify are identified in the Who Is An Insured section of this contract.

Words and phrases that appear in **bold** print have special meanings and are defined in the Definitions section of this contract.

Coverages

Bodily Injury And Property Damage Liability Coverage

Subject to all of the terms and conditions of this insurance, we will pay damages that the **insured** becomes legally obligated to pay by reason of liability:

- imposed by law; or
- assumed in an **insured contract**;

for **bodily injury** or **property damage** caused by an **occurrence** to which this coverage applies.

This coverage applies only to such **bodily injury** or **property damage** that occurs during the policy period.

Damages for **bodily injury** include damages claimed by a person or organization for care or loss of services resulting at any time from the **bodily injury**.

Other than as provided under the Investigation, Defense And Settlements and Supplementary Payments sections of this contract, we have no other obligation or liability to pay sums or perform acts or services under this coverage.

Advertising Injury And Personal Injury Liability Coverage

Subject to all of the terms and conditions of this insurance, we will pay damages that the **insured** becomes legally obligated to pay by reason of liability:

- imposed by law; or
- assumed in an **insured contract**;

for **advertising injury** or **personal injury** to which this coverage applies.

This coverage applies only to such **advertising injury** or **personal injury** caused by an offense that is first committed during the policy period.

Other than as provided under the Investigation, Defense And Settlements and Supplementary Payments sections of this contract, we have no other obligation or liability to pay sums or perform acts or services under this coverage.

Medical Expenses Coverage

Subject to all of the terms and conditions of this insurance, we will pay **medical expenses** for **bodily injury** caused by an accident to which this coverage applies:

- that takes place on premises rented to or owned by you; or
- in connection with your operations;

provided that such:

- accident occurs during the policy period;
- expenses are incurred and reported to us within three (3) years of the date of the accident; and
- person who sustained such **bodily injury** submits to examination, at our expense, by physicians of our choice as often as we reasonably require.

We will make these payments regardless of fault.

We have no other obligation or liability under this coverage.

Investigation, Defense And Settlements

Subject to all of the terms and conditions of this insurance, we will have the right and duty to defend the **insured** against a **suit**, even if such **suit** is false, fraudulent or groundless.

If such a **suit** is brought, we will pay reasonable attorney fees and necessary litigation expenses to defend:

- the **insured**; and
- if applicable, the indemnittee of the **insured**, provided the obligation to defend, or the cost of the defense of, such indemnittee has been assumed by such **insured** in an **insured contract**.

Such attorney fees and litigation expenses will be paid as described in the Supplementary Payments section of this contract.

We have no duty to defend any person or organization against any **suit** seeking damages to which this insurance does not apply.

We may, at our discretion, investigate any **occurrence** or offense and settle any claim or **suit**.

Our duty to defend any person or organization ends when we have used up the applicable Limit Of Insurance.

Supplementary Payments

Subject to all of the terms and conditions of this insurance, we will pay, with respect to a claim we investigate or settle, or a **suit** against an **insured** we defend:

A. the expenses we incur.

B. the cost of:

1. bail bonds; or
2. bonds required to:
   a. appeal judgments; or

Supplementary Payments (continued)

b. release attachments;

but only for bond amounts within the available Limit Of Insurance. We do not have to furnish these bonds.

C. reasonable expenses incurred by the **insured** at our request to assist us in the investigation or defense of such claim or **suit**, including actual loss of earnings up to $1000 a day because of time off from work.

D. costs taxed against the **insured** in the **suit**, except any:

1. attorney fees or litigation expenses; or

2. other loss, cost or expense;

in connection with any injunction or other equitable relief.

E. prejudgment interest awarded against the **insured** on that part of a judgment we pay. If we make an offer to pay the applicable Limit Of Insurance, we will not pay any prejudgment interest based on that period of time after the offer.

F. interest on the full amount of a judgment that accrues after entry of the judgment and before we have paid, offered to pay or deposited in court the part of the judgment that is within the applicable Limit Of Insurance.

Supplementary Payments does not include any fine or other penalty.

These payments will not reduce the Limits Of Insurance.

Our obligation to make these payments ends when we have used up the applicable Limit Of Insurance.

Coverage Territory

This insurance applies anywhere, provided the **insured**'s responsibility to pay damages, to which this insurance applies, is determined in a **suit** on the merits brought in the United States of America (including its possessions and territories), Canada or Puerto Rico, or in a settlement to which we agree.

Who Is An Insured

Sole Proprietorships

If you are an individual, you and your spouse are **insureds**; but you and your spouse are **insureds** only with respect to the conduct of a business of which you are the sole owner.

If you die:

- persons or organizations having proper temporary custody of your property are **insureds**; but they are **insureds** only with respect to the maintenance or use of such property and only for acts until your legal representative has been appointed; and
- your legal representatives are **insureds**; but they are **insureds** only with respect to their duties as your legal representatives. Such legal representatives will assume your rights and duties under this insurance.

Who Is An Insured
(continued)

Partnerships Or Joint Ventures

If you are a partnership (including a limited liability partnership) or a joint venture, you are an **insured**. Your members, your partners and their spouses are **insureds**; but they are **insureds** only with respect to the conduct of your business.

Limited Liability Companies

If you are a limited liability company, you are an **insured**. Your members and their spouses are **insureds**; but they are **insureds** only with respect to the conduct of your business. Your managers are **insureds**; but they are **insureds** only with respect to their duties as your managers.

Other Organizations

If you are an organization (including a professional corporation) other than a partnership, joint venture or limited liability company, you are an **insured**. Your directors and **officers** are **insureds**; but they are **insureds** only with respect to their duties as your directors or **officers**. Your stockholders and their spouses are **insureds**; but they are **insureds** only with respect to their liability as your stockholders.

Employees

Your **employees** are **insureds**; but they are **insureds** only for acts within the scope of their employment by you or while performing duties related to the conduct of your business.

However, no **employee** is an **insured** for:

A. **bodily injury, advertising injury** or **personal injury**:

1. to you, to any of your directors, managers, members, **officers** or partners (whether or not an **employee**) or to any co-**employee** while such injured person is either in the course of his or her employment or while performing duties related to the conduct of your business;
2. to the brother, child, parent, sister or spouse of such injured person as a consequence of any injury described in subparagraph A.1. above; or
3. for which there is any obligation to share damages with or repay someone else who must pay damages because of any injury described in subparagraphs A.1. or A.2. above.

With respect to **bodily injury** only, this limitation does not apply to:

- you or to your directors, managers, members, **officers**, partners or supervisors as **insureds**; or
- your **employees**, as **insureds**, with respect to such damages caused by cardio-pulmonary resuscitation or first aid services administered by such an **employee**; or

B. **property damage** to any property owned, occupied or used by you or by any of your directors, managers, members, **officers** or partners (whether or not an **employee**) or by any of your **employees**.

This limitation does not apply to **property damage** to premises while rented to you or temporarily occupied by you with permission of the owner.

Who Is An Insured
(continued)

Volunteers

Persons who are volunteer workers for you are **insureds**; but they are **insureds** only for acts within the scope of their activities for you and at your direction.

Real Estate Managers

Persons (other than your **employees**) or organizations acting as your real estate managers are **insureds**; but they are **insureds** only with respect to their duties as your real estate managers.

Permissive Users Of Mobile Equipment

With respect to **mobile equipment** registered in your name under a motor vehicle registration law:

A. persons driving such equipment on a public road with your permission are **insureds**; and

B. persons or organizations responsible for the conduct of such persons described in subparagraph A. above are **insureds**; but they are **insureds** only with respect to the operation of the equipment and only if no other insurance of any kind is available to them.

However, no person or organization is an **insured** with respect to:

- **bodily injury** to any co-**employee** of the person driving the equipment; or
- **property damage** to any property owned or occupied by or loaned or rented to you, or in your charge or the charge of the employer of any person who is an **insured** under this provision.

Vendors

Persons or organizations who are vendors of **your products** are **insureds**; but they are **insureds** only with respect to their liability for damages for **bodily injury** or **property damage** resulting from the distribution or sale of **your products** in the regular course of their business and only if this insurance applies to the **products-completed operations hazard**.

However, no such person or organization is an **insured** with respect to any:

- assumption of liability by them in a contract or agreement. This limitation does not apply to the liability for damages for **bodily injury** or **property damage** that such vendor would have in the absence of such contract or agreement;
- representation or warranty unauthorized by you;
- physical or chemical change in **your products** made intentionally by the vendor;
- repackaging, unless unpacked solely for the purpose of inspection, demonstration or testing, or the substitution of parts under instruction from the manufacturer and then repacked in the original container;
- failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business in connection with the distribution or sale of **your products**;
- demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of **your products**; or
- of **your products** which, after distribution or sale by you, have been labeled or relabeled or used as a container, ingredient or part of any other thing or substance by or for the vendor.

Vendors (continued)

Further, no person or organization from whom you have acquired **your products**, or any container, ingredient or part entering into, accompanying or containing **your products**, is an **insured** under this provision.

Lessors Of Equipment

Persons or organizations from whom you lease equipment are **insureds**; but they are **insureds** only with respect to the maintenance or use by you of such equipment and only if you are contractually obligated to provide them with such insurance as is afforded by this contract.

However, no such person or organization is an **insured** with respect to any:

- damages arising out of their sole negligence; or
- **occurrence** that occurs, or offense that is committed, after the equipment lease ends.

Lessors Of Premises

Persons or organizations from whom you lease premises are **insureds**; but they are **insureds** only with respect to the ownership, maintenance or use of that particular part of such premises leased to you and only if you are contractually obligated to provide them with such insurance as is afforded by this contract.

However, no such person or organization is an **insured** with respect to any:

- damages arising out of their sole negligence;
- **occurrence** that occurs, or offense that is committed, after you cease to be a tenant in the premises; or
- structural alteration, new construction or demolition operations performed by or on behalf of them.

Subsidiary Or Newly Acquired Or Formed Organizations

If there is no other insurance available, the following organizations will qualify as named **insureds**:

- a subsidiary organization of the first named **insured** shown in the Declarations of which, at the beginning of the policy period and at the time of loss, such first named **insured** controls, either directly or indirectly, more than fifty (50) percent of the interests entitled to vote generally in the election of the governing body of such organization; or
- a subsidiary organization of the first named **insured** shown in the Declarations that such first named **insured** acquires or forms during the policy period, if at the time of loss such first named **insured** controls, either directly or indirectly, more than fifty (50) percent of the interests entitled to vote generally in the election of the governing body of such organization.

Limitations On Who Is An Insured

A. Except to the extent provided under the Subsidiary Or Newly Acquired Or Formed Organizations provision above, no person or organization is an **insured** with respect to the conduct of any person or organization that is not shown as a named **insured** in the Declarations.

B. No person or organization is an **insured** with respect to the:

1. ownership, maintenance or use of any assets; or
2. conduct of any person or organization whose assets, business or organization;

Who Is An Insured

Limitations On Who Is An Insured (continued)

you acquire, either directly or indirectly, for any:

- **bodily injury** or **property damage** that occurred; or
- **advertising injury** or **personal injury** arising out of an offense first committed;

in whole or in part, before you, directly or indirectly, aquired such assets, business or organization.

Limits Of Insurance

The Limits Of Insurance shown in the Declarations and the rules below fix the most we will pay, regardless of the number of:

- **insureds**;
- claims made or **suits** brought; or
- persons or organizations making claims or bringing **suits**.

The Limits Of Insurance apply separately to each consecutive annual period and to any remaining period of less than twelve (12) months, starting with the beginning of the policy period shown in the Declarations, unless the policy period is extended after issuance for an additional period of less than twelve (12) months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits Of Insurance.

General Aggregate Limit

Subject to the Each Occurrence Limit, the General Aggregate Limit is the most we will pay for the sum of:

- damages for **bodily injury** and **property damage**, except damages included in the **products-completed operations hazard**; and
- **medical expenses**.

Products-Completed Operations Aggregate Limit

Subject to the Each Occurrence Limit, the Products-Completed Operations Aggregate Limit is the most we will pay for the sum of damages for **bodily injury** and **property damage** included in the **products-completed operations hazard**.

Advertising Injury And Personal Injury Aggregate Limit

The Advertising Injury And Personal Injury Aggregate Limit is the most we will pay for the sum of damages for **advertising injury** and **personal injury**.

Each Occurrence Limit

The Each Occurrence Limit is the most we will pay for the sum of:

- damages for **bodily injury** and **property damage**; and
- **medical expenses**;

arising out of any one **occurrence**.

Any amount paid for damages or **medical expenses** will reduce the amount of the applicable aggregate limit available for any other payment.

Limits Of Insurance

Each Occurrence Limit (continued)

If the applicable aggregate limit has been reduced to an amount that is less than the Each Occurrence Limit, the remaining amount of such aggregate limit is the most that will be available for any other payment.

Damage To Premises Rented To You Limit

Subject to the Each Occurrence Limit, the Damage To Premises Rented To You Limit is the most we will pay for the sum of damages for **property damage** to any one premises while rented to you or temporarily occupied by you with permission of the owner.

Medical Expenses Limit

Subject to the Each Occurrence Limit, the Medical Expenses Limit is the most we will pay for the sum of **medical expenses**, under Medical Expenses coverage, for **bodily injury** sustained by any one person.

Bodily Injury/Property Damage Exclusions

None of the following exclusions, except "Contracts", "Expected Or Intended Injury" and "Loss In Progress", apply to **property damage** to premises while rented to you or temporarily occupied by you with permission of the owner.

Aircraft, Autos Or Watercraft

This insurance does not apply to **bodily injury** or **property damage** arising out of the ownership, maintenance, use (use includes operation and **loading or unloading**) or entrustment to others of any:

- aircraft;
- **auto**; or
- watercraft;

owned or operated by or loaned or rented to any **insured.**

This exclusion does not apply to:

A. a watercraft while ashore on premises owned by or rented to you;

B. a watercraft you do not own, provided that it:

1. is less than fifty-five (55) feet long; and
2. does not transport persons or cargo for a charge;

C. the parking of an **auto** on premises owned by or rented to you, provided the **auto** is not owned by or loaned or rented to you or the **insured**;

D. the liability for damages assumed in an **insured contract** resulting from the ownership, maintenance or use, by others, of an aircraft or watercraft;

E. the operation of the equipment described in subparagraphs F.2. or F.3. of the definition of **mobile equipment**; or

F. an aircraft you do not own, provided that:

1. the pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating that person as a commercial or airline transport pilot;

Bodily Injury/Property Damage Exclusions

Aircraft, Autos Or Watercraft (continued)

2. it is rented with a trained, paid crew; and
3. it does not transport persons or cargo for a charge

Alcoholic Beverage Type Businesses

This insurance does not apply to **bodily injury** or **property damage** for which any **insured** may be held liable by reason of:

- causing or contributing to the intoxication of any person;
- furnishing alcoholic beverages to a person under the legal drinking age or under the influence of alcohol; or
- any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

This exclusion applies only if you are in the business of manufacturing, distributing, selling, serving or furnishing alcoholic beverages.

Contracts

This insurance does not apply to **bodily injury** or **property damage** for which the **insured** is obligated to pay damages by reason of assumption of liability in a contract or agreement.

This exclusion does not apply to the liability for damages:

- that such **insured** would have in the absence of such contract or agreement; or
- assumed in an oral or written contract or agreement that is an **insured contract**, provided the **bodily injury** or **property damage**, to which this insurance applies, occurs after the execution of such contract or agreement.

Damage To Alienated Premises

This insurance does not apply to **property damage** to any premises you sell, give away or abandon, if the **property damage** arises out of any part of those premises.

This exclusion does not apply if the premises are **your work** and were never occupied, rented or held for rental by you.

Damage To Impaired Property Or Property Not Physically Injured

This insurance does not apply to **property damage** to:

- **impaired property**; or
- property that has not been physically injured;

arising out of any:

- defect, deficiency, inadequacy or dangerous condition in **your product** or **your work**; or

Bodily Injured/Property Damage Exclusions

Damage To Impaired Property Or Property Not Physically Injured (continued)

- delay or failure by you or anyone acting on your behalf to perform a contract or agreement in accordance with its terms and conditions.

This exclusion does not apply to the loss of use of other tangible property resulting from sudden and accidental physical injury to **your product** or **your work** after it has been put to its intended use.

Damage To Owned Property

This insurance does not apply to **property damage** to any property owned by you.

Damage To Various Property Of Others (Care, Control Or Custody)

This insurance does not apply to **property damage** to any:

- personal property loaned or rented to you;
- property held by you or on your behalf for sale or entrusted to you for safekeeping or storage;
- property on your premises for purposes of performing operations on such property by you or on your behalf;
- tools or equipment used by you or on your behalf in performing operations; or
- property in your care, control or custody that will be erected, installed or used in construction operations by you or on your behalf.

This exclusion does not apply to the liability for damages assumed in a sidetrack agreement.

Damage To Your Product

This insurance does not apply to **property damage** to **your product** arising out of it or any part of it.

Damage To Your Work

This insurance does not apply to **property damage** to **your work** arising out of it or any part of it and included in the **products-completed operations hazard**.

This exclusion does not apply if the damaged work or the work causing the damage was performed on your behalf by a subcontractor.

Employer's Liability

A. This insurance does not apply to **bodily injury** to an **employee** of the **insured** arising out of and in the course of:

   1. employment by the **insured**; or
   2. performing duties related to the conduct of the **insured**'s business.

B. This insurance does not apply to **bodily injury** to the brother, child, parent, sister or spouse of such **employee** as a consequence of any injury described in paragraph A. above.

This exclusion applies:

- whether the **insured** may be liable as an employer or in any other capacity; and
- to any obligation to share damages with or repay someone else who must pay damages because of any injury described in paragraphs A. or B. above.

Bodily Injured/Property Damage Exclusions

Employer's Liability (continued)

This exclusion does not apply to the liability for damages assumed by the **insured** in an **insured contract.**

Expected Or Intended Injury

This insurance does not apply to **bodily injury** or **property damage** arising out of an act that:

- is intended by the **insured**; or
- would be expected from the standpoint of a reasonable person in the circumstances of the **insured**;

to cause **bodily injury** or **property damage**, even if the actual **bodily injury** or **property damage** is of a different degree or type than intended or expected.

This exclusion does not apply to **bodily injury** or **property damage** resulting from the use of reasonable force to protect persons or tangible property.

Loss In Progress

This insurance does not apply to **bodily injury** or **property damage** that is a change, continuation or resumption of any **bodily injury** or **property damage** known by you, prior to the beginning of the policy period, to have occurred.

Bodily injury or **property damage** will be deemed to be known by you:

A. if such injury or damage is known by, or should have been known from the standpoint of a reasonable person in the circumstances of:
   1. you;
   2. any of your directors, managers, members, **officers** (or their designees) or partners (whether or not an **employee**); and

B. when any person described in paragraph A. above:
   1. reports all, or any part, of any such injury or damage to us or any other insurer;
   2. receives a claim or a demand for damages because of any such injury or damage; or
   3. becomes aware that any such injury or damage has occurred or has begun to occur.

Mobile Equipment Transportation

This insurance does not apply to **bodily injury** or **property damage** arising out of the transportation of **mobile equipment** by an **auto** owned or operated by or loaned or rented to any **insured.**

Advertising Injury/Personal Injury Exclusions

Breach Of Contract

This insurance does not apply to **advertising injury** or **personal injury** arising out of breach of contract.

Continuing Offenses

This insurance does not apply to **advertising injury** or **personal injury** that arises out of that part of an offense that continues or resumes after the later of the end of the policy period of:

A. this insurance; or

B. a subsequent, continuous renewal or replacement of this insurance, that:

1. is issued to you by us or by an affiliate of ours;
2. remains in force while the offense continues; and
3. would otherwise apply to **advertising injury** and **personal injury**.

Contracts

This insurance does not apply to **advertising injury** or **personal injury** for which the **insured** is obligated to pay damages by reason of assumption of liability in a contract or agreement.

This exclusion does not apply to the liability for damages:

- that such **insured** would have in the absence of such contract or agreement; or
- assumed in a written contract or agreement that is an **insured contract**, provided the **advertising injury** or **personal injury**, to which this insurance applies, is caused by an offense first committed after the execution of such contract or agreement.

Crime Or Fraud

This insurance does not apply to **advertising injury** or **personal injury** arising out of any criminal or fraudulent conduct committed by or with the consent or knowledge of the **insured**.

Expected Or Intended Injury

This insurance does not apply to **advertising injury** or **personal injury** arising out of an offense, committed by or on behalf of the **insured**, that:

- is intended by such **insured**; or
- would be expected from the standpoint of a reasonable person in the circumstances of such **insured**;

to cause injury.

Failure To Conform To Representations Or Warranties

This insurance does not apply to **advertising injury** or **personal injury** arising out of the failure of goods, products or services to conform with any electronic, oral, written or other representation or warranty of durability, fitness, performance, quality or use.

Internet Activities

This insurance does not apply to **advertising injury** or **personal injury** arising out of:

- controlling, creating, designing or developing of another's Internet site;

Advertising Injury/Personal Injury Exclusions

Internet Activities (continued)

- controlling, creating, designing, developing, determining or providing the content or material of another's Internet site;
- controlling, facilitating or providing, or failing to control, facilitate or provide, access to the Internet or another's Internet site; or
- publication of content or material on or from the Internet, other than material developed by you or at your direction.

Media Type Businesses

This insurance does not apply to **advertising injury** or **personal injury** arising out of an offense committed by or on behalf of an **insured** whose business is advertising, broadcasting, cablecasting, publishing, telecasting or telemarketing.

This exclusion does not apply to **personal injury** caused by an offense described in subparagraphs A., B. or C. of the definition of **personal injury**.

Prior Offenses

This insurance does not apply to **advertising injury** or **personal injury** arising out of any offense first committed before the beginning of the policy period.

Publications With Knowledge Of Falsity

This insurance does not apply to **advertising injury** or **personal injury** arising out of any electronic, oral, written or other publication of content or material by or with the consent of the **insured**:

- with knowledge of its falsity; or
- if a reasonable person in the circumstances of such **insured** would have known such content or material to be false.

Wrong Description Of Prices

This insurance does not apply to **advertising injury** or **personal injury** arising out of any wrong description of the price of goods, products or services.

Medical Expenses Exclusions

Athletic Activities

This insurance does not apply to **medical expenses** arising out of **bodily injury** to any person injured while taking part in athletics.

Injury To Insureds

This insurance does not apply to **medical expenses** arising out of a **bodily injury** to any **insured**, except a volunteer worker.

Medical Expenses Exclusions
(continued)

Nuclear Energy

This insurance does not apply to **medical expenses** arising out of **bodily injury** in any way related to the:

- **nuclear hazardous properties** of **nuclear material**; and
- operation of a **nuclear facility** by any person or organization.

Products-Completed Operations Hazard

This insurance does not apply to **medical expenses** arising out of **bodily injury** included in the **products-completed operations hazard**.

Workers' Compensation Or Similar Laws

This insurance does not apply to **medical expenses** arising out of **bodily injury** to any person, whether or not an **employee** of any **insured**, if benefits for such **bodily injury** are payable or must be provided under any workers' compensation, disability benefits or unemployment compensation law or any similar law.

Policy Exclusions

Asbestos

A. This insurance does not apply to **bodily injury, property damage, advertising injury** or **personal injury** arising out of the actual, alleged or threatened contaminative, pathogenic, toxic or other hazardous properties of **asbestos**.

B. This insurance does not apply to any loss, cost or expense arising out of any:

1. request, demand, order or regulatory or statutory requirement that any **insured** or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of **asbestos**; or
2. claim or proceeding by or on behalf of a governmental authority or others for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of **asbestos**.

Employment-Related Practices

A. This insurance does not apply to any damages sustained at any time by any person, whether or not sustained in the course of employment by any **insured**, arising out of any employment-related act, omission, policy, practice or representation directed at such person, occurring in whole or in part at any time, including any:

1. arrest, detention or imprisonment;
2. breach of any express or implied covenant;
3. coercion, criticism, humiliation, prosecution or retaliation;
4. defamation or disparagement;
5. demotion, discipline, evaluation or reassignment;
6. discrimination, harassment or segregation;

Policy Exclusions

Employment-Related Practices (continued)

7. a. eviction; or
   b. invasion or other violation of any right of occupancy;
8. failure or refusal to advance, compensate, employ or promote;
9. invasion or other violation of any right of privacy or publicity;
10. termination of employment; or
11. other employment-related act, omission, policy, practice, representation or relationship in connection with any **insured** at any time.

B. This insurance does not apply to any damages sustained at any time by the brother, child, parent, sister or spouse of such person at whom any employment-related act, omission, policy, practice or representation is directed, as described in paragraph A. above, as a consequence thereof.

This exclusion applies:

- whether the **insured** may be liable as an employer or in any other capacity; and
- to any obligation to share damages with or repay someone else who must pay damages because of any of the foregoing.

Enhancement, Maintenance Or Prevention Expenses

This insurance does not apply to any loss, cost or expense incurred by you or others for any:

A. enhancement or maintenance of any property; or

B. prevention of any injury or damage to any:
   1. person or organization; or
   2. property you own, rent or occupy.

Intellectual Property Laws Or Rights

This insurance does not apply to any actual or alleged **bodily injury**, **property damage**, **advertising injury** or **personal injury** arising out of, giving rise to or in any way related to any actual or alleged:

- assertion; or
- infringement or violation;

by any person or organization (including any **insured**) of any **intellectual property law or right**, regardless of whether this insurance would otherwise apply to all or part of any such actual or alleged injury or damage in the absence of any such actual or alleged assertion, infringement or violation.

This exclusion applies, unless such injury:

- is caused by an offense described in the definition of **advertising injury**; and
- does not arise out of, give rise to or in any way relate to any actual or alleged assertion, infringement or violation of any **intellectual property law or right**, other than one described in the definition of **advertising injury.**

Nuclear Energy

A. This insurance does not apply to **bodily injury, nuclear property damage, advertising injury** or **personal injury:**

1. with respect to which any **insured** under this policy also has status as an insured under a nuclear energy liability policy issued by Nuclear Energy Liability Insurance Association, Mutual Atomic Energy Liability Underwriters, Nuclear Insurance Association of Canada or any of their successors, or would have had status as an insured under any such policy but for its termination upon exhaustion of its limit of insurance; or

2. arising out of the **nuclear hazardous properties** of **nuclear material** and with respect to which:

   a. any person or organization is required to maintain financial protection pursuant to the United States of America Atomic Energy Act of 1954, or any law amendatory thereof; or

   b. the **insured** is, or had this policy not been issued would be, entitled to indemnity from the United States of America, or any agency thereof, under any agreement entered into by the United States of America, or any agency thereof, with any person or organization.

B. This insurance does not apply to **bodily injury, nuclear property damage, advertising injury** or **personal injury** arising out of the **nuclear hazardous properties** of **nuclear material:**

1. if the **nuclear material:**

   a. is at any **nuclear facility** owned by, or operated by or on behalf of, any **insured;**

   b. has been discharged or dispersed therefrom; or

   c. is contained in **nuclear spent fuel** or **nuclear waste** at any time transported, handled, stored, disposed of, processed, treated, possessed or used by or on behalf of any **insured;** or

2. in any way related to the furnishing by any **insured** of services, materials, parts or equipment in connection with the planning, construction, maintenance, operation or use of any **nuclear facility.** But if such facility is located within the United States of America (including its possessions or territories) or Canada, this subparagraph 2. applies only to **nuclear property damage** to such **nuclear facility** and any property thereat.

Pollution

A. This insurance does not apply to **bodily injury, property damage, advertising injury** or **personal injury** arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of **pollutants:**

1. at or from any premises, site or location which is or was at any time owned or occupied by, or loaned or rented to, any **insured;**

2. at or from any premises, site or location which is or was at any time used by or for any **insured** or others for the handling, storage, disposal, processing or treatment of waste;

Policy Exclusions

Pollution (continued)

3. which are or were at any time transported, handled, stored, disposed of, processed or treated as waste by or for any:

   a. **insured**; or

   b. person or organization for whom any **insured** may be legally responsible; or

4. at or from any premises, site or location on which any **insured** or any contractor or subcontractor working directly or indirectly on any **insured**'s behalf is performing operations, if the:

   a. **pollutants** are brought on or to the premises, site or location in connection with such operations by such **insured**, contractor or subcontractor; or

   b. operations are to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of **pollutants**.

Subparagraph A.4.a. above does not apply to **bodily injury** or **property damage** caused by the escape of fuels, lubricants or other operating fluids which are needed to perform the normal electrical, hydraulic or mechanical functions necessary for the operation of **mobile equipment** or its parts, if such operating fluids escape directly from that particular part of such **mobile equipment** designed by its manufacturer to hold, store or receive them. But, this exception does not apply if such **bodily injury** or **property damage** arises out of any discharge, dispersal, seepage, migration, release or escape of **pollutants**, that:

- was intended by the **insured**;
- would have been expected from the standpoint of a reasonable person in the circumstances of the **insured**;
- was a necessary part of operations performed by any **insured**, contractor or subcontractor; or
- occurred during the process of fueling the **mobile equipment** or changing or replenishing any operating fluid.

Subparagraph A.4.a. above does not apply to **bodily injury** or **property damage** if sustained within a building and caused by the release of gaseous irritants or contaminants from materials brought into that building, in connection with the operations being performed by you or on your behalf by the contractor or subcontractor.

Subparagraph A.1. above does not apply to **bodily injury** if sustained within a building and caused by the escape of gaseous irritants or contaminants from equipment used to heat that building.

Subparagraphs A.1. and A.4.a. above do not apply to **bodily injury** or **property damage** caused by heat, smoke or fumes from a **hostile fire**.

B. This insurance does not apply to any loss, cost or expense arising out of any:

1. request, demand, order or regulatory or statutory requirement that any **insured** or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of **pollutants**; or

Policy Exclusions

Pollution (continued)

2. claim or proceeding by or on behalf of a governmental authority or others for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of **pollutants**.

Paragraph B. above does not apply to the liability for damages, for **property damage**, that the **insured** would have in the absence of such request, demand, order or regulatory or statutory requirement, or such claim or proceeding by or on behalf of a governmental authority.

This exclusion does not apply to the liability for damages, for **property damage**, to premises while rented to you or temporarily occupied by you with permission of the owner and caused by a **hostile fire**, explosion, smoke or leakage from fire protective equipment.

This exclusion applies regardless of whether or not the pollution was accidental, expected, gradual, intended, preventable or sudden.

Recall Of Products, Work Or Impaired Property

This insurance does not apply to any damages claimed for any loss, cost or expense incurred by you or others for the loss of use, withdrawal, recall, inspection, repair, replacement, adjustment, removal or disposal of:

- **your product**;
- **your work**; or
- **impaired property**;

if such product, work or property is withdrawn or recalled from the market or from use by any person or organization because of a known or suspected defect, deficiency, inadequacy or dangerous condition in it.

Workers' Compensation Or Similar Laws

This insurance does not apply to any obligation of the **insured** under any workers' compensation, disability benefits or unemployment compensation law or any similar law.

Conditions

Arbitration

We are entitled to exercise all of the **insured**'s rights in the choice of arbitrators and in the conduct of any arbitration proceeding, except when the proceeding is between us and the **insured**.

Bankruptcy

Bankruptcy or insolvency of the **insured** or of the **insured**'s estate will not relieve us of our obligations under this insurance.

Conditions
(continued)

Disclosures And Representations

We have issued this insurance:

- based upon representations you made to us; and
- in reliance upon your representations.

Unintentional failure of an **employee** of the **insured** to disclose a hazard or other material information will not violate this condition, unless an **officer** (whether or not an **employee**) of any **insured** or an **officer**'s designee knows about such hazard or other material information.

Duties In The Event Of Occurrence, Offense, Claim Or Suit

A. You must see to it that we and any other insurers are notified as soon as practicable of any **occurrence** or offense that may result in a claim, if the claim may involve us or such other insurers. To the extent possible, notice should include:

1. how, when and where the **occurrence** or offense happened;
2. the names and addresses of any injured persons and witnesses; and
3. the nature and location of any injury or damage arising out of the **occurrence** or offense.

B. If a claim is made or **suit** is brought against any **insured**, you must:

1. immediately record the specifics of the claim or **suit** and the date received;
2. notify us and other insurers as soon as practicable; and
3. see to it that we receive written notice of the claim or **suit** as soon as practicable.

C. You and any other involved **insured** must:

1. immediately send us copies of any demands, notices, summonses or legal papers received in connection with the claim or **suit**;
2. authorize us to obtain records and other information;
3. cooperate with us and other insurers in the:
   a. investigation or settlement of the claim; or
   b. defense against the **suit**; and
4. assist us, upon our request, in the enforcement of any right against any person or organization that may be liable to the **insured** because of loss to which this insurance may also apply.

D. No **insureds** will, except at that **insured**'s own cost, make any payment, assume any obligation or incur any expense, other than for first aid, without our consent.

E. Notice given by or on behalf of:

1. the **insured**;
2. the injured person; or
3. any other claimant;

to a licensed agent of ours with particulars sufficient to identify the **insured** shall be deemed notice to us.

Duties In The Event Of Occurrence, Offense, Claim Or Suit (continued)

F. Knowledge of an **occurrence** or offense by an agent or **employee** of the **insured** will not constitute knowledge by the **insured**, unless an **officer** (whether or not an **employee**) of any **insured** or an **officer**'s designee knows about such **occurrence** or offense.

G. Failure of an agent or **employee** of the **insured**, other than an **officer** (whether or not an **employee**) of any **insured** or an **officer**'s designee, to notify us of an **occurrence** or offense that such person knows about will not affect the insurance afforded to you.

H. If a claim or loss does not reasonably appear to involve this insurance, but it later develops into a claim or loss to which this insurance applies, the failure to report it to us will not violate this condition, provided the **insured** gives us immediate notice as soon as the **insured** is aware that this insurance may apply to such claim or loss.

Legal Action Against Us

No person or organization has a right under this insurance to:

- join us as a party or otherwise bring us into a **suit** seeking damages from an **insured**; or
- sue us on this insurance unless all of the terms and conditions of this insurance have been fully complied with.

A person or organization may sue us to recover on an **agreed settlement** or on a final judgment against an **insured** obtained after an actual:

- trial in a civil proceeding; or
- arbitration or other alternative dispute resolution proceeding;

but we will not be liable for damages that are not payable under the terms and conditions of this insurance or that are in excess of the applicable Limits Of Insurance.

Other Insurance

If other valid and collectible insurance is available to the **insured** for loss we would otherwise cover under this insurance, our obligations are limited as follows.

Primary Insurance

This insurance is primary except when the Excess Insurance provision described below applies.

If this insurance is primary, our obligations are not affected unless any of the other insurance is also primary. Then, we will share with all that other insurance by the method described in the Method of Sharing provision described below.

Excess Insurance

This insurance is excess over any other insurance, whether primary, excess, contingent or on any other basis:

A. that is Fire, Extended Coverage, Builder's Risk, Installation Risk or similar insurance for **your work**;

B. that is insurance that applies to **property damage** to premises rented to you or temporarily occupied by you with permission of the owner;

C. if the loss arises out of aircraft, **autos** or watercraft (to the extent not subject to the Aircraft, Autos Or Watercraft exclusion);

Conditions

Other Insurance (continued)

D. that is insurance:

1. provided to you by any person or organization working under contract or agreement for you; or
2. under which you are included as an insured; or

E. that is insurance under any Property section of this policy.

When this insurance is excess, we will have no duty to defend the **insured** against any **suit** if any other insurer has a duty to defend such **insured** against such **suit**. If no other insurer defends, we will undertake to do so, but we will be entitled to the **insured**'s rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of loss, if any, that exceeds the sum of the total:

- amount that all other insurance would pay for loss in the absence of this insurance; and
- of all deductible and self-insured amounts under all other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not negotiated specifically to apply in excess of the Limits Of Insurance shown in the Declarations of this insurance.

Method of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this method each insurer contributes equal amounts until it has paid its applicable limits of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limits of insurance to the total applicable limits of insurance of all insurers.

Premium Audit

We will compute all premiums for this insurance in accordance with our rules and rates.

In accordance with the Estimated Premiums section of the Premium Summary, premiums shown with an asterisk (*) are estimated premiums and are subject to audit.

In addition to or in lieu of such designation in the Premium Summary, premiums may be designated as estimated premiums elsewhere in this policy. In that case, these premiums will also be subject to audit, and the second paragraph of the Estimated Premiums section of the Premium Summary will apply.

Separation Of Insureds

Except with respect to the Limits Of Insurance, and any rights or duties specifically assigned in this insurance to the first named **insured**, this insurance applies:

- as if each named **insured** were the only named **insured**; and
- separately to each **insured** against whom claim is made or **suit** is brought.

Transfer Or Waiver Of Rights Of Recovery Against Others

We will waive the right of recovery we would otherwise have had against another person or organization, for loss to which this insurance applies, provided the **insured** has waived their rights of recovery against such person or organization in a contract or agreement that is executed before such loss.

To the extent that the **insured**'s rights to recover all or part of any payment made under this insurance have not been waived, those rights are transferred to us. The **insured** must do nothing after loss to impair them. At our request, the **insured** will bring **suit** or transfer those rights to us and help us enforce them.

This condition does not apply to **medical expenses**.

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

TheZenith

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

Person Or Organization

ANY PERSON OR ORGANIZATION FOR WHOM THE NAMED INSURED HAS AGREED BY WRITTEN CONTRACT TO FURNISH THIS WAIVER.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 01/01/2025
Insured WESCO TURF, INC.
Policy No. Z126406212
Policy Period 01/01/2025 - 01/01/2026

ZENITH INSURANCE COMPANY - 13145

PRESIDENT

At Sarasota, FL

WC-00-03-13
(Ed. 04-84)

Endorsement No. 14

AGENDA MEMORANDUM

FROM:	Barbara Luckham, Interim Budget Director
SUBJECT:	RFQ 19-089 Amendment No. 1; Professional Engineering Design & Post Design Consulting Services for CR 491 Next-Phase Road Widening Project from South Audubon Park Path to Horace Allen Street; NV5, Inc.
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

On February 25, 2020, the Board awarded RFQ 19-089 to Causseaux, Hewett, & Walpole, Inc. dba CHW to provide professional consulting design services for a term set to expire upon the completion of the projects authorized by and accepted to the County's satisfaction.

On January 8, 2025, Causseaux, Hewett, & Walpole, LLC merged into NV5, Inc.

Staff and Consultant request to amend the Agreement to acknowledge the merger of Causseaux, Hewett, & Walpole, Inc. and NV5, Inc. and change the name to NV5, Inc.

No cost associated with this Amendment, Name Change only.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

No cost associated with this Amendment, Name Change only.

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement to

acknowledge the merger of Causseaux, Hewett, & Walploe, Inc. and NV5, Inc. and change the name of the company to NV5, Inc. **(Carlton Hall, Public Works Director)**

ATTACHMENTS:

1. RFQ 19-089 Executed Agreement
2. 5-27-25 AGENDA DOCS
3. Revised COI for NV5, Inc.(5-1-26)

Citrus County
Board of County Commissioners
DEPARTMENT OF MANAGEMENT AND BUDGET
PURCHASING

3600 W. Sovereign Path • Suite 266 • Lecanto, FL 34461
Telephone (352) 527-5457 • Facsimile (352) 527-5424

NOTICE OF AWARD

February 28, 2020

Robert Walpole, PE, President
Causseaux, Hewett & Walpole, Inc. dba CHW
11801 Research Drive
Alachua, Florida 32615

REF: RFQ 19-089 CR 491 Design-Next Phase Widening Project

The Board of County Commissioners has approved the above referenced Agreement and authorized the Chairman to execute the Agreement on February 25, 2020. Your next communications will be with the Department contact person for this project.

Agreement enclosed for your files. Congratulations.

Sincerely,

Vicki Austin

Vicki Austin
Purchasing Assistant
Department of Management and Budget

CC: Walt Eastmond, Engineering Project Manager

CONSULTANT AGREEMENT

This Consulting Agreement is entered into by the parties this 25th day of February, 2020

1.0 Parties:

Citrus County, Florida, a political subdivision of the State of Florida, (County).

and

Causseaux, Hewett & Walpole, Inc. dba CHW, (Consultant).

2.0 Designated Contact Person as to County:	**3.0 Designated Contact Person as to Consultant:**
Walt Eastmond, Project Manager Engineering Division 3600 W. Sovereign Path, Ste 241 Lecanto, Florida 34461 Phone: 352-527-5446 Fax: 352-527-5482 Email: walt.eastmond@citrusbocc.com	Robert Walpole, PE, President Causseaux, Hewett & Walpole, Inc. dba CHW 11801 Research Drive Alachua, Florida 32615 Phone: 352-331-1976 Email: walpole@chw-inc.com

4.0 Notices: All notices between County and Consultant, as required under the Agreement, shall be by telephone, facsimile, e-mail, mail, or by personal delivery to the respective designated contact person identified above. Either designated recipient may notify the other, in writing, if someone else is designated to receive notice.

5.0 Entire Agreement: This Agreement, and its associated documents referenced herein, together with any executed Addenda, shall constitute the entire Agreement between Consultant and County (hereinafter referred to as the "Agreement"). In resolving conflicts, errors, discrepancies, and disputes concerning the Scope of Services or other rights or obligations of the parties, precedence shall be given in the following order: (1) a fully executed Addendum to this Agreement (later executed Addenda taking precedence over earlier dated Addenda), (2) provisions of this Agreement, (3) provisions of the Purchase Order issued to Consultant, and (4) provisions contained in any governmental regulation incorporated herein by reference. There are no understandings or agreements except as herein expressly stated.

6.0 Agreement Documents:

1. Attachment A – Consultants Scope of Services and Labor Fee Schedule

7.0 Terms of Agreement and Commencement of Services: The duration of the Agreement shall be from the date that the Parties have executed the Agreement until the completion of the projects authorized by and accepted to County's satisfaction. The date that Consultant shall commence the provision of Services shall be the date on which a Purchase Order and a Notice to Proceed is received by Consultant.

8.0 Modification of Agreement: The Agreement may only be modified or amended upon mutual written agreement of County and Consultant. No oral agreements or representations shall be valid or binding upon County or Consultant. No alteration or modification of the Agreement terms shall be valid or binding against County. Consultant may not unilaterally modify the terms of the Agreement by affixing additional terms by incorporating such terms onto Consultant's documents forwarded by Consultant for payment. County's processing of documentation on forms furnished by Consultant for approval of payment shall not constitute acceptance of any terms and conditions noted therein.

9.0 Services Provided by Consultant: Consultant shall provide professional consulting services in accordance with the Scope of Services attached hereto as Attachment "A". All Services will be performed by Consultant to the satisfaction of the Designated Contact Person who has authority to answer questions, provide County furnished information, and resolve difficulties that may arise during Consultant's performance of the Services.

9.1 Additional Services: Services that may be required after expiration of the Agreement including, but not limited to, design assistance, construction assistance, and litigation assistance, will be completed within the terms and conditions of this Agreement at the written direction of County. Any additional Services, as well as compensation for such, will be negotiated between the Parties and made part of this Agreement through an Amendment to the Agreement.

9.2 Changes in Project Scope: County may at any time, as the need arises, order changes to the project scope, without invalidating the Agreement. If such changes result in an increase or decrease in Consultant's fees, or in the time required for Consultant to perform the Services, an equitable adjustment shall be authorized by way of an Amendment to the Agreement. Any Amendment that results in a change in Consultant's fees in excess of $25,000.00 will require the approval by County.

9.3 Correction of Work: Consultant shall promptly correct any Services rejected by County for failure to comply with the requirements of the Agreement, without additional expense to County. If Consultant does not take action to correct rejected Services within ten (10) calendar days after receipt of written notice from County, County may terminate the Agreement.

9.4 Performance Qualifications: County reserves the right to investigate or inspect, at any time, whether the provision of the Services complies with the Agreement requirements. Consultant shall at all times during the Agreement term remain responsive and responsible. Consultant must be prepared, if requested by County, to present evidence of experience, ability, and financial standing, as well as a statement as to capacity of Consultant for the performance of the provision of the Services covered under the Agreement. If County determines that (1) Consultant does not meet these qualifying conditions, (2) that the Services do not meet the specified requirements, or (3) that Consultant's performance is untimely, County may terminate the Agreement. All final plans, documents, reports, studies and other data prepared by Consultant shall bear the professional's seal/signature, in accordance with the applicable Florida Statute that governs and Administrative Rules promulgated by the Florida Department of Business and Professional Regulation, and guidelines published by the Department, in effect at the time of execution of this Agreement. In the event that changes in the Statute or Rules create a conflict with the requirements of the published guidelines, requirements of the Statute and/or Rules shall take precedence.

9.5 Progress Schedules: Consultant agrees to provide project schedule progress reports in a format acceptable to County and at intervals established by County. County will be entitled at all times to be advised, at its request, as to the status of work being done by Consultant and of the details thereof. Either party to the Agreement may request and be granted a conference.

9.6 Supervision by Consultant: Consultant shall supervise and direct the performance of Consultant's Services and shall be solely responsible for the means, methods, techniques, sequences, and safety.

10.0 Compensation to Consultant's Fee Schedule: Compensation to be paid to Consultant for the provision of their Services shall be based on Consultant's fee schedule attached hereto as Attachment "A" and if County identifies, or Consultant recommends, any additional Services to be performed by Consultant, or if County authorizes changes in the scope, extent, or character of the Project that result in additional

fees, such additional fees shall be mutually negotiated between County and Consultant, and made a part of this Agreement by a written Amendment.

10.1 Changes in Consultants Fee Schedule: Before making any additions or deletions to the work and before undertaking any changes or revisions to such work, the parties will negotiate any necessary cost changes and will agree to such through an amendment to the Agreement. In the event that Consultant and County are not able to reach an Agreement as to the amount of compensation to be paid to Consultant for supplemental work desired by County, Consultant will be obligated to proceed with the supplemental work in a timely manner for the amount determined by County to be reasonable. In such event, Consultant will have the right to file a claim with County for such additional amounts as Consultant deems reasonable; however, in no event will the filing of the claim or the resolution or litigation thereof through administrative procedures or the courts relieve Consultant from the obligation to timely perform the supplemental work.

10.2 Compensation in Excess of $195,000: If the compensation to be paid to Consultant, whether by time and material, lump-sum or cost-plus-a-fixed-fee, will exceed the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, it is mutually agreed that the following provision will be applicable to this Agreement:

> "Consultant hereby certifies covenants and warrants that wage rates and other factual unit costs provided to County to support the compensation for any Services covered under this Agreement are accurate, complete and current as of the date of the Agreement. It is further agreed that the Agreement price will be adjusted to exclude any significant sums by which County determines the Agreement price was increased due to inaccurate, incomplete or non-current wage rates and other factual unit costs. All such adjustments must be made within one year following the end of the Agreement. For this purpose, the end of the Agreement is the date of final billing or acceptance of the work by County, whichever is later."

10.3 Direct Operating Expenses: Allowable direct operating expenses shall include, but not be limited to, purchase of materials or parts, purchase or lease of equipment, reproduction services, film processing, long distance telephone charges, postal and courier delivery charges, and purchases of other services and/or items as authorized by County. Travel, per diem, meals and lodging expenses are not allowable direct operating expenses. Approved direct operating expenses shall be reimbursed to Consultant at actual cost plus fifteen percent (15%) mark-up to cover Consultant's overhead and profit. Reimbursement of direct operating expenses will require Consultant to provide copies of invoices, and/or other documentation to support the expenditure.

11.0 Payment of Payment Requests:

11.1 Payment Requests: Requests for payment for the provision of the Services provided under the Agreement shall be submitted no more frequently than once per month. At a minimum, the payment requests shall include the Agreement Number, Purchase Order Number, a description of the Services provided, and the amount of the payment request. All requests for payment shall be submitted in sufficient detail to demonstrate compliance with the terms of the Agreement and to allow for the proper pre-audit and post-audit thereof. Requests for payment that include travel expenses shall be in accordance with Section 112.061, Florida Statutes. County reserves the right to require any information from Consultant that County deems necessary to substantiate claims for remuneration. Upon receipt of Consultant's payment request, County will review such to ensure that it is in proper order, and that the Services covered under the payment request have been completed in accordance with the Agreement. If it is found that the payment request is not in proper order, or the Services covered under the payment request do not satisfy this Agreement, the payment request may be rejected.

11.2 Prompt Payment: County shall make payment of a payment request in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act" from the date which a properly received payment request is recorded as received by County, for Services completed to the satisfaction of County.

11.3 Form of Request: If the payment request is not received in proper order, County may reject the payment request within ten (10) business days after the date on which the payment request is recorded as received by County. County shall provide Contractor with a written notification of the rejection specifying the deficiency and corrective measures necessary to make the payment request proper. Upon receipt of a payment request that corrects the deficiency, County shall make payment in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act", or reject the payment request, within ten (10) business days after the date on which the corrected and proper payment request is recorded as received by County.

11.4 Resolution of Payment Request Disputes: In the event of a dispute between Consultant and County concerning the full or partial payment of a payment request, such disagreement shall be finally determined by County. If the dispute between Consultant and County involves a portion of a payment request, the undisputed portion shall be paid by County in a timely manner, as long as the payment request for the undisputed portion is in proper order. Proceedings to resolve the dispute will be commenced within forty-five (45) business days after the date the payment request in dispute was recorded as being received by County and will be concluded by final decision of County within sixty (60) business days after the date on which the payment request was recorded as being received by County. Such procedures do not constitute an administrative proceeding that prohibits a court from deciding de novo any action arising out of the dispute.

11.5 Purchase Order: Although an Agreement will be executed by County and Consultant for the Services, a purchase order will also be issued to Consultant for the purpose of facilitating payment to Consultant. Except under an "emergency request", Consultant shall not provide any Services to County until Consultant has received a purchase order from County. Consultant shall be permitted to accept an order to provide Services under an emergency purchase without a purchase order; however such request from County must be transmitted to Consultant via facsimile or e-mail. The written transmission order must be submitted with any payment request submitted by Consultant for such emergency requests.

11.6 Progress Payments: Consultant may submit progress payment requests to County for partial completion of the Services. If County makes payment of progress payments to Consultant which is attributable to any services provided by any of Consultants suppliers, subconsultants or subcontractors, Consultant shall remit payment for such from the progress payments to those subconsultants or subcontractors. All Services covered by progress payment requests shall become the sole property of County. However, this shall not be construed as relieving Consultant of the sole responsibility for the care and protection of those Services which have been completed, even if Consultant remains in possession and control of such Services, or as a waiver of the right of County to require Consultant to fulfill all of the terms of the Agreement. If Consultant's fee is a "lump sum amount", Consultant shall indicate on each invoice (1) the percentage of work completed, (2) the value of the completed work, based on a percentage of the lump sum amount, (3) the total amount of prior payments received, and (4) the net amount of the payment request, which is the value of the completed work minus the value of prior payments received.

11.7 Payments to Subconsultants: When Consultant receives from County any payment for Services covered under the Agreement, Consultant must pay such moneys received to each sub-Consultant or supplier in proportion to the percentage of the Services completed by each sub-Consultant or supplier within ten (10) business days after Consultant's receipt of the payment. If Consultant receives less than full payment, then Consultant shall be required to disburse only the funds received on a pro rata basis to its sub-Consultants or suppliers, each receiving a prorated portion based on the amount due on the payment. If a sub-Consultant receives payment from Consultant for labor, services or materials furnished by sub-Consultants or suppliers hired by the sub-Consultants, the sub-Consultant must remit payment due to those sub-Consultants or suppliers within seven (7) business days after the sub-Consultant's receipt of payment from Consultant.

11.8 Records of Costs: Records of costs incurred under terms of this Agreement will be maintained and made available upon request to County at all times during the term of this Agreement and for five (5) years after the expiration or termination of the Agreement. Copies of these documents and records will be furnished to County upon request. Records of costs incurred will include Consultant's general accounting records and the project records, together with supporting documents and records, of

Consultant, their subconsultants and subcontractors, performing work on the project, and all other records of Consultant, their subconsultants and subcontractors considered necessary by County for a proper audit of project costs.

11.9 Right to Withhold: Except for issues arising from contract indemnification provisions, County will have the right to retain out of any payment due Consultant under this Agreement an amount sufficient to satisfy any amount due and owing to County by Consultant on any other Agreement between Consultant and County. County may withhold payment on any invoice in the event that Consultant is in default under any provision of this Agreement or any other Agreement between Consultant and County as of the time of processing the invoice or as of the time payment is made available on the invoice. This right to withhold will continue until such time as the default has been cured, and, upon cure, County will have the right to retain an amount equal to the damages suffered as a result of the default.

11.10 Final Payment Once the Project has been completed and Consultant has fulfilled all of the requirements under the Agreement, and provided there are no existing or pending claims or demands by County against Consultant, Consultant may submit a final payment request to County. Upon receipt of such, and provided the payment request is in order, County shall make final payment to Consultant.

11.11 ACH Enrollment: All Consultants will be required to complete an "Authorization Agreement for ACH Credits Enrollment Form". Payments will be deposited directly into Consultant's bank account. This means there is no need to wait for the check to come in the mail, and eliminates the possibility of a lost check. The Clerk's Accounts Payable Department will provide confirmation via email when payments are transmitted, ensuring immediate notification.

12.0 Warranties:

12.1 Warranty of Ability to Perform: Consultant warrants that, to the best of its knowledge, there are no pending or threatened actions, proceedings, investigations, or any other legal or financial condition, that would in any way prohibit, restrain, or diminish Consultant's ability to satisfy its Agreement obligations.

12.2 Warranty Against Defects in Workmanship: Consultant shall warrant its Services against defects in materials and workmanship for a minimum period of one (1) year from acceptance of the Services by County. Should any defects in materials or workmanship appear during the warranty period, Consultant shall replace the materials or equipment, or repair or re-do the service, immediately upon receipt of written notice from County, at no additional expense to County. Consultant shall warrant such replaced materials or equipment, or repaired or re-done Services, for a period of one (1) year after acceptance of such by County.

12.3 Warranty of Standard Care: In the performance of professional services, Consultant will use that degree of care and skill ordinarily exercised by other similar professionals in the field under similar conditions in similar localities. Consultant will use due care in performing its Services and will have due regard for acceptable professional standards and principles. Consultant's standard of care shall not be altered by the application, interpretation, or construction of any other provision of this Agreement. If any of the Services performed by Consultant do not comply with the foregoing warranties and County notifies Consultant of such, then Consultant shall (at its sole expense) promptly re-execute the nonconforming Services. All such re-performed Services shall be performed on a mutually agreed schedule. Consultant shall and does hereby assign to County the benefits of any of Consultant's sub-consultant's or Sub-contractor's warranties. Such assignment shall not relieve Consultant of its warranty obligations for performance or standard of care to County under this Agreement

12.4 Warranty of Title: Title to any work product that results from Consultant's performance of its Services under the Agreement shall pass to County to the extent of the payments made for such by County, or on the date, that County accepts the completed Services of Consultant. When title passes to County in accordance with the Agreement, Consultant warrants that the work product furnished will be free and clear of all security interests, liens and encumbrances or claims of any party.

13.0 Public Records: Consultant will keep and maintain public records required by County to perform the service. Upon request from County's custodian of public records, Consultant will provide County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law for a period of five (5) years. Consultant will provide County, Federal Highway Administration (FHWA), Office of Inspector General (OIG) and Florida Department of Transportation (FDOT) access to all records. Consultant will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if Consultant does not transfer the records to County. Upon completion of the Agreement, Consultant will transfer, at no cost, to County all public records in possession of Consultant or keep and maintain public records required by County to perform the service. If Consultant transfers all public records to County upon completion of the Agreement, Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant keeps and maintains public records upon completion of the Agreement, Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to County, upon request from County's custodian of public records, in a format that is compatible with the information technology system of County. If Consultant does not comply with County's request for public records, County shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement.

IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT NANCY COLOGNA, CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; EMAIL: NANCY.COLOGNA@CITRUSBOCC.COM; PHONE: (352) 527- 5235.

14.0 Insurance: During the term of the Agreement, Consultant, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of Consultant. Consultant shall provide County a certificate(s) of insurance, evidencing such coverage.

14.1 Minimum Insurance Requirements: Pursuant to Section 337.106, Florida Statues, Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives, employees or subconsultants. The coverages, limits or endorsements required herein protect the primary interests of County, and these coverages, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect Consultant against any loss exposures, whether as a result of the project or otherwise. The requirements contained herein, as well as County's review or acknowledgement, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Consultant under this contract.

14.2 Commercial General Liability Respondent must obtain a General Liability policy with a minimum limit of $1,000,000 per occurrence, and a $2,000,000 general aggregate.

14.3 Automobile Liability: Consultant must obtain coverage for all vehicles for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event Consultant does not own vehicles, Consultant shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

14.4 Workers Compensation and Employer's Liability:

14.4.1 Consultant must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable

waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident $500,000 disease policy limit and $100,000 disease each employee must be included.

14.4.2 For any officer of a Consultant that has exempt status as an individual, County requires proof of workers compensation insurance coverage for that Consultant/employer/owner's employees. If Consultant/employer/owner or individual has applied for a workers compensation exemption, County does not recognize this exemption to extend to the employees of Consultant/employer/owner.

14.4.3 The purpose of this section is to ensure that all Consultants, subconsultants, sole proprietors, or business entities of any kind who contract with County for provision of goods or services, provide workers' compensation coverage for all employees, and principles of Consultants, subconsultants, sole proprietors, or other business entities. All provisions of this Section shall be construed in accord with this intent.

14.5 Professional Liability and/or Errors and Omissions Liability: Professional (E&O) Liability must be afforded for personal injury and Property Damage for not less than $1,000,000 each claim, $1,000,000 policy aggregate.

14.6 Other Insurance Provisions:

14.6.1 Consultant shall provide a Certificate of Insurance to County with a thirty (30) day notice of cancellation or changes in policy language, ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims-made" or "occurrence" form. If any coverage is provided under a claims-made form, the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

14.6.2 The project's number should be noted on the certificate.

14.6.3 All required insurance policies must be maintained until the contract work has been accepted by County. In addition, a minimum 30-day notification clause is required if any changes in policy language occur, or in the event the policy is canceled.

14.6.4 Citrus County, Florida, a political subdivision of the State of Florida, Florida Department of Transportation (FDOT), its officials, employees and volunteers are to be covered as an Additional Insured on all policies except Workers Compensation and Professional Liability. The coverage shall contain no special limitation on the scope of protection afforded to County, its officials, employees or volunteers.

14.6.5 Consultant's insurance coverage shall be primary insurance as respects County, its officials, employees and volunteers. Any insurance or self-insurance maintained by County, its officials, employees or volunteers shall be excess of Consultant's insurance and shall be non-contributory.

14.6.6 For all policies of insurance except Professional Liability: Consultant, and its insurance carrier, waive all subrogation rights against County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of our Right to Recover from Others for Workers Compensation coverage.

14.6.7 The Certificate Holder should read as follows: Citrus County, Florida, political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.

14.6.8 It is Consultant's responsibility to insure that all subconsultants comply with these insurance requirements. Consultants shall include all subconsultants as insured under its policies or shall furnish separate certificates and endorsements for each sub-consultant. All coverages for subconsultants shall be subject to all of the requirements stated herein.

14.6.9 With the exception workers compensation policies all required insurance policies must be written by a carrier having a minimum rating of A- by A.M. Best or similar rating company. All workers compensation policies must be written by carriers admitted in the State of Florida, and who participate in the Florida Insurance Guarantee Fund.

14.6.10 All Certificates must show that Consultant's policies have been endorsed per the requirements.

14.6.11 Once ALL paperwork is completed and received by County, an email will be sent to Consultant requesting online registration with myCOI. It is critical that County is provided with an accurate email address. **The cost to register is $19.95 per year** and a credit/debit card will be needed. Part of the registration process includes providing contact information for Consultant's insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (COI) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed or faxed to County. Consultant will not be allowed to begin work and no payments will be made until registration is completed and a compliant Certificate of Insurance is received from Consultant's agent(s).

15.0 Indemnification: Consultant shall indemnify, save and hold harmless County, and all their officers, agents or employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by the intentional or negligent acts of, or omissions of, Consultant, its subconsultants, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither Consultant nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of County or any of its officers, agents or employees. In the event any lawsuit or other proceeding is brought against County by reason of any such claim, cause of action or demand, Consultant shall, upon written notice from County, resist and defend such lawsuit or proceeding by counsel satisfactory to County or, at County's option, pay for an attorney selected by County to defend County. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of Section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by County, any sums due Consultant under this Agreement may be retained by County until all of County's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by County.

16.0 Change Orders: County may at any time, as the need arises, order changes within the scope of the services without invalidating the Agreement. If such changes result in an increase or decrease in the Contract Price, or in the time required for performance of the Services, an equitable adjustment shall be authorized by way of a Change Order. County also may at any time, by issuing a Field Order, make changes in the details of the Services. Consultant shall proceed with the performance of any changes in the Services so ordered by County unless Consultant believes that such Field Order entitles it to a change in Contract Price or Time, or both, in which event Consultant shall give County written notice thereof within fifteen (15) calendar days after the receipt of the ordered change, and Consultant shall not execute such changes pending the receipt of an executed Change Order or further instruction from County.

17.0 Termination of Agreement: The Agreement may be terminated by either party upon giving the other party thirty (30) calendar day's written notice. In the event of termination, County will be responsible for compensating Consultant only for the satisfactorily completed or partially completed Services up to the date of termination. Consultant shall not be entitled to recover any loss of anticipated profit.

18.0 Additional Terms and Conditions:

18.1 Advertising: Subject to Chapter 119, Florida Statutes, Consultant shall not publicly disseminate any information concerning the Agreement without prior written approval from County, including, but not limited to mentioning the Agreement in a press release or other promotional material, identifying

County as a reference, or otherwise linking Consultant's name and either a description of the Agreement or the name of County in any material published, either in print or electronically, to any entity that is not a party to the Agreement.

18.2 Assignment: Neither County nor Consultant shall sell, assign or transfer any of its rights, duties or obligations under the Agreement without the prior written consent of the other Party. In the event of any assignment, Consultant remains secondarily liable for performance of the Agreement, unless County expressly waives such secondary liability.

18.3 Bankruptcy or Insolvency: Consultant shall promptly notify County in writing of the filing of any voluntary or involuntary petition for bankruptcy and/or of any insolvency of Consultant or any of its subconsultants or subcontractors who are involved in the provision of the Services under this Agreement.

18.4 Compliance with Laws: Consultant shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287, Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

18.5 Conflict of Interest: Consultant warrants that it is not aware of any contracts or arrangements, which would conflict in any manner with the performance of the Services under this Agreement. If Consultant becomes aware of a potential conflict of interest, internally or among Consultant's subconsultants or employees during the course of the Agreement, Consultant shall immediately bring the issue to the attention of the County. If at the County's sole discretion a conflict of interest exists, the parties may waive the conflict, Consultant will end the conflict, or the County may terminate the Agreement under the Terms of Article 17 of the Agreement. Furthermore, Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Consultant to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Consultant any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant, and its subconsultants at any tier, certify that they have not entered into any contract, sub-contract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Consultant or its subconsultants, during its tenure, or for two years thereafter, has any interest, direct or indirect. Consultant, and its subconsultants at any tier, shall insert the following provision into each of their contracts and sub-contracts:

"No member, officer, or employee of the subcontractor, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

18.6 Correction of Services: Consultant shall promptly remove from the premises all Services rejected by County for failure to comply with the Contract Documents, whether incorporated into the Project or not, and Consultant shall promptly replace and re-execute the Services in accordance with the Contract Documents and applicable laws (e.g., Americans with Disabilities Act and Florida Building Code), without additional expense to County for errors, omissions or deficiencies in the deliverables furnished, produced and or developed by Consultant or any Consultant Representative, and shall bear the expense of making good all Services of other consultant's work destroyed or damaged by such removal or replacement. All removal and replacement of Services shall be done at Consultant's expense. If Consultant does not take action to remove such rejected Services within ten (10) calendar days after receipt of written notice from County, County may remove such Services on their own and store the materials at the expense of Consultant.

18.7 County Funds: If sufficient funding is not available for Consultant to complete the Services, County reserves the right to modify the terms and conditions of the Agreement to change the Scope of

Services to reduce the cost to match any available funding. If such modifications to the Scope of Services are not feasible, or if funding has been totally exhausted prior to Consultant's completion of its Services, the Agreement shall be terminated on terms reasonably acceptable to both parties. Additionally, in accordance with Section 216.347, Florida Statutes, and as provided herein, Consultant may not expend any County funds for the purpose of lobbying the legislature, or local, state or federal agencies.

18.8 Debarment: Consultant certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise County immediately if their status changes and will provide an explanation for the change in status.

18.9 Disposal of Wastes: Consultant shall handle any waste materials generated in the performance of the Services in full compliance with all laws, regulations, and requirements of all governmental authorities and those of County. Consultant shall use only disposal facilities which have proper permits and are in full compliance with all Laws. Consultant agrees that County has the right to reject, for any reason, Consultant's use of any particular disposal facility.

18.10 Dispute Resolution: For any dispute concerning performance of the Agreement, which includes without limitation controversies based upon breach of contract, mistake, misrepresentation, or other cause for contract modification or rescission, County shall attempt to reach a mutual agreement as to the settlement and resolution of the dispute with Consultant. Should a mutual agreement not be reached, County shall render a decision and reduce such to writing and serve a copy on Consultant. The decision shall be final and conclusive.

18.11 Documentation: All tracings, plans, specifications, maps, deliverables, computer files and/or reports prepared or obtained under this Agreement, as well as all data collected, together with summaries and charts derived there from, will be considered works made for hire and will become the property of County upon expiration or termination of the Agreement without restriction or limitation on their use (ie. equipment, services, software, computer models, data, routines, technology, and other intellectual property incident to provide the Scope of Services). Upon delivery to County of said document(s), County will become the custodian thereof in accordance with Chapter 119, Florida Statutes. Consultant will not copyright any material and products, trademark, trade secret or patent any invention developed under this Agreement. Copies of these documents are not to be sold or distributed to third parties without the written consent of County. This Agreement has been prepared by County and reviewed by Consultant and their professional advisors and it is agreed that it should not be interpreted in favor of either County or Consultant or against County or Consultant merely because of their efforts in preparing the Agreement. The headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

18.12 Drug Free Workplace: Consultant certifies that it has in place a Drug-Free Workplace Program in accordance with the Drug-Free Workplace Act of 1988 (41 U.S.C. 702-706).

18.13 Employees, Subconsultants, Subcontractors and Agents: All Consultant employees, subconsultants, subcontractors, or agents performing any of the Services under the Agreement shall be properly trained to meet or exceed any specified training qualifications and has or will secure, at its own expense, all personnel required to perform the Scope of Services required. Upon request, Consultant shall furnish a copy of licenses, certifications or other proof of qualification. All employees, subconsultants, subcontractors, or agents of Consultant must comply with all security and

administrative requirements of County. County may conduct, and Consultant shall cooperate in, a security background check or otherwise assess any employee, sub-consultant, subcontractor, or agent of Consultant. County may refuse access to County Facilities or require replacement of any employee, sub-consultant, subcontractor, or agent of Consultant for cause, including, but not limited to, technical or training qualifications, quality of services, change in security status, or non-compliance with County's security or other requirements. Such refusal shall not relieve Consultant of its obligation to perform all Services in compliance with the Agreement. County may reject and bar from any County facility for cause any of Consultant's employees, subconsultants, subcontractors, or agents. County shall have the right to review and approve any subconsultants or subcontractors that are utilized by Consultant in the performance of their Services. Consultant shall be fully responsible to County for the acts and omissions of its subconsultants and subcontractors, and persons directly or indirectly employed by them. It is Consultant's responsibility to ensure that its subconsultants and subcontractors are properly licensed to do business in the State of Florida and Citrus County, as required by law and comply with insurance provisions.

18.14 Environmental Issues: All notifications regarding environmental issues or requirements shall be sent immediately to County's Contact Person. Unless directed otherwise by County, Consultant is not to contact any local, state or federal governmental agencies concerning environmental issues involving the Project Site under the Agreement.

18.15 Equal Employment Opportunity: Consultant shall not discriminate on the basis of race, color, sex, sexual orientation, gender identity, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Consultant shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subconsultants as the Secretary of Labor, or County may require. The above shall be required of any sub-consultant hired by Consultant. All Equal Employment Opportunity requirements shall be included in all non-exempt subconsultants entered into by Consultant. Sub-contracts entered into by Consultant shall also include all other applicable labor provisions. No sub-contract shall be awarded to any non-complying sub-consultant. Additionally, Consultant shall insert in its sub-contracts a clause requiring subconsultants to include these provisions in any lower tier sub-contracts that may in turn be made. Consultant shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subconsultants is NOT allowed.

18.16 E-Verification System: Consultant shall comply with the Executive order No. 12989 as amended, and Executive Order No. 11-116, and agrees to utilize the U.S. Department of Homeland Security's E-Verify system, https://e-verify.uscis.gov/emp, to verify the employment eligibility of: (1) all persons employed by Consultant during the contract term to perform any duties within Florida, and; (2) all persons, including subconsultants, assigned by Consultant to perform work pursuant to this Agreement. Consultants meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision.

18.17 Force Majeure Event: Consultant shall not be considered to be in default in the performance of its obligations under this Agreement, except obligations to make payments with respect to amounts already accrued, to the extent that performance of any such obligation is prevented or delayed by any cause, existing or future, which is beyond the reasonable control, and not a result of the fault or negligence of the affected party (a "Force Majeure Event"). If a party is prevented or delayed in the performance of any such obligations by a Force Majeure Event, such party shall immediately provide notice to the other party of the circumstances preventing or delaying performance and the expected duration thereof. Such notice shall be confirmed in writing as soon as reasonably possible. The party so affected by a Force Majeure Event shall endeavor, to the extent reasonable, to remove the obstacles which prevent performance and shall resume performance of its obligations as soon as reasonably practicable. A Force Majeure Event shall include, but not be limited to acts of civil or military authority

(including courts or regulatory agencies), acts of God (excluding normal or seasonal weather conditions), war, riot, or insurrection, inability to obtain required permits or licenses, hurricanes and severe floods.

18.18 Governing Law and Venue: The Agreement shall be governed in accordance with the laws of the State of Florida. In the event of litigation with respect to the obligation of the parties to the Agreement, the jurisdiction and venue of such action shall be an appropriate State Court in Citrus County, Florida.

18.19 Governmental Restrictions: If Consultant believes that any governmental restrictions have been imposed that require alteration of the methods used in the performance of the Services, Consultant shall immediately notify County in writing, indicating the specific restriction. County reserves the right, and the complete discretion, to accept any such alteration or to cancel the Agreement at no further expense to County.

18.20 Immigration and Nationality Act: Consultant shall comply with all immigration laws as outlined in 8 USC § 1324a - Unlawful employment of aliens. County will not intentionally award County contracts to any Consultant who knowingly employs unauthorized Alien workers. Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with County may result in immediate termination of the Agreement. County will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral cancellation of the Agreement, by County, if Consultant knowingly employs unauthorized aliens.

18.21 Inspection, Performance, Supervision: County reserves the right to inspect the Services provided by Consultant, whether partially or fully completed, at any time, as deemed appropriate by County for the purpose of ensuring Consultant's performance under the Agreement. Such inspections performed by County, shall not be construed as a final approval of Consultant's Service, and shall not relieve Consultant from its obligations under the Agreement. County reserves the right to inspect, at any reasonable time with prior notice, Consultant's facilities to assess conformity of the provision of the Services with the Agreement. County reserves the right to investigate or inspect, at any time, whether the provision of the Services complies with the Agreement requirements. Consultant shall at all times during the Agreement term remain responsive and responsible. Consultant must be prepared, if requested by County, to present evidence of experience, ability, and financial standing, as well as a statement as to capacity of Consultant for the performance of the provision of the Services covered under the Agreement. If County determines that Consultant does not meet these qualifying conditions, or that the Services proposed to be furnished do not meet the specified requirements, or that performance is untimely, County may terminate the Agreement. This paragraph shall not mean or imply that it is obligatory upon County to make an investigation either before or after award of the Agreement, but should County elect to do so, Consultant is not relieved from fulfilling all Agreement requirements. Consultant shall supervise and direct the performance of its Services and shall be solely responsible for the means, methods, techniques, sequences, and safety of Consultant Services. County reserves the right to enter into Agreements with other firms or entities to assist County with its review of the deliverables, any project component(s) and the work.

18.22 Lawful Claims and Demands: Should any outstanding claims by subconsultants or suppliers incurred in the performance of the Services materialize after County has made Payment to Consultant, Consultant will indemnify and save County harmless from such claims. Acceptance by Consultant of payment shall be and shall operate as a release to County of all claims and all liabilities to Consultant, other than claims in stated amounts as may be specifically excepted by Consultant for things done or furnished in connection with the provision of the Services, and for every act and neglect of County and others relating to or arising out of the provision of the Services covered under this Agreement. Any payment, however final or otherwise, shall not release Consultant or its sureties from any obligations under the Agreement.

18.23 Lobbying: Consultant shall not, in connection with the Agreement, directly or indirectly (1) offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any County officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or (2) offer, give, or agree to give to anyone any gratuity for the benefit of, or at the

direction or request of, any County officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

18.24 Materials, Services, and Facilities: It is understood that, except as otherwise specifically stated in the Contract Documents, Consultant shall provide and pay for all materials, labor, tools, equipment, water, light, power, transportation, supervision, temporary construction of any nature, and all other services and facilities of any nature whatsoever necessary to execute, complete, and deliver the Services within the specified time.

18.25 Non-Collusion: Consultant agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Consultant intends to do the work with its own bonafide employees or subconsultants and has not provided a Response for the benefit of another consultant. Furthermore, Consultant certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Response on any public contract.

18.26 Project Site Conditions: Consultant shall be deemed to have examined the Project Site, if applicable and to have secured full knowledge of all conditions under which the Services are to be executed and completed.

18.27 Protection of Persons: Consultant will be responsible for the safety of its employees and the employees of its subconsultants and subcontractors, during the provision of their Services. Consultant will be responsible for initiating, maintaining and supervising all safety programs in connection with the provision of their Services in accordance with applicable safety standards and regulations, as promulgated by the United States Occupational Safety and Health Act and those of County. Consultant shall report promptly to County any accident or unusual occurrence during the performance of the Services, including personal injury or death to any Consultant employee, sub-consultant or subcontractor employee or any member of the public, or any damage to any of County's property, the Project Site, or adjacent property.

18.28 Public Entity Crime: Pursuant to 287.133, Florida Statute, person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, response, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, response, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, responses, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

18.29 Relationship: Consultant is an independent Contractor to County in performing its Services under this Agreement and is not an employee, agent, joint-venture, or partner of County.

18.30 Risk of Loss: Until the Services have been accepted by County, risk of loss or damage to any work product, whether partially or fully completed, that is associated with the Services shall remain with Consultant.

18.31 Schedules, Reports and Records: Consultant shall submit to County cost schedules, progress schedules, estimates, records, reports, and any other data, as related to the provision of the Services covered under the Agreement. Furthermore, County reserves the right to inspect and audit Consultant's books and records relating to the Agreement, when deemed appropriate by County. All schedules, reports and records of Consultant, as they relate to the Agreement shall be retained by Consultant for a period of five (5) years from the date of final payment under the Agreement.

18.32 Scrutinized Companies: Contractor certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Contractor further understands and accepts that any contract issued as a result of this Response shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by County in the event there is any misrepresentation or false certification on the part of Contractor.

18.33 Security and Confidentiality: Consultant shall comply fully with all security procedures of County in the performance of the Agreement. Consultant shall not divulge to third parties any information obtained by Consultant or its agents, subconsultants, subcontractors, officers or employees in the course of the provision of the Services without written consent of County. However, Consultant shall be permitted to release information to third parties if such information is publicly available through no fault of Consultant, information that Consultant developed independently without relying on County's information, or information that is otherwise obtainable under State and Federal law as a public record. To insure confidentiality, Consultant shall take appropriate steps as to its personnel, agents, subconsultants and subcontractors. The warranties of this paragraph shall survive the Agreement.

18.34 Severability: If a court deems any provision of this Agreement void or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

18.35 Survival: All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

18.36 Taxes: Consultant shall pay all sales, consumer, use and other similar taxes required to be paid by Consultant in accordance with the laws and regulations of the State of Florida which are applicable to the provision of the Services under the Agreement. County will not pay for any personal property taxes levied on Consultant or for any taxes levied on Consultant's employees' wages. County is a political subdivision of the State of Florida and holds a State of Florida Sales Tax Exemption Certificate (No. 85-8012621778C-1). All purchases made by County directly from a dealer, distributor or manufacturer are exempt from sales, consumer, use and other similar taxes.

18.37 Waiver: The delay or failure by County to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of County's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right by County.

19.0 Authority: Each person signing the Agreement warrants that he or she is duly authorized, qualified, duly organized to do business under the laws of the State of Florida and to bind the respective party to the Agreement.

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IN WITNESS WHEREOF, this Agreement is accepted by the Parties as of the date noted below.

Signature of Witness (1)

April O'Neal
Printed Name of Witness (1)

Signature of Witness (2)

Beth Dodd
Printed Name of Witness (2)

CAUSSEAUX, HEWETT & WALPOLE, INC.
dba CHW

By: _____
ROBERT J. WALPOLE, PRESIDENT

STATE OF Florida

COUNTY OF Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert J. Walpole of CHW, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal this the 14th day of February, 2020.

Sherry Stinson
NOTARY PUBLIC
Printed Name: Sherry Stinson
Commission No.: GG 212289
Expiration Date: 8/27/2022

SHERRY STINSON
Commission # GG 212289
Expires August 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

APPROVED
FEB 25 2020
BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS SEAL CITRUS COUNTY, FL

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:
for ANGELA VICK, CLERK

BY: _____
BRIAN J. COLEMAN, CHAIRMAN

DATE: 2-25-2020

CHW
Professional Consultants

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

February 3, 2020

Walter Eastmond
Transportation Project Manager
Engineering Division
Citrus County Dept of Public Works
3600 W. Sovereign Path
Suite 241
Lecanto, FL 34461
Walt.eastmond@citrusbocc.com

RE: Professional Consulting Services - CR 491 Next Phase Road Widening

Dear Walt,

We appreciate the opportunity to provide you with professional consulting services for the CR 491 Project Next Phase Road Widening Project. Our understanding of the project is summarized below.

The CR 491 project is approximately 1.7 miles long and runs from south of Audubon Park Path to just north of West Horace Allen Street. CR 491 has already been widened to a four-lane divided roadway both to the south and to the north of this project, thus the project goal is to widen this segment to a similar cross section and connect to the previously widened segments on both ends.

CHW is to provide complete turnkey services for this project: survey of the right-of-way and proposed stormwater management areas; sketch and legal descriptions for easements and for parcels related to right-of-way acquisition; geotechnical investigation for roadway and stormwater design; environmental services; historic and archaeological investigation; design of the roadway improvements, stormwater facilities, and water and sewer utilities; coordination with utility owners for other utility design and relocation (by utility owner); preparation of the construction plans; permitting as needed; preparation of technical specifications (if required); cost estimating; attendance at project coordination meetings; attendance at one public involvement meeting; and post-design services including preparation of invitation to bid and contract documents (starting with Citrus County templates and document resources), assistance with bidding, attendance at a pre-bid meeting, responding to Requests for Information (RFIs) during bidding, assistance with bid evaluation, attendance at a pre-construction meeting, reviewing shop drawings and material submittals, responding to RFIs during construction, and modifications to plans as needed; and right-of-way mapping at the conclusion of construction.

You provided the proposed typical section (copy attached as Exhibit A) via Microstation files on December 23, 2019. Per the exhibit and our discussion during our meeting on December 17, 2019, the typical section consists of the following elements: a divided four-lane urban highway, not expandable for future additional lanes; 12-foot inside lanes and 14-foot outside lanes; curb and gutter on both the inside and outside edges; grass median, minimum width per FDOT (expected to be 22 feet); 5-foot sidewalk on the east side; and a 12-foot multi-use path on the west side.

The proposed typical section requires additional right-of-way to be acquired. Options for the alignment through the corridor have already been examined and on June 12, 2018, the Citrus County Board of County Commissioners selected the "East (Right) Alignment". You provided the selected alignment via Microstation files on December 23, 2019. Our understanding is that the final alignment needs to essentially match the selected alignment, but that minor adjustments may be acceptable if needed during design. CHW will proactively discuss any proposed minor alignment adjustments with you prior to implementing to

ensure they are consistent with the Commission's direction and intent. The roadway design will be consistent with the 2016 edition (or latest edition at the time of contract approval) of the *FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*, also known as the Florida Greenbook. The design will be produced in Civil3D, and all files will be provided to the County at the completion of the project or as requested.

You provided information regarding the two proposed stormwater management areas via email. The attached Exhibit B shows the proposed alignment and three stormwater management areas – one existing and two proposed. The scope of services includes full stormwater analysis for the corridor and design of the two proposed stormwater management areas. CHW will confirm the capacity and contribution of the existing stormwater management area to the overall drainage design for the corridor.

The Department of Water Resources, Utility Division, provided the attached Future Water Facilities (Exhibit C) and the Future Sewer Facilities (Exhibit D) for this corridor. Our scope of services is to include designing water mains, force mains, gravity mains, laterals, and upgrades or replacement (dependent on impacts of proposed roadway elevations) for one lift station (lift station BW-12). The design must also include connecting the new utilities to existing facilities throughout the corridor. The scope also includes analyzing the hydraulics of the force main system. Utility design and modification will be done in accordance with the County's *Minimum Standards & Construction Manual of Water and Wastewater Systems* and the *Minimum Standards & Construction Specifications for Water and Wastewater Systems*.

The roadway, stormwater, and utility improvements will be subject to the authority of the regulatory agencies listed below. CHW will handle permitting requirements for the permits listed below except as noted.

- Southwest Florida Water Management District (SWFWMD) – Environmental Resource Permit (ERP)
- Florida Department of Environmental Protection (FDEP) – for new water and wastewater utilities
- Florida Department of Environmental Protection (FDEP) – National Pollutant Discharge Elimination System (NPDES) Land Disturbing Activity Permit (NOI) – this permit is listed for coordination purposes only; the Contractor will be responsible for administering the NOI permit.
- Florida Department of Transportation (FDOT) – the project will be reviewed by FDOT via their Electronic Review Comment (ERC) system. No permit will be issued by FDOT but comments from FDOT must be addressed in the project design.

Additional permits may be required if wetlands, gopher tortoises, or other issues are identified. Should the need arise for additional permitting, CHW will prepare an additional services request to cover the necessary activities.

You provided an estimate of the construction cost of $13.05 million for the roadway, and $3.05 million for utilities, for a total of $16.10 million. Applying an escalation factor of 6% per year for two years (minimum estimated time between estimate calculation and construction start), the future construction cost estimate is $18.09 million.

The Client must provide the following items:

1. Direct payment for all regulatory application fees, etc. CHW will identify fee amounts and request checks or payment for the appropriate application fees.
2. Copies of past reports, studies, plans, files, etc. that may be related to the design of this project.
3. Direct contract and payment for any legal fees that may be necessary; and
4. Direct contract or reimbursement for room rental, advertisement / public notice, and mailout postage associated with public involvement.

Scope of Services

Based on the information above, recent communications with you and County staff, and the original RFQ, CHW will provide the following services:

A. Professional Surveying Services:

CHW will perform the survey services described below.

1. **CR 491 Right of Way acquisition:**

   To assist with the widening of CR 491 CHW will provide the following:

   a. Collect sufficient boundary data (R/W Monumentation & Property Corners) of the existing Right of way of CR 491 and affected parcels.
   b. Obtain title reports for all parcels taking part in the R/W transfer (+/- 22 parcels)
   c. Prepare a Right of way acquisition map for properties to be transferred to Citrus County.
   d. Prepare sketch and legal descriptions for each right of way acquisition parcel.
   e. Prepare sketch and legal descriptions for Temporary Construction Easements and permanent easements.
   f. Prepare Final R/W Map.
   g. Monument the new alignment and R/W lines.

2. **Topographic Route Survey – CR 491:**

   CHW will prepare a Topographic Route Survey comprising of approximately 1.7 miles along CR 491. The limits will include the full R/W, plus a 50-foot overlap beyond the existing R/W and the proposed R/W. If a need develops to survey additional proposed R/W or private property to assist with the Cure Plan or related activities, CHW will prepare an additional services proposal for the additional areas. The limits of the survey along the roadway corridor will extend 500 feet beyond the tie-in points on the North & South ends of the project.

   We will obtain sufficient spot elevations within the defined areas to identify grade breaks and generate a one (1) foot interval contour map. Spot elevations will be depicted on impervious surfaces to the nearest one-hundredth of a foot and collected at 50' intervals. With detailed pavement elevation information, CHW can calculate existing cross slopes. The survey will include the locations of all visible improvements such as roadway, driveways, fencing, etc.; the locations of all visible utility structures such as, utility poles & drainage structures, including elevations of their tops and inverts where accessible; and the location of any other significant features within the right-of-way. Underground utilities will be located based on visible evidence, available utility maps, and in conjunction with electromagnetic locations by this office. Utility markings (from 811) will also be mapped and surveyed, please see additional information below. Regulated trees will be surveyed as described below.

3. **Topographic Survey – Offsite Drainage Basins:**

   CHW will prepare a Topographic Survey of the three offsite Drainage Basins as shown on the attached Survey limits Exhibit. The one existing Drainage Basin will have limited survey suitable for verification of capacity and related design information, while the two proposed Drainage Basins will be fully surveyed. The limits will also include sufficient coverage for tie-in to CR 491.

We will obtain sufficient spot elevations within the defined areas to identify grade breaks and generate a one (1) foot interval contour map. Spot elevations will be depicted on pervious surfaces to the nearest one-tenth of a foot and collected at 50' intervals. The survey will include the locations of all visible improvements such as roadway, driveways, fencing, etc.; the locations of all visible utility structures such as, utility poles & drainage structures, including elevations of their tops and inverts where accessible; and the location of any other significant features within basin limits. Underground utilities will be located based on visible evidence, available utility maps, and in conjunction with electromagnetic locations by this office. Utility markings (from 811) will also be mapped and surveyed, please see additional information below. Regulated trees will be surveyed as described below.

The Right of Way lines will be mapped based on existing monumentation and will be tied to State Plane Florida North Zone (NAD 83) coordinates. The Vertical control will be based on NAVD 88 datum. An alignment will be created along the Right of Way Centerline. Project controls will be established at approximate 1000-foot intervals and will be tied to the alignment by Station & Offset.

In general and as applicable to each of the survey activities further below, regulated trees will be surveyed (location, size, type) as follows:

- On properties zoned as Agricultural, even if the property appears to be vacant
- On private property targeted either for proposed easements, proposed right-of-way (R/W) acquisition, tie-in activities, or as part of the Cure Plan

CHW will contact 811 for a Utility Design Ticket for identification of utility owners within the corridor. CHW will also survey and map all utilities that are marked by 811 as a result of dig tickets that are executed by project team members. Please see further discussion of utility coordination activities in the Roadway and Utility Design Services section.

Note: This fee proposal does not include the excavation of underground utilities. During the design phase, should the team identify areas where utilities need to be excavated, we will provide a separate proposal for the service.

B. Geotechnical Exploration and Phase I Environmental Site Assessment (ESA):

CHW will sub-contract with GSE Engineering and Consulting, Inc., to perform the services summarized below. Please see the attached proposal from GSE for full details.

1. **Geotechnical Exploration**
   a. Roadway Exploration – GSE will perform pavement cores; auger borings along the roadway alignment at 100-foot spacing on alternating sides of the roadway, consistent with FDOT requirements; and Limerock Bearing Ratio testing.
   b. Stormwater Management Facility Exploration – GSE will perform borings within the two proposed stormwater management facilities, consistent with SWFWMD requirements.
   c. Reporting – the results of the exploration will be presented in a geotechnical engineering report and will specifically address the following items:
      i. Existing site conditions.
      ii. Exploration, testing and sampling methods.
      iii. Subsurface soil conditions encountered and soil classifications, including any unsuitable materials encountered.
      iv. Depth to groundwater at the time of the exploration and estimated seasonal high.
      v. A review of surface features and site conditions that could affect roadway construction and site preparation.
      vi. Asphalt pavement and limerock base thicknesses will be provided in a tabular format. A range of the existing structural number will also be provided. The depth of cracking in the asphalt pavement will also be provided.

vii. Recommendations for site preparation and construction of compacted fills or backfills for the roadway areas.
viii. Preliminary pavement design recommendations. We can provide a recommended pavement section design once anticipated traffic loading conditions are provided and milling depths are determined.
ix. Recommendations for site preparation and construction of compacted fills or backfills for the roadway areas.
vi. Recommendations for subgrade preparation.
vii. Provide a Roadway Soil Survey and cross sections for the boring logs to include in the plans.
viii. Recommended soil and groundwater parameters to assist in the stormwater management facility designs.
ix. A discussion of the suitability of the soils that will be excavated from the stormwater management facilities, and other areas for use as structural fill.

2. **Phase I ESA**

GSE will conduct a Phase I ESA for each of the two proposed stormwater management facilities. The ESA will meet the guidelines outlined in ASTM E-1527-13. Please see the attached proposal for full details of the scope.

C. Cultural Resources Assessment Survey:

CHW will contract with Southarc, Inc., for the cultural resources assessment survey, which includes examination of historic, architectural, and archaeological elements of the project area, consisting of the roadway corridor and the land for the two proposed stormwater management facilities. The consultant will insure that the project is in compliance with Section 106 of the *National Historic Preservation Act*, Chapter 1A-46, *Florida Administrative Code*, and Chapters 267 and 373, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations for possible impacts to historic properties listed, or eligible for listing in the *National Register of Historic Places*, or otherwise of historic, architectural or archaeological value. The survey will follow the guidelines of the Florida Division of Historical Resources (FDHR), the primary review agency for such projects. If any features of significance are found such that additional activities and permitting are required, CHW will prepare a proposal to provide the additional services.

D. Environmental Services:

CHW will contract with Ecosystem Research Corporation (ERC) to perform the following services:

1. Perform an environmental survey of the proposed roadway corridor and the proposed stormwater management areas, including:
   a. Review for threatened and endangered species, including a 20% survey for gopher tortoises.
   b. Wetland determination and flagging.
2. Preparation of an Environmental Resource Assessment report.
3. Recommendations regarding wetland mitigation, if needed.
4. Preliminary coordination and communication with permitting agencies, as needed.
5. Perform a 100% survey for gopher tortoises in the final plans timeframe.

Please note that if any environmental issues are identified that require permitting, additional environmental services may be needed to satisfy permitting requirements. CHW will prepare an additional services proposal after specific issues and corresponding permitting needs have been identified.

E. Traffic Analysis:

CHW will perform the following activities:

1. Conduct a signal warrant analysis at the following three intersections within the project limits, for the opening year and the design year:
    a. CR 491 at Citrus Memorial Hospital Driveway
    b. CR 491 at W. Jerwayne Lane
    c. CR 491 at West Horace Allen Street
2. Review crash reports from within the project limits to determine if there are any crash patterns that can be corrected through project design
3. Traffic forecasting – Traffic volumes during the opening year and design year will be forecasted to perform the analysis. The forecasted volumes will be based on the historical AADT of CR 491 provided through Citrus County's Traffic Stations / Counts map.
4. Access management review
5. Conduct turn lane warrant analysis
6. Prepare a pavement design and roadway cross section, based on traffic data and the results of the geotechnical investigation
7. Attend up to four meetings to present and discuss the traffic analysis and recommendations.

Although some traffic data is available on the Citrus County web site, additional data will be obtained to assist with pavement design and traffic analysis. CHW will contract with Peggy Malone & Associates for the collection of the traffic data. The additional data will be collected at four locations: CR 491 at West Audubon Park Path, CR 491 at Citrus Memorial Healthcare Center Driveway, CR 491 at W. Jerwayne Lane, and CR 491 at West Horace Allen Street.

If the results of the signal warrant analysis indicate that a signal is warranted in the design year but not the opening year, CHW will recommend an installation schedule and the roadway design will allocate space for the future traffic signal(s). If the results of the signal warrant analysis indicate that a signal is warranted in the opening year, CHW will prepare an additional services proposal for the traffic signal design.

The analyses above will utilize an opening year of 2024 and design year of 2039. The findings from items #1 – 5 above will be compiled in a traffic analysis report. The report will include recommendations for type of traffic control, turn lanes, traffic signals, and storage lengths at major intersections. The proposed pavement design and roadway cross section (#6 above) will be documented in a separate document.

F. Roadway and Utility Design Services:

CHW's approach to design will include the early and thorough examination of existing conditions, design criteria, and potential problems, with the goal of containing or reducing construction costs and reducing the number and costs of issues that could arise during construction. CHW's scope of services includes the activities described below.

1. Project Design Scope (i.e. Design Report) – CHW will begin the project design activities with a field visit and the completion of a Project Design Scope (PDS). The PDS will be based on a similar FDOT procedure for the review and documentation of existing conditions and design criteria, and the identification of potential problems that will subsequently be examined and resolved as needed before detailed design begins. The proposed improvements will be designed to be consistent with the 2016 edition (or latest edition at the time of contract approval) of the

FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, also known as the Florida Greenbook. The Design Report will be submitted to Citrus County for review and comment.

2. Site Visits – CHW will conduct field visits as needed throughout design to gather and confirm data and design details. These activities are captured in the fee spreadsheet under Project Management activities for both Roadway and Utility Design activities.

3. Meetings – CHW will attend meetings as needed to coordinate the project with Citrus County and any other relevant entities. CHW will also attend County Board of County Commissioners meetings, prepare presentations, and present the project to the Commission as needed. These activities are captured in the fee spreadsheet under Project Management activities for both Roadway and Utility Design activities.

4. Coordination for Property Acquisition – CHW will work with the County's acquisition agents and attorneys to minimize the County's acquisition costs. These activities include assisting with property owner meetings, workshops, and mediations. CHW's goal will be to follow the County's guiding principles during design thus minimizing acquisition areas and costs.

5. Public Involvement – CHW will participate in one large-group public meeting. CHW will also prepare exhibits and materials for use at the meeting. These activities are captured in the fee spreadsheet under Project Management activities.

6. Roadway Design – Full design will incorporate topographic survey and other available data including the results of the PDS. Design will be consistent with the 2016 (or current at the time of contract authorization), edition of the *FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*, also known as the Florida Greenbook.

7. Drainage Analysis and Design – CHW will conduct necessary drainage analysis and design the stormwater management facilities to meet Citrus County and Southwest Florida Water Management District requirements. Analysis will include nutrient removal calculations (i.e., nitrogen and phosphorous) utilizing BMP Trains, as required by governing authorities. CHW will prepare a stormwater analysis report to accompany the permit application to SWFWMD.

8. Utility Analysis and Design – CHW will analyze and design the new water, gravity sewer, and force main systems, and the upgrades to or replacement of lift station BW-12, consistent with the County's *Minimum Standards & Construction Manual of Water and Wastewater Systems* and the *Minimum Standards & Construction Specifications for Water and Wastewater Systems*. CHW will prepare a design report and submit to the County for review and comment.

9. Roadway and Utility Plans – CHW will produce plans (electronically and 11x17 hardcopy) generally consistent with FDOT procedures. Roadway plans will include typical sheets such as the cover sheet, typical sections, summary of quantities, general notes, SWPP sheets, plan and profile sheets, utility sheets (for water and sewer), utility adjustment sheets (for other utilities), stormwater management details, cross sections, construction details, and full traffic control plans. CHW will submit data and plans for review at the following milestones: typical section package, 30%, 60%, 90%, and 100% design milestones unless otherwise requested by Citrus County. The content of the milestone plan sets will be generally consistent with FDOT procedures (FDOT Design Manual). The 30% plans will not include cross sections. A listing of technical specifications will be developed for the 60% submittal and technical specifications will be submitted starting with the 90% submittal. CHW will meet and coordinate with Citrus County's Cure Team and Legal Team regarding the tie-in to adjacent properties and the properties needed for the proposed R/W; these activities are expected to begin between 30% and 60% completion

when the corridor's vertical profile and cross sections have advanced sufficient to examine impact to adjacent properties.

10. Utility Coordination – CHW will coordinate with utilities having facilities within the project corridor to ensure that any potential conflicts are identified and addressed as required. The basis for the utility coordination activities will be the existing utilities shown on the topographic survey. Utility coordination will begin after the 30% plans milestone and will include updating the existing and relocated and proposed utility information in the plans based on markups and other utility information received from the utility owners. The various utility owners will be responsible for relocating their facilities, with the exception of the water and sewer utilities which will be designed with this project. The results of the utility coordination activities will be reflected on utility adjustment sheets in the construction plans. Utility Coordination activities are included under the Roadway Design Activities on the attached fee spreadsheet.

11. Cost Estimating – CHW will provide a cost estimate with each milestone submittal beginning with the 60% submittal. The cost estimate will be used initially as a tool for gauging whether proposed improvements fit within the available budget so that adjustments can be made as needed, and ultimately for estimating the total cost of construction prior to bidding. These activities are captured in the fee spreadsheet under the Roadway and Utility Plans activities. Cost estimating activities are included under both the Roadway Design and Utility Design Activities on the attached fee spreadsheet.

    Should the results of the cost estimating indicate that the proposed improvements do not fit within the available budget, CHW will work with the County to identify additional ways to reduce the construction cost. The cost estimate will utilize FDOT pay items and will include calculated quantities.

12. Quality Assurance – CHW has implemented a quality assurance procedure that has multiple quality steps built into it spanning the life of a project. The procedure begins with the initial internal kick-off of the project and aims to ensure proper communication of and attention to details throughout the life of the project. The procedure also includes a comprehensive quality control review of the plans. These activities are captured in the fee spreadsheet under Project Management activities.

G. Permitting Services:

CHW will provide the following services during the course of the project:

1. Prepare documents for a pre-application meeting with SWFWMD and attend a pre-application meeting.
2. Prepare, submit and administer the SWFWMD Environmental Resource Permit (ERP) application.
3. Prepare, submit and administer the FDEP water and wastewater permit applications.
4. Prepare, submit and administer the FDOT ERC review process.
5. Provide the Client with copies of the construction plans and copies of all above-referenced permits.

H. Post Design Services:

CHW will provide the following services after the completion of design:

1. Supplemental / Technical specifications for inclusion with the bid documents, if required.
2. Preparation of the invitation to bid and contract documents (starting with Citrus County templates and document resources). The County will advertise the project.

3. Assistance with bidding activities as needed.
4. Attendance at a pre-bid meeting.
5. Attendance at other meetings as needed to support bidding.
6. Response to Requests for Information (RFIs) during bidding and issuance of addenda as needed.
7. Participate (EOR) in the bid review as needed and provide a recommendation.
8. Attendance at a pre-con meeting (attendance only, meeting to be planned and facilitated by CEI Consultant).
9. Shop drawing and material submittal review and approval.
10. Response to RFIs during construction.
11. Revisions to plans during construction as needed.

All other activities during the construction phase will be handled by the CEI Consultant.

I. Summary of Deliverables:

As described above, the following deliverables will be provided to the County:

1. Topographic survey
2. Initial R/W maps and data
3. Final R/W maps
4. Geotechnical report and soil boring sheets for plans
5. Cultural resources assessment report
6. Environmental report
7. Traffic Analysis Report
8. Project Design Scope document
9. Drainage Analysis Report
10. Utility Analysis Report
11. Design Plans at Typical Section, 30%, 60%, 90%, and 100% milestones
12. Technical Specification listing (Table of Contents) at 60%, full package at 90% and 100% milestones as required (includes any required supplemental specifications)
13. Cost Estimate at 60%, 90%, and 100% milestones
14. Documentation of issued permits
15. Utility work schedules

CHW will provide the deliverables above electronically and in hard-copy format (up to four copies).

J. Project Schedule:

CHW estimates one year of design and permitting time for this project, from Notice to Proceed. We will provide a detailed project schedule upon receipt of Notice to Proceed.

K. Activities / Services Excluded or to be added later:

Any services not specifically described in this scope of services are not included in this scope. For planning and awareness purposes, we provide a list below of some of the items that are excluded from this contract along with a reason for the exclusion. For services that may need to be added later, we provide a description of the possible additional services to aid in your planning and scheduling activities. If and / or when circumstances or needs change during the course of design and permitting, CHW will provide a proposal for additional required services.

1. **Environmental and cultural permitting, mitigation, etc.** have been excluded as they cannot currently be identified or quantified. After initial services have been completed, if there is a need for additional activities and permitting, CHW will prepare an additional services proposal for the necessary activities.

2. **Vertical and horizontal verification (vVH) of existing utilities** has not been included in this scope of services. Typically, these activities are performed at potential conflict points between proposed utilities and existing utilities, and thus the locations where vVHs may be needed typically cannot be identified or quantified until proposed utility layouts have been prepared. We understand that the County has the ability to perform vVH activities on existing water and sewer utilities. CHW will prepare an additional services proposal for other utility vVH activities if and when the need arises.

L. Professional Fees:

Item	Description	Roadway Fees	Utility Fees	Total Fees
A.	Professional Surveying Services – see attached spreadsheet	$ 128,128.00	$ 32,032.00	$ 160,160.00
B1.	Geotechnical Exploration	$ 29,924.00	$ 7,481.00	$ 37,405.00
B2.	Phase I Environmental Site Assessment	$ 5,000.00	$ 0.00	$ 5,000.00
C.	Cultural Resources Assessment Survey	$ 5,600.00	$ 1,400.00	$ 7,000.00
D.	Environmental Services	$ 9,733.20	$ 2,433.30	$ 12,166.50
E.	Traffic Analysis – see attached spreadsheet	$ 25,685.00	$ 0.00	$ 25,685.00
F.	Design Services – see attached spreadsheet	$ 888,800.00	$ 226,600.00	$ 1,115,400.00
G.	Permitting Services – see attached spreadsheet	$ 46,120.00	$ 7,920.00	$ 54,040.00
H.	Post Design Services – see attached spreadsheet	$ 87,060.00	$ 21,600.00	$ 108,660.00
	Total	**$ 1,226,890.20**	**$ 299,466.30**	**$ 1,525,516.50**

The above-described services will be provided for the lump sum fee of $**1,525,516.50**. Invoices will be submitted periodically per the billing schedule in the next section.

M. Billing Schedule:

We propose to bill according to the following deliverable / milestone schedule:

Item	Description and Deliverable / Milestone	Fees to Be Billed with Deliverable or Milestone		
		Roadway Fees	Utility Fees	Total Fees
A.	Professional Surveying Services:			
	• Topographic survey, field work 50% complete	$ 41,264.00	$ 10,316.00	$ 51,580.00
	• Topographic survey, field work 100% complete	$ 41,264.00	$ 10,316.00	$ 51,580.00
	• Topographic survey, CADD work complete, survey delivered	$ 22,800.00	$ 5,700.00	$ 28,500.00
	• Initial R/W Acquisition descriptions and mapping complete	$ 13,680.00	$ 3,420.00	$ 17,100.00
	• Substantial R/W Acquisition descriptions and mapping complete	$ 4,560.00	$ 1,140.00	$ 5,700.00
	• Final R/W Acquisition descriptions and mapping complete	$ 4,560.00	$ 1,140.00	$ 5,700.00
B1.	Geotechnical Exploration Report	$ 29,924.00	$ 7,481.00	$ 37,405.00
B2.	Phase I Environmental Site Assessment	$ 5,000.00	$ 0.00	$ 5,000.00
C.	Cultural Resources Assessment Survey Report	$ 5,600.00	$ 1,400.00	$ 7,000.00
D.	Environmental Services Report	$ 9,733.20	$ 2,433.30	$ 12,166.50
E.	Traffic Analysis:			
	• Completion of Traffic Counts – Sub-consultant fee	$ 4,125.00	$ 0.00	$ 4,125.00
	• Completion of Traffic Counts – CHW Fee	$ 560.00	$ 0.00	$ 560.00
	• Traffic Analysis Report	$ 20,160.00	$ 0.00	$ 20,160.00
F.	Roadway Design Services:			
	• Project Management (billed as part of each item below)	$ 0.00	$ 0.00	$ 0.00
	• Project Design Scope Report	$ 94,793.00	$ 0.00	$ 94,793.00
	• Drainage Analysis and Design (billed as part of the plans milestones above and below)	$ 0.00	$ 0.00	$ 0.00
	• Utility Analysis and Design	$ 0.00	$ 47,600.00	$ 47,600.00
	• Typical section package	$ 69,929.00	$ 0.00	$ 69,929.00
	• 30% Plans	$ 124,322.00	$ 30,200.00	$ 154,522.00
	• 60% Plans	$ 242,078.00	$ 68,320.00	$ 310,398.00
	• 90% Plans	$ 228,167.00	$ 50,280.00	$ 278,447.00
	• 100% Plans	$ 130,351.00	$ 30,200.00	$ 160,551.00

G.	Permitting Services			
	• Permitting application packages submitted	$ 13,836.00	$ 2,376.00	$ 16,212.00
	• Permitting activities complete	$ 32,284.00	$ 5,544.00	$ 37,828,00
H.	Post Design Services • Assumes 18 months of construction time, billing will be distributed across the 18 months, typically at minimum 5% per month, varying as needed based on activity	$ 87,060.00	$ 21,600.00	$ 108,660.00
	Total			**$1,525,516.50**

We trust this proposal meets with your acceptance and approval. Please return a purchase order or other authorization to proceed. We look forward to working with you on this project.

Sincerely,
CHW

Monique M. Heathcock, PE
Director of Transportation + Public Projects

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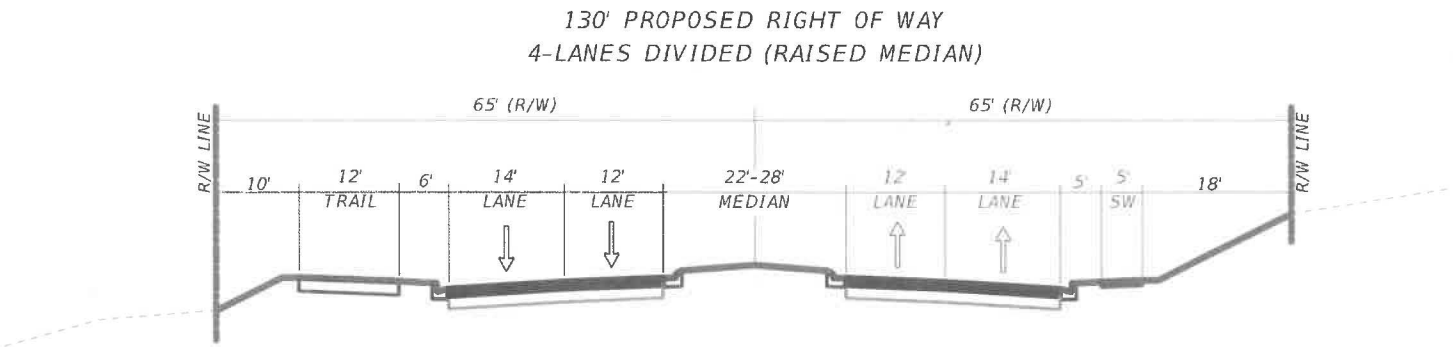
Exhibit A
CR 491 Typical Section
Provided by Citrus County



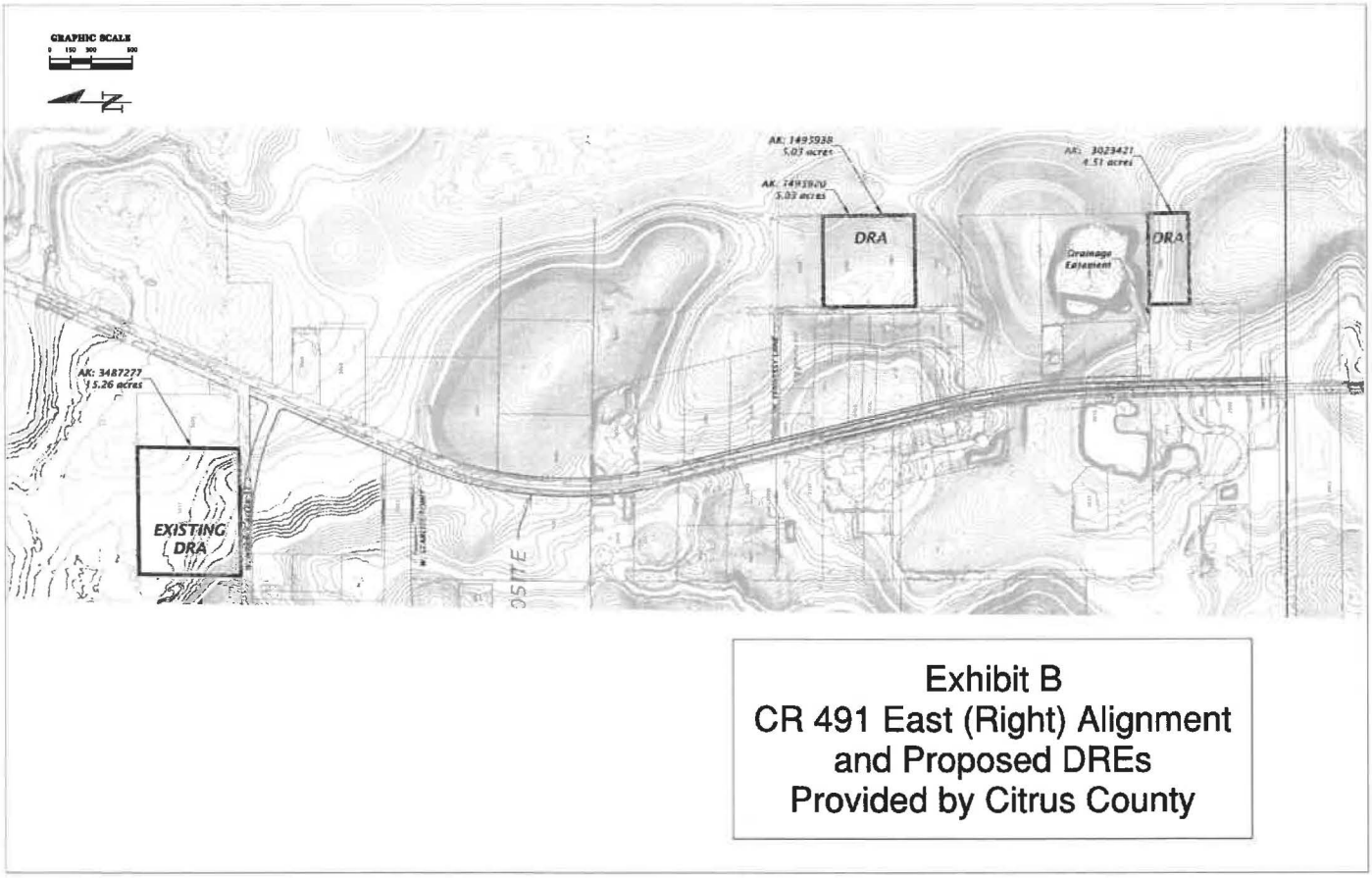


Exhibit B
CR 491 East (Right) Alignment
and Proposed DREs
Provided by Citrus County

14

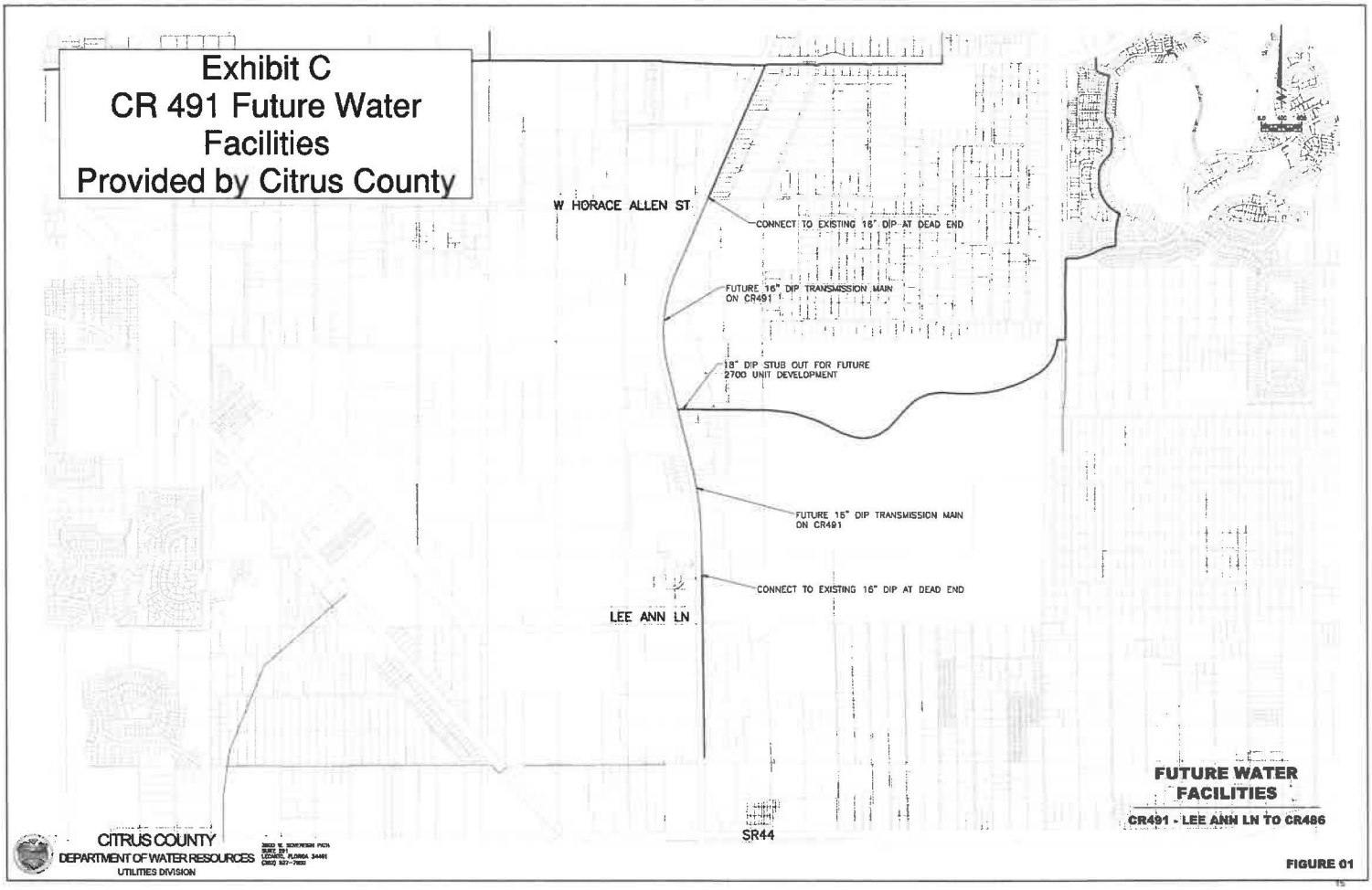


Exhibit C
CR 491 Future Water Facilities
Provided by Citrus County
W HORACE ALLEN ST
CONNECT TO EXISTING 16" DIP AT DEAD END
FUTURE 16" DIP TRANSMISSION MAIN ON CR491
18" DIP STUB OUT FOR FUTURE 2700 UNIT DEVELOPMENT
FUTURE 16" DIP TRANSMISSION MAIN ON CR491
CONNECT TO EXISTING 16" DIP AT DEAD END
LEE ANN LN
SR44
FUTURE WATER FACILITIES
CR491 - LEE ANN LN TO CR486
CITRUS COUNTY
DEPARTMENT OF WATER RESOURCES
UTILITIES DIVISION
FIGURE 01

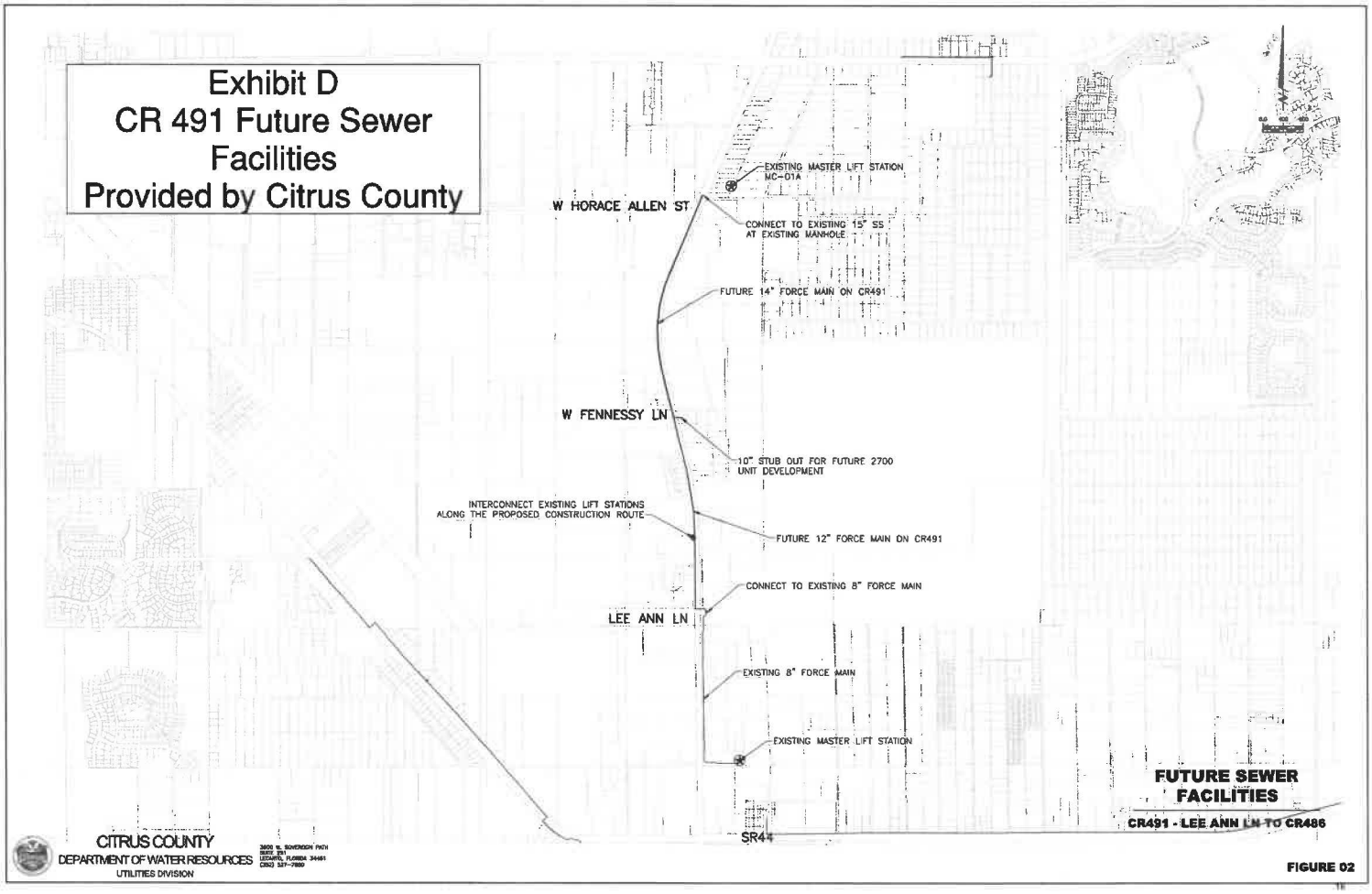


Exhibit D
CR 491 Future Sewer Facilities
Provided by Citrus County
EXISTING MASTER LIFT STATION MC-01A
W HORACE ALLEN ST
CONNECT TO EXISTING 15" SS AT EXISTING MANHOLE
FUTURE 14" FORCE MAIN ON CR491
W FENNESSY LN
10" STUB OUT FOR FUTURE 2700 UNIT DEVELOPMENT
INTERCONNECT EXISTING LIFT STATIONS ALONG THE PROPOSED CONSTRUCTION ROUTE
FUTURE 12" FORCE MAIN ON CR491
CONNECT TO EXISTING 8" FORCE MAIN
LEE ANN LN
EXISTING 8" FORCE MAIN
EXISTING MASTER LIFT STATION
SR44
FUTURE SEWER FACILITIES
CR491 - LEE ANN LN TO CR486
CITRUS COUNTY
DEPARTMENT OF WATER RESOURCES
UTILITIES DIVISION
FIGURE 02

CR 491 - CHW Survey Services

	CHW Surveying											
	Director / PSM $175.00	Sr. Proj. Mgr. $160.00	PSM $140.00	CADD Technician $80.00	Proj. Coordinator $65.00	Chief / Surveyor $115.00	2-Man Survey Field Crew $145.00	3-Man Survey Field Crew $180.00	1-Man Survey Crew $110.00	Field Tech $70.00	Subtotal Hours	Subtotal Cost
Professional Services												
Field Work												
a. EstablishHorizontal & Vertical controls		12				8		40			60	$10,040
b. R/W & Boundary locations		8				8		40			56	$9,400
c. Topographic & Improvement locations		20	40			40	400				500	$71,400
d. Set permanent Site Controls R/W monuments			40			8	40				88	$12,320
Subtotal												$103,160
Office Work												
a. Research		8	40		40						88	$9,480
b. Data manipulation		12	40	40							92	$10,720
c. Data Processing & Mapping			60	240							300	$27,600
d. Quality Control / PSM Review		40									40	$6,400
e. Sitewalk / Final PSM Review	16										16	$2,800
Subtotal												**$57,000.00**
Total	16	100	220	280	40	64	440	80			1,240	**$160,160.00**

CR 491 - CHW Design Traffic Report Services

	CHW Engineering													
	Principal Engineer $225.00	Director Engineering $175.00	Sr Proj. Mgr. / PE $160.00	Proj. Mgr. / PE $140.00	Project Engineer $115.00	Project Intern $60.00	Sr. CADD Designer $105.00	CADD Designer II $100.00	CADD Designer I $80.00	GIS Technician $90.00	Proj. Coordinator $65.00	Proj. / Admin. Asst. $60.00	Subtotal Hours	Subtotal Cost
Professional Services														
A. Data Collection														
Data collection, 4 intersections, via consultant	-	-	-	-	-	-	-	-	-	-	-	-		$4,125.00
CHW coordination/facilitation of data collection	0	0	0	4	0	0	0	0	0	0	0	0	4	$560.00
Subtotal														**$4,685.00**
B. Traffic Engineering Services														
Methodology Report	0	0	0	4	0	4	0	0	0	0	0	0	8	$800.00
Traffic forecasting	0	0	0	16	0	16	0	0	0	0	0	0	32	$3,200.00
Signal warrant analysis	0	0	0	12	0	12	0	0	0	0	0	0	24	$2,400.00
Pavement design	0	0	0	8	0	8	0	0	0	0	0	0	16	$1,600.00
Access management	0	0	0	12	0	12	0	0	0	0	0	0	24	$2,400.00
Turn-lane warrants	0	0	0	8	0	8	0	0	0	0	0	0	16	$1,600.00
Crash report review	0	0	0	8	0	8	0	0	0	0	0	0	16	$1,600.00
Design Traffic Report	0	0	0	16	0	16	0	0	0	0	0	0	32	$3,200.00
Subtotal														**$16,800.00**
C. Meetings and Project Management														
Meetings	0	0	0	30	0	0	0	0	0	0	0	0	30	$4,200.00
Total														**$25,685.00**

Note: The traffic services above have no bearing on utility design activities, and thus the meetings and project management activities above have not been distributed project-wide and remain dedicated to traffic study activities.

CR 491 - CHW Roadway & Utility Design Services

	CHW Engineering													
	Principal Engineer $225.00	Director Engineering $175.00	Sr Proj. Mgr. / PE $150.00	Proj. Mgr. / PE $140.00	Project Engineer $115.00	Project Intern $60.00	Sr. CADD Designer $105.00	CADD Designer II $100.00	CADD Designer I $80.00	CIS Technician $90.00	Proj. Coordinator $65.00	Proj. / Admin. Asst. $60.00	Subtotal Hours	Subtotal Cost
Professional Services														
Roadway Design Activities:														
Roadway Design Project Management Includes site visits, meetings, coordination with property acquisition activities, public involvement, internal organization meetings, management of sub-consultants, QA / QC. These activities are spread out across the life of the project.	120	196	276	72	54	92	32		32			32	916	$136,260.00
Project Design Scope	8	32		40	108	40	64		80	24		8	404	$43,580.00
Roadway Design	48	120	64	64	120	80	360	240	120			16	1232	$141,960.00
Drainage Analysis & Design	48	24	16	160	240	80	40	40	40	24		8	720	$80,400.00
Roadway Plans														
Typical Section Package	4	8		16	16	16	8	4	4		16	16	108	$10,900.00
30% Plans	32	32	48	48	80	40	96	24	24	72	8	8	444	$54,160.00
60% Plans, Cost Est, Spec List	40	48	64	64	240	160	360	240	240	16	8	16	1496	$157,720.00
90% Plans, Cost Est, Specs	40	48	64	64	240	160	360	240	240	16	8	16	1496	$157,720.00
100% Plans, Cost Est, Specs	24	24	40	48	120	80	180	100	100	8	16	16	732	$78,420.00
Subtotal Roadway Plans													4276	**$456,939.00**
Utility Coordination	4	20		32	32	24	24		40		8	24	208	$21,680.00
Roadway Permitting	12	12	40	72	108	20	24	20	20		12	72	412	$46,120.00
Roadway Post Design Services	60	80	52	32	84	28	108	80	80		108	56	768	$87,060.00
Subtotal Roadway Design Activities	440	628	664	716	1,457	820	1,836	988	1,020	100	184	288	8,936	$ 1,021,580.00
Utility Design Activities:														
Utility Design Project Management Includes site visits, meetings, internal organization meetings, QA / QC. These activities are spread out across the life of the project.	24	32	48	16	16	28	8		8			8	188	$20,400.00
Utility Analysis & Design	32	16	28	32	88	20	32	20	20	20		8	336	$42,320.00
Utility Plans														
30% Plans	16	16	8	16	24	8	60	16	16			8	208	$24,920.00
60% Plans, Cost Est, Spec List	32	32	48	48	80	40	144	48	48			8	528	$63,840.00
90% Plans, Cost Est, Specs	24	24	8	16	80	40	120	40	40			8	400	$46,000.00
100% Plans, Cost Est, Specs	16	16	8	16	24	8	80	16	16			8	208	$24,920.00
Subtotal Utility Plans													1344	$157,680.00
Utility Permitting	4	4	8	8	12	4	8	4	4		4	8	68	$7,980.00
Utility Post Design Services	12	12	12	12	24	8	36	16	16		36	16	200	$21,600.00
Subtotal Utility Design Activities	160	152	168	164	348	156	508	160	168	20	40	72	2116	$ 254,120.00
Total	600	780	832	900	1,809	976	2,144	1,148	1,188	120	224	360	11,052	$ 1,276,100.00

Causseaux, Hewett, & Walpole, Inc.
2/3/2020

ECOSYSTEM RESEARCH CORPORATION
2906 NW 142 Avenue
Gainesville, FL 32609
(386) 462-5005
pete@ecosysfl.com
FEIN 59-3124304

Proposal 2020-001

ADDRESS
Monique Heathcock
Causseaux, Hewett, and
Walpole, Inc.
11801 Research Dr.
Alachua, FL 32615

DATE	TOTAL
01/03/2020	$12,166.50

P.O. NUMBER
Revised 13 Jan 2020

PROJECT:
CR 491 Citrus County

ACTIVITY	QTY	RATE	AMOUNT

PART 1 Notes:

1. A proposal is offered to provide an Environmental Survey of +/-2.0 miles of road easement ranging from 100 to 150 ft wide. This includes access to stormwater basins.

2. The proposed survey addresses flagging of wetlands within the ROW but does not include dry swales, which will be done by survey.

3. The survey addresses determination of the possible existence of listed species within the ROW or adjacent habitats but does not include intense species-specific surveys for raptors, subterranean reptiles or amphibians, or specific listed bird surveys. The ROW and storm basin areas do not appear to impact natural native habitat, so these issues should be minimal. The surveys will generally assess the number of gopher tortoise burrows that will be affected by the expansion. The costs do not include relocation of tortoises or permitting to remove or impact burrows. The probable existence of other listed vertebrates, birds, etc. in the area will be assessed.

4. The site survey includes 2 proposed basin areas that total +/-15 acres. The general listed species survey includes these areas.

5. 20% gopher tortoise burrow surveys will be done in all areas. The locations of all burrows encountered will be recorded by handheld GPS. If burrows are present, a 100% survey of the area will be required within 90 days of construction. An additional 100% burrow survey has been added to the proposal costs at the request of the County. An initial 20% burrow survey is proposed as well as a second 100% survey to establish relocation density. Please note that gopher tortoise burrow surveys are only valid for 90 days.

6. The Project Site is located within a Wood Stork Regulated Buffer and Red-cockaded Woodpecker and Florida Scrub-Jay consultation areas. The site is also very close to the Withlacoochee State Forest; therefore, consultation with Federal and State Wildlife authorities may be required.

COSTS ARE PROVIDED, AS FOLLOWS:

ACTIVITY	QTY	RATE	AMOUNT
1. Prepare GIS project with all published GIS data (Principal, Peter M. Wallace)	2.50	85.00	212.50
2. Field review of CR 491 ROW, wetland surveys, gopher tortoise surveys (Principal, Peter M. Wallace)	18	85.00	1,530.00
Senior Scientist	18	70.00	1,260.00
3. Site review of 15 acres of storm basins (Principal, Peter M. Wallace)	5	85.00	425.00
Senior Scientist	5	70.00	350.00
		Subtotal:	3,777.50
4. Prepare Environmental Assessment for development plan submittal, ERP submittal (Principal, Peter M. Wallace)	16	85.00	1,360.00
Senior Scientist	8	70.00	560.00
Word Processing/GIS Services	9	70.00	630.00
5. Meetings in Gainesville (Principal, Peter M. Wallace)	6	85.00	510.00
		Subtotal:	3,060.00
6. Miscellaneous Expenses			
FNAI Element Occurrence Database	1	300.00	300.00
Mileage (LaCrosse to Crystal River)	600	0.565	339.00
Per diem (2 men, 3 days)	6	55.00	330.00
Color laser copies 8.5 x 11	1	200.00	200.00
Misc Office Expenses	1	200.00	200.00
		Subtotal:	1,369.00
PART 2 Notes: 1. Because the conditions of the site are unknown, the costs for agency review can only be estimated. There does not appear to be any wetlands, surface waters, or any other features that would require mitigation, so mitigation report costs are unknown and are not included but are expected based on aerial review.			
2. There does not appear to be any natural habitats present on the site so consultation with Federal and Stage agencies is expected to be minimal.			
3. In consideration of these issues, a not-to-exceed optional amount is proposed in case additional services are required.			
OPTIONAL COSTS ARE PROVIDED, AS FOLLOWS:			
1. Optional assistance for wetlands and surface waters to include site review and minimal document production (Principal, Peter M. Wallace)	10	85.00	850.00
Misc Expenses	1	100.00	100.00
2. *Review of Site with Game Commission and USFWS (if requested) and minimal support document preparation (Principal, Peter M. Wallace)	10	85.00	850.00
Misc Expenses	1	100.00	100.00
3. Perform final 100% gopher tortoise survey of roadway and basins (estimated effort: 15 acres of basin and 2 miles of road [4 transects; 2 on each side of road]), Principal, Peter M. Wallace	12	85.00	1,020.00
Senior Scientist	12	70.00	840.00
Misc Expenses (mileage and hotel)	1	200.00	200.00

ACTIVITY	QTY	RATE	AMOUNT
*Costs included in this task do not include permitting costs for gopher tortoise relocation. It is expected from aerial review of the site that gopher tortoise relocation will be required.			

Subtotal: 3,960.00

TOTAL $12,166.50

THANK YOU.

Accepted By

Accepted Date

GSE *Engineering & Consulting, Inc.*

January 13, 2020

Ms. Monique Heathcock, P.E.
CHW Professional Consultants, Inc.
11801 Research Drive
Alachua, Florida 32615

Revised Proposal for a Geotechnical Site Exploration and Phase 1 Environmental Site Assessment
CR 491 Improvements
Citrus County, Florida
GSE Proposal No. 2019-755B

Dear Ms. Heathcock:

GSE Engineering & Consulting, Inc. (GSE) is pleased to present this proposal for providing a geotechnical exploration and environmental site assessments for the proposed improvements to CR 491 in Citrus County, Florida.

This proposal outlines our understanding of the project, presents our proposed scope of services, and contains a schedule and our fees for providing these services. This revision revises the number of borings for the proposed stormwater management facilities, includes pavement cores, and Phase 1 Environmental Site Assessments of the proposed basin areas.

PROJECT DESCRIPTION

We understand that you are coordinating due diligence related work related to the design of improvements to CR 491. The project will begin just south of West Audubon Park Path and end just north of West Horace Allen Street.

You provided information about the project. We understand the project will consist of approximately 1.7 linear miles of roadway widening (divided four lanes), a 22-foot wide median, curb and gutter on the inside and outside, multi-use path on the west side, side walk on the east side, and associated stormwater management facilities. The roadways are expected to be asphalt wearing surface with a limerock base course constructed on the native or improved soils.

Two stormwater management facilities are proposed. The two stormwater basins will be located east of CR 491 and will be approximately 10 and 4.5 acres in size.

GSE reviewed Google aerial and street view photographs of the roadway alignment and stormwater basin sites. The alignment appears to be mostly open and clear within the right-of-way with the exception of some over-head utilities and possibly underground utilities. Other than utilities, we do not foresee any access restraints. The stormwater basin locations appear to be mostly open with a few scattered trees.

Borings along the roadway alignment will be performed at 100 feet spacing on alternating sides of the roadway to meet FDOT requirements. Every fifth boring will be advanced to 15 feet bls. Up to five (5) Limerock Bearing Ratio (LBR) samples will be obtained along the alignment.

GSE Engineering & Consulting, Inc.
5590 SW 54th Street, Suite B
Gainesville, Florida 32608
352-377-3233 Phone • 352-377-0335 Fax
www.gseengineering.com

Pavement cores and associated base depth checks will be performed per Section 3.2 of the FDOT Bituminous Materials Manual. GSE plans on performing a minimum of 5 pavement cores and associated base depth checks. Six-inch diameter pavement cores will be performed; however, we do not plan on performing extraction gradation testing at this time. Typically, extraction gradation testing is performed once the milling depth is determined.

We propose to perform a geotechnical exploration at the site to provide recommendations to assist in the roadway and stormwater management facility designs. Additionally, we propose to conduct a Phase I ESA for each stormwater basin with the intent of meeting the guidelines outlined in ASTM E-1527-13. The following sections outline our proposed scope of services.

GEOTECHNICAL PROPOSED SCOPE OF SERVICES

The following proposed scope of services is based on our review of the provided information and our experience with similar projects.

- Clear utilities at the site through Sunshine One Call.
- Mobilize to the site with limited access and manually operated drilling equipment.

Roadway Exploration

- Perform five (5) pavement cores and associated base depth checks along the roadway alignment. The pavement cores will be performed in alternating lanes. The depth of cracks in the asphalt pavement will be indicated on the logs.
- Advance up to one-hundred (100) auger borings to depths of 5 to 15 feet below land surface (bls) along the roadway alignments. The borings will be spaced approximately 100 feet apart. Every 5th boring (approximately 20) will be performed to 15 feet bls.
- Collect five (5) bulk samples of the near surface soils along the roadway alignment for Limerock Bearing Ratio (LBR) testing.
- Perform visual classification of the soil samples obtained from the soil borings to confirm field classifications.
- Perform soil laboratory classification tests on representative samples, as considered appropriate. These tests may include the natural moisture content, the percent passing the No. 200 sieve, and/or Atterberg Limits. Corrosion series tests (pH, resistivity, chlorides and sulfates) on four representative samples. In addition, five LBR tests are included.

Stormwater Management Facility Exploration

- Advance thirty (30) auger borings to depths of 15 to 30 feet below land surface (bls) within the stormwater management facilities (approximately two borings per acre). Seven (7) of the borings will be advanced to a depth of 30 feet and twenty-three (23) borings will be advanced to 15 feet.
- Perform visual classification of the soil samples obtained from the soil borings to confirm field classifications.
- Perform soil laboratory classification tests on representative samples, as considered appropriate. These tests may include the natural moisture content, the percent passing the No. 200 sieve and constant head permeability tests.

Reporting

Our services will be provided under the direction of a Geotechnical Engineer registered in the State of Florida. The results of the exploration will be presented in geotechnical engineering reports. The reports will specifically address the following items:

- Existing site conditions.
- Exploration, testing and sampling methods.
- Subsurface soil conditions encountered and soil classifications, including any unsuitable materials encountered.
- Depth to groundwater at the time of the exploration and estimated seasonal high.
- A review of surface features and site conditions that could affect roadway construction and site preparation.
- Asphalt pavement and limerock base thicknesses will be provided in a tabular format. A range of the existing structural number will also be provided. The depth of cracking in the asphalt pavement will also be provided.
- Preliminary pavement design recommendations. We can provide a recommended pavement section design once anticipated traffic loading conditions are provided and milling depths are determined.
- Recommendations for site preparation and construction of compacted fills or backfills for the roadway areas.
- Recommendations for subgrade preparation.
- Provide a Roadway Soil Survey and cross sections for the boring logs to include in the plans.
- Recommended soil and groundwater parameters to assist in the stormwater management facility designs.
- A discussion of the suitability of the soils that will be excavated from the stormwater management facilities, and other areas for use as structural fill.

PHASE I ESA PROPOSED SCOPE OF SERVICES

We propose to conduct a Phase I ESA for each stormwater basin property with the intent of meeting the guidelines outlined in ASTM E-1527-13. Our scope is presented below.

- Review readily available historical and physical setting sources, which may include aerial photographs, fire insurance maps, local street directories, and/or soil surveys. In addition, review the findings of our referenced geotechnical exploration.
- Review readily available environmental regulatory record sources (documents, databases, and reports) to evaluate whether the site has been recorded in County, State or Federal regulatory agency files with regard to contamination on the site or in the immediate vicinity of the site or whether known hazardous waste generators or petroleum product associated businesses are located in the vicinity of the site.
- Conduct an interview with the owner, owner representative and/or operator of the site (if readily available). In addition, we will conduct an interview with your designated representative as the "user" of the Phase I ESA. We request that contact information be provided related to these individuals at time of authorization.

- Evaluate adjacent site land uses to assess potential for migration of contaminants onto the subject site. This will include a preliminary evaluation as it relates to vapor migration of contaminants.
- Conduct a visual reconnaissance of the site to observe indications of potential contamination including, for example: visible evidence of spills, stressed vegetation, drums, above ground or buried fuel storage tanks, odors, depressions indicating potential buried waste, unidentified containers, wells, septic systems, stained soil or pavement, and electrical equipment likely to contain PCB's. We request that a site contact be provided prior to visiting the site.
- Perform a driving tour of the area surrounding the site (approximately ¼ mile radius).
- Prepare a report outlining the findings and conclusions related to the site and surrounding area for each basin property.

Our services will be provided under the direction of a Florida registered Professional Engineer. Please note the performance of a 50-year title search is not included as a basic service in this proposal. If a title search is provided to us, we can review the title history to evaluate the previous ownership.

PROJECT SCHEDULE

Based upon our current schedule we can mobilize within 1 to 2 weeks to perform the field services. We anticipate completing the exploration and issuing our geotechnical report within 4 to 6 weeks of authorization. We will verbally transmit our findings and conclusions as they become available and are developed prior to the report submission.

FEE

Based upon our understanding of the project and scope of work presented above, we can perform the proposed geotechnical scope of services for a lump sum fee of **$37,405**. We can perform the Phase I ESA for a lump sum fee of **$5,000**. If additional services are required, these could be provided as an addendum to this proposal. We will not exceed our fee without your prior authorization for an increase in our scope of services.

AUTHORIZATION

To formally authorize us to proceed with this project and to complete our files, please execute and return to us a copy of the attached Professional Services Agreement.

CLOSURE

We appreciate the opportunity to submit this proposal and we look forward to the possibility of working with you on this and future projects. If you have any questions, or if we can provide any additional information, please call us.

Sincerely,

GSE Engineering & Consulting, Inc.

Kenneth L. Hill, P.E.
Principal Engineer

Jason E. Gowland, P.E.
Senior Engineer

KLH/JEG:ldj
Z: proposals/2019/2019-755B CR 491 Improvements /2019-755B Geotechnical Proposal.doc

Attachment: Professional Services Agreement (1)
Fee Estimate Breakdown (1)

Distribution: Addressee (1)
File (1)

Project Budget Tracking
CR 491 Improvements
Cirtus County, Florida
Proposal No. 2019-755B

Field Services	Units		Rate	No. Units		Total
Mobilization (standard rig)	each	$	450.00	1	$	450.00
Mobilization (all-terrain rig)	each	$	720.00		$	-
Per Diem (2-man crew)	days	$	250.00	6	$	1,500.00
Standard Penetration Test Borings						
0-50 feet 4@20	feet	$	12.50		$	-
50-100 feet	feet	$	15.00		$	-
100+	feet	$	17.50		$	-
Extra Spoons (DOT SPT borings)	each	$	30.00		$	-
Borehole Abandonment (SPT borings)	feet	$	2.50		$	-
Auger Borings						
0-15 feet (Roadway - 80@5, 20@15)						
(Basins - 23@15, 7@30)	feet	$	10.00	1150	$	11,500.00
15-30 feet (Basins 7@30)	feet	$	12.00	105	$	1,260.00
Perm Sample Collection	each	$	30.00	24	$	720.00
Radon Sample Collection	each	$	30.00	0	$	-
Shelby Tube Sample Collection	each	$	150.00		$	-
Casing (0-50)	feet	$	6.15		$	-
Casing (50-100)	feet	$	7.25		$	-
Pavement cut/patch	each	$	60.00	5	$	300.00
Limited Clearing for Access	hours	$	100.00		$	-
Site Clearing "Push Out"	Lump Sum	$	1,000.00		$	-
Double Ring	each	$	600.00		$	-
Subcontracted Field Services	20% markup		1.2		$	-
MOT (Includes Flagmen)	lump sum (Daily)	$	1,000.00	1	$	1,000.00
MOT (signs/cones)	lump sum (Daily)	$	500.00	5	$	2,500.00
	Field Total				**$**	**19,230.00**
Laboratory & Testing Services						
Subcontracted Lab Services	15% markup		1.15			
Percent Passing 200 Sieve	each	$	50.00	36	$	1,800.00
Full Grain Sieve Analysis	each	$	85.00	12	$	1,020.00
Atterberg Limits	each	$	90.00	6	$	540.00
Constant Head Permeability Tests	each	$	195.00	14	$	2,730.00
Organic Content	each	$	50.00		$	-
Moisture Content	each	$	15.00	36	$	540.00
Hydrometer	each	$	100.00		$	-
LBR	each	$	325.00	5	$	1,625.00
Radon (includes shipping)	sample	$	200.00	0	$	-
Corrosion	each	$	200.00	5	$	1,000.00
Modified Proctor	each	$	90.00		$	-
Cylinder Breaking	each	$	12.00		$	-
Cylinder Collection/Slump	hour	$	200.00	0	$	-
	Laboratory Total				**$**	**9,255.00**
Reporting and Project Coordination						
Utility Locate/Layout	hrs	$	80.00	16	$	1,280.00
Engineering Intern	hrs	$	80.00	24	$	1,920.00
Senior Field Technician	hrs	$	80.00		$	-
Project Professional	hrs	$	120.00	16	$	1,920.00
Senior Engineer	hrs	$	150.00	8	$	1,200.00
Principal Professional	hrs	$	175.00		$	-
Drafting	hrs	$	65.00	32	$	2,080.00
Clerical	hrs	$	65.00	8	$	520.00
	Reporting Total				**$**	**8,920.00**
	Total Effort				**$**	**37,405.00**

SouthArc, Inc.

Specializing in Archaeological/Historical Services
Members Register of Professional Archaeologists (RPA)
ACRA

Jan. 13, 2020
899-19-119

Ms. Monique Heathcock, PE, LEED AP
CHW Professional Consultants
8563 Argyle Business Loop, Suite 3
Jacksonville, FL 32244

Re: Cultural Resources Assessment Survey, CR 491, Citrus County

Dear Julie:

SouthArc, Inc. is pleased to provide a Phase I Survey Proposal to conduct a cultural resource assessment survey for the CR 491 project in Citrus County. We are familiar with the area from completion of previous surveys nearby. SouthArc is a charter member of the American Cultural Resources Association (ACRA), the national organization dedicated to promoting quality and ethical performance in consulting. All project activities will be conducted under the direction of professional archaeologists who are fully qualified members of the Register of Professional Archaeologists (RPA). Our architectural historian exceeds the requirements set by the Secretary of the Interior.

The enclosed Survey Proposal has been designed to best serve our clients' needs, while adhering to applicable state and Federal laws. We strive to insure that our projects are in compliance with Section 106 of the *National Historic Preservation Act*, Chapter 1A-46, *Florida Administrative Code*, and Chapters 267 and 373, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations for possible impacts to historic properties listed, or eligible for listing in the *National Register of Historic Places*, or otherwise of historic, architectural or archaeological value. Our survey will follow the guidelines of the Florida Division of Historical Resources (FDHR), the primary review agency for such projects. FDHR review should fully satisfy all agency permitting requirements.

There are known sites in the vicinity of the corridor, but since water sources are limited, the corridor and retention basins appear to have a medium potential for sites. Testing will be conducted at 50-meter intervals within the corridor and basins, with intervals reduced if sites are found.

3700 N.W. 91st Street, Suite D300, Gainesville, Florida 32606-7307 (352) 372-2633
Fax: (352) 378-3931 • Toll Free (888) 707-2721 • www.southarc.com

We look forward to working with you on this project. A signature on page 2 of the proposal will signify your acceptance of the terms therein and provide a notice to SouthArc to proceed with the project. Please do not hesitate to contact either me or John Davidson if you have any questions or need additional information.

Sincerely,

Lucy B Wayne

Lucy B. Wayne, Ph.D., RPA
President/CEO

enc.

SOUTHARC, INC. CULTURAL RESOURCES SURVEY

This Contract is made on _____, 2020, between SouthArc, Inc., Offerer of Gainesville, Florida, and _____, of _____, Florida (Client). For valuable consideration, the parties agree as follows:

1. SouthArc will provide professional archaeological and historical services, labor and materials as an independent contractor to perform a Phase I cultural resource assessment survey for the CR 491 project in Citrus County, Florida in accord with applicable Florida and Federal regulations.
2. Client shall provide access to the property for SouthArc employees and agents for purposes of the Scope of Services.
3. The Client or the Client's authorized agent may be required to produce surveys, drawings or details of the property to SouthArc. SouthArc shall consider, and shall be entitled to rely on, any information provided by the Client to be accurate, complete and correct. If the Client or their authorized agent supplies information that proves to be inaccurate, incomplete or incorrect, SouthArc will not be held liable.
4. Due to its environmental setting and proximity to known archaeological sites, the property has a moderate potential for cultural resources. We will place subsurface test units at 50-meter intervals within the corridor and retention ponds. Subsurface testing will be supplemented by surface inspection in areas of good ground exposure. Test unit intervals may be reduced in order to bound and evaluate located resources.
5. All test units will be 50 centimeters square and excavated by natural soil levels to a depth of one meter, subsurface conditions permitting. All soil from the test units will be screened through 1/4-inch hardware cloth; cultural materials will be identified by provenience and retained for analysis. All test units will be backfilled upon completion. Field records will document test unit locations, presence/absence of cultural material, soil stratigraphy, proximity to cultural or natural features, and dominant vegetation cover. Field maps will be maintained showing all test unit locations. Any recovered artifacts will be cleaned and identified using accepted regional typologies.
6. Any structures or historic resources over 50 years in age will be documented with photographs and field notes, completed Florida Master Site File forms and an evaluation of their potential significance, if any.
7. Please note that while the survey may provide sufficient data to assess the significance of identified cultural resources, additional research beyond the scope of the survey may be required for very large or complex resources. In such an event, SouthArc will contact you immediately to discuss the results and determine how best to proceed.
8. SouthArc estimates that the survey fieldwork can be completed within two weeks of commencement, weather permitting. No party shall be liable for any failure to perform the obligations under this Proposal, if such failure results from an act of God, flood, hurricane, terrorism, civil unrest, war or other cause beyond such party's reasonable control, including any electronic, mechanical or communications failure, but excluding failure caused by a party's negligence or financial condition.
9. A Draft Report will be provided for your review within three weeks of completion of all fieldwork. After SouthArc receives your comments, three copies of the Final Report will be provided. Our clients usually prefer that SouthArc submit copies of Final Reports to the Florida Division of Historical Resources (FDHR), which normally has a 30-day review period, and that we work directly with that agency to resolve any regulatory issues that may arise. FDHR has generally accepted our recommendations for disposition. All other agencies normally accept FDHR's review.
10. The Survey will cost $7,000.00. SouthArc bills monthly and includes a brief Progress Report with all invoices. Payment is due within 30 days of billing. If a specific invoicing schedule is required, this must be identified and agreed upon prior to the initiation of services. Balances more than 30 days past due may be assessed a delinquency fee of 1.5 % per month on the overdue amount. Services being provided under this proposal, or any other active contracts with Client, will cease if any payment is not received within 45 days of the date of the invoice. SouthArc will not be held liable for any direct or indirect damages or lost profits resulting to Client from work stoppage due to non-payment of invoice(s) by Client.

11. SouthArc agrees to maintain all standard insurance for the term of this project, including General and Professional Liability, Workers Compensation and Vehicle Insurance. An insurance certificate will be provided upon request.
12. This agreement may be terminated by either party giving the other party thirty (30) days written notice of intent to terminate. If this contract is terminated by the Client, the Client is responsible for paying for all services and fees accumulated by SouthArc up to the date of termination of the contract.
13. This document is the entire agreement between SouthArc, Inc. and _____, and is governed by the laws of the State of Florida. No modification of this Contract will be effective unless it is in writing and signed by both parties. The parties may agree to additional work or services, but any additional work or services must be described, and agreed to, in writing by each of the parties.
14. Each party hereby agrees that all legal disputes, actions or proceedings pertaining to this Survey Proposal shall be litigated exclusively in the Federal and State courts located in Alachua County, Florida. The parties intend this venue to be mandatory, and not permissive.
15. Each person signing this Survey Proposal represents and warrants that they have legal capacity, are duly authorized to execute this agreement, that the Survey Proposal is a valid, legal agreement, which is binding upon the party and enforceable in accordance with its terms.

Dated: Jan. 13, 2020

_____
A _____ Corporation

By:
Title:

SouthArc, Inc.
A Florida Corporation

Lucy B Wayne

By: Lucy B. Wayne, Ph.D., RPA
Title: President/CEO, SouthArc, Inc.

Revised Manhours and Expenses, CR 491, Citrus County, Florida

Labor/Expense Item	Rate	Hours/#	Cost
Principal Investigator	$66/hour	24	$1,584.00
Graphics	$46/hour	16	$736.00
Archaeologist/Historian	$37/hour	59	$2,183.00
Archaeological Technician	$35/hour	46	$1,610.00
TOTAL LABOR			$6,113.00
Equipment fee	$15/day	3	$45.00
Per diem	$35/day	6	$210.00
Lodging	$100/night	4	$400.00
Mileage	$0.575/mile	230	$132.00
Postage, printing			$100.00
TOTAL EXPENSES			$887.00
PROJECT TOTAL			$7,000.00

PEGGY MALONE & ASSOCIATES
TRAFFIC DATA COLLECTION

DBE Certified in: FL, GA, and VA

PRICE QUOTE

Quote # : Q20-001 Revised
Date: January 4, 2020
Expiration Date: July 4, 2020
Client: CHW Inc.
Contact: Brian Snyder
E-mail: brians@chw-inc.com
State: FL

Client Phone # (352) 519-5948
Job Description:

CR-491, Citrus County

Contract: N/A

Type of count	Unit Price	# Units	Total
14 Hour Turning Movement Count (Sites # 1, 2 & 3)	$875.00	3	$2,625.00
(6 AM to 8 PM, Passenger, Heavy Trucks, Peds & Bicycles)			
24 Hour Turning Movement Count (Site # 4)	$1,500.00	1	$1,500.00
(Passenger, Heavy Trucks, Peds & Bicycles)			
Sites:			
1. CR-491 & W Horace Allen St GPS 28.884824 -82.487990			
2. CR-491 & W Jerwayne Ln GPS 28.871816 -82.488900			
3. CR-491 & Audubon Park Path, GPS 28.866023 -82.488129			
4. CR-491 & Citris Memorial Health Center Dway, GPS 28.868246 -82.488172			

GRAND TOTAL **$4,125.00**

Janette Simpson

Janette Simpson, Vice President

1/4/2020

Date

Important Notice: Pricing valid for quantities shown until expiration date.

14286 Beach Blvd. Ste 19-345; Jacksonville FL 32250; Phone: 904-992-8072; Fax: 904-223-0021

CERTIFICATE OF LIABILITY INSURANCE

5/1/2026

DATE (MM/DD/YYYY) 4/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1491108 NV5, Inc. 11801 Research Drive Alachua FL 32615	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Hartford Fire Insurance Company — 19682 **INSURER B :** Navigators Specialty Insurance Company — 36056 **INSURER C :** Twin City Fire Insurance Company — 29459 **INSURER D :** National Fire and Marine Insurance Co — 20079 **INSURER E :** Everest Indemnity Insurance Company — 10851 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 20441963 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y	Y	21 CSE S88600	5/1/2025	5/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 300,000 $ 15,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	21 CSE S88601	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED X RETENTION $ $0	N	N	GA25UMRZ0HBL9IC	5/1/2025	5/1/2026	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $ XXXXXXX
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	22 WE BE9P58	5/1/2025	5/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D E A	Excess Liab Prof/Poll Liab Bus Per Prop	N	Y	XC9EX00437-251 42-EPP-321328-04 22UUNBL5R2L	5/1/2025 5/1/2025 5/1/2025	5/1/2026 5/1/2026 5/1/2026	Ea Claim/Agg $10M/$10M Ea Claim/Agg $10M/$20M Limit $23,515,383	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Division Name: All Vendors. Contract ID: RFQ 21-151. Citrus County, Florida is included as additional insured if required by written contract with respect to General Liability and Automobile Liability per the terms and conditions of the policy. A waiver of subrogation applies in favor of Citrus County, Florida if required by written contract with respect to General Liability, Automobile Liability, Workers' Compensation, and Professional Liability per the terms and conditions of the policy where permitted by state law.

CERTIFICATE HOLDER

20441963
Citrus County, Florida
c/o myCOI
P.O. Box #501970 8710 Bash Street
Indianapolis IN 46256

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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NV5 Global Workers Compensation Insurer by State

Alaska - Twin City Fire Insurance Company

Alabama - Twin City Fire Insurance Company

Arkansas - Twin City Fire Insurance Company

Arizona - Twin City Fire Insurance Company

California - Sentinel Insurance Company

Colorado - Twin City Fire Insurance Company

Connecticut - Twin City Fire Insurance Company

District of Columbia - Twin City Fire Insurance Company

Delaware - Twin City Fire Insurance Company

Florida - Twin City Fire Insurance Company

Georgia - Property & Casualty Insurance Company of Hartford

Hawaii - Hartford Underwriters Insurance Company

Iowa - Twin City Fire Insurance Company

Idaho - Twin City Fire Insurance Company

Illinois - Twin City Fire Insurance Company

Indiana - Twin City Fire Insurance Company

Kansas - Twin City Fire Insurance Company

Kentucky - Twin City Fire Insurance Company

Louisiana - Twin City Fire Insurance Company

Massachusetts - Sentinel Insurance Company

Maryland - Twin City Fire Insurance Company

Maine - Twin City Fire Insurance Company

Michigan - Twin City Fire Insurance Company

Minnesota - Nutmeg Insurance Company

Missouri - Hartford Underwriters Insurance Company

Mississippi - Twin City Fire Insurance Company

Montana - Twin City Fire Insurance Company

North Carolina - Hartford Insurance Company of the Southeast

North Dakota - Twin City Fire Insurance Company

Nebraska - Twin City Fire Insurance Company

New Hampshire - Twin City Fire Insurance Company

New Jersey - Hartford Underwriters Insurance Company

New Mexico - Hartford Insurance Company of the Southeast

Nevada - Twin City Fire Insurance Company

New York - Hartford Accident and Indemnity Insurance Company

Ohio - Twin City Fire Insurance Company

Oklahoma - Twin City Fire Insurance Company

Oregon - Twin City Fire Insurance Company

Pennsylvania - Twin City Fire Insurance Company

Rhode Island - Twin City Fire Insurance Company

South Carolina - Twin City Fire Insurance Company

Tennessee - Twin City Fire Insurance Company

Texas - Hartford Underwriters Insurance Company

Utah - Twin City Fire Insurance Company

Virginia - Twin City Fire Insurance Company

Vermont - Twin City Fire Insurance Company

Washington - Twin City Fire Insurance Company

Wisconsin - Hartford Casualty Insurance Company

West Virginia - Twin City Fire Insurance Company

Wyoming - Twin City Fire Insurance Company

Hartford Fire Insurance Company

BestLink **AMB #: 002231 NAIC #: 19682 FEIN #: 060383750**

Mailing Address
One Hartford Plaza
Hartford, Connecticut 06155-0001
United States

View Additional Address Information

Web: www.thehartford.com
Phone: 860-547-5000

AM Best Rating Unit: AMB #: 058707 - The Hartford Insurance Group, Inc.

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058707 - The Hartford Insurance Group, Inc. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A+ (Superior)
Affiliation Code:	p (Pooled)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	June 18, 2024
Initial Rating Date:	December 31, 1907

Long-Term Issuer Credit View Definition

Rating (Rating Category):	aa- (Superior)
Outlook (or Implication):	Positive
Action:	Affirmed
Effective Date:	June 18, 2024
Initial Rating Date:	July 14, 2005

Financial Size Category View Definition

Financial Size Category:	XV (Greater than or Equal to USD 2.00 Billion)

Navigators Specialty Insurance Company

BestLink **AMB #: 010761 NAIC #: 36056 FEIN #: 133536448**

Mailing Address
One Hartford Plaza
Hartford, Connecticut 06155-0001
United States

View Additional Address Information

Web: www.thehartford.com
Phone: 860-547-5000
Fax: 203-658-1821

AM Best Rating Unit: AMB #: 058707 - The Hartford Insurance Group, Inc.

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058707 - The Hartford Insurance Group, Inc. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A+ (Superior)
Affiliation Code:	r (Reinsured)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	June 18, 2024
Initial Rating Date:	June 30, 1990

Long-Term Issuer Credit View Definition

Rating (Rating Category):	aa- (Superior)
Outlook (or Implication):	Positive
Action:	Affirmed
Effective Date:	June 18, 2024
Initial Rating Date:	October 10, 2005

Financial Size Category View Definition

Financial Size Category:	XV (Greater than or Equal to USD 2.00 Billion)

Twin City Fire Insurance Company

BestLink **AMB #: 002235 NAIC #: 29459 FEIN #: 060732738**

Mailing Address
One Hartford Plaza
Hartford, Connecticut 06155-0001
United States

View Additional Address Information

Web: www.thehartford.com
Phone: 860-547-5000

AM Best Rating Unit: AMB #: 058707 - The Hartford Insurance Group, Inc.

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058707 - The Hartford Insurance Group, Inc. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A+ (Superior)
Affiliation Code:	p (Pooled)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	June 18, 2024
Initial Rating Date:	June 30, 1916

Long-Term Issuer Credit View Definition

Rating (Rating Category):	aa- (Superior)
Outlook (or Implication):	Positive
Action:	Affirmed
Effective Date:	June 18, 2024
Initial Rating Date:	July 14, 2005

Financial Size Category View Definition

Financial Size Category:	XV (Greater than or Equal to USD 2.00 Billion)

National Fire & Marine Insurance Company

BestLink **AMB #: 002428 NAIC #: 20079 FEIN #: 476021331**

Mailing Address
1314 Douglas Street, Suite 1400
Omaha, Nebraska 68102-1944
United States

View Additional Address Information

Web: www.nationalindemnity.com
Phone: 402-916-3000
Fax: 402-916-3350

AM Best Rating Unit: AMB #: 004917 - National Indemnity Group

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058334 - Berkshire Hathaway Inc. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A++ (Superior)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	April 09, 2025
Initial Rating Date:	June 30, 1954

Long-Term Issuer Credit View Definition

Rating (Rating Category):	aaa (Exceptional)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	April 09, 2025
Initial Rating Date:	May 16, 2007

Financial Size Category View Definition

Financial Size Category:	XV (Greater than or Equal to USD 2.00 Billion)

Everest Indemnity Insurance Company

BestLink **AMB #: 012096 NAIC #: 10851 FEIN #: 223520347**

Mailing Address
100 Everest Way, Warren Corporate Center
Warren, New Jersey 07059
United States

View Additional Address Information

Web: www.everestglobal.com
Phone: 908-604-3000
Fax: 908-604-3450

AM Best Rating Unit: AMB #: 058455 - Everest Group, Ltd.

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058455 - Everest Group, Ltd. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A+ (Superior)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	July 19, 2024
Initial Rating Date:	January 26, 1998

Long-Term Issuer Credit View Definition

Rating (Rating Category):	aa- (Superior)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	July 19, 2024
Initial Rating Date:	June 17, 2005

Financial Size Category View Definition

Financial Size Category:	XV (Greater than or Equal to USD 2.00 Billion)

Amendment No. 1 to the Agreement
RFP 19-089
Professional Engineering Design & Post-Design Consulting Services
For CR 491 Next-Phase Road Widening Project from
South of Audubon Park Path to Horace Allen Street

THIS AMENDMENT is made and entered into by and between Citrus County, Florida (County) and NV5, Inc. (hereinafter referred to as "Consultant"), formally known as Causseaux, Hewett, & Walpole, Inc. dba CHW

WHEREAS, On February 25, 2020, County and Causseaux, Hewett & Walpole, Inc. dba CHW, entered into an Agreement to provide professional consulting services for a term set to expire upon the completion of the projects authorized by and accepted to County's satisfaction; and

WHEREAS, On January 8, 2025, Causseaux, Hewett, & Walpole, LLC merged into NV5, Inc.; and

WHEREAS, County and Consultant desire to amend the Agreement to acknowledge the merger and change the name of the Consultant to NV5, Inc.; and

WHEREAS, County and Consultant agree that prior to the time of execution of Amendment No. 1 to the Agreement Consultant shall provide County with a signed Human Trafficking for Nongovernmental Entities form and shall comply with the requirements set forth in Florida Statute Section 787.06; and

NOW THEREFORE, in consideration of the original Agreement and the foregoing recitals, County and Consultant agree as follows:

1. The above Recitals are true and correct and are hereby incorporated into this paragraph.

2. County acknowledges the merger of Causseaux, Hewett, & Walpole, Inc. and NV5, Inc. and change the name of Consultant to NV5, Inc.

3. County and Consultant agree that a signed Human Trafficking for Nongovernmental Entities form shall be provided by the Contractor prior to the time of execution of Amendment No. 1 to the Agreement.

4. County and Consultant agree that all other terms, conditions, and pricing of the Agreement are hereby ratified and confirmed and shall continue in full force and effect except as amended herein.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, this Amendment No. 1 to the Agreement is accepted by the parties as of the date noted below.

Signature of Witness (1)

Jessica L. Jenkins
Printed Name of Witness (1)

Bethany L Phillips
Signature of Witness (2)

Bethany L. Phillips
Printed Name of Witness (2)

NV5, INC.

BY: _____
ROBERT J. WALPOLE, PE, CHIEF OPERATING OFFICER INFRASTRUCTURE FLORIDA

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 24th day of April, 2025, by Robert Walpole as COO who is ☑ personally known to me or ☐ who produced _____ as identification.

Witness my hand and official seal this 24th day of April, 2025.

Official use only

NOTARY PUBLIC Signature
Printed Name: Trina Lemnah
Commission No.: HH 368686
Expiration Date: 03/21/2027

TRINA LEMNAH
Notary Public - State of Florida
Commission # HH 368686
My Comm. Expires Mar 21, 2027
Bonded through National Notary Assn.

SEAL

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

TRACI PERRY, CLERK

BY: _____
REBECCA BAYS, CHAIRMAN

DATE: _____

CERTIFICATE OF LIABILITY INSURANCE

5/1/2026

DATE (MM/DD/YYYY): 5/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1491108 NV5, Inc. 11801 Research Drive Alachua FL 32615	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Hartford Fire Insurance Company — 19682 **INSURER B :** Navigators Specialty Insurance Company — 36056 **INSURER C :** Twin City Fire Insurance Company — 29459 **INSURER D :** National Fire and Marine Insurance Co — 20079 **INSURER E :** Everest Indemnity Insurance Company — 10851 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 21722580 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y	Y	21 CSE S88600	5/1/2025	5/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 300,000 $ 15,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	21 CSE S88601	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [X] RETENTION $ $0	N	N	GA25UMRZ0HBL9IC	5/1/2025	5/1/2026	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $ XXXXXXX
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	22 WE BE9P58	5/1/2025	5/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D E A	Excess Liab Prof/Poll Liab Bus Per Prop	N	N	XC9EX00437-251 42-EPP-321328-04 22UUNBL5R2L	5/1/2025 5/1/2025 5/1/2025	5/1/2026 5/1/2026 5/1/2026	Ea Claim/Agg $10M/$10M Ea Claim/Agg $10M/$20M Limit $23,515,383	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE PAGE TWO

CERTIFICATE HOLDER

21722580
Citrus County, Florida
3600 W Sovereign Path, Ste 180
Lecanto FL 34461

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Division Name: All Vendors - Contract ID: RFQ 19-089 Citrus County, Florida is listed as additional insured per written contract with the insured. Coverage is primary and noncontributory with a waiver of subrogation per written contract for the General Liability. Waiver of Subrogation and Additional insured applies for Business Auto and Worker's Comp per written contract. 30 days notice of cancellation, 10 days for non-payment.

NV5 Global Workers Compensation Insurer by State

Alaska - Twin City Fire Insurance Company

Alabama - Twin City Fire Insurance Company

Arkansas - Twin City Fire Insurance Company

Arizona - Twin City Fire Insurance Company

California - Sentinel Insurance Company

Colorado - Twin City Fire Insurance Company

Connecticut - Twin City Fire Insurance Company

District of Columbia - Twin City Fire Insurance Company

Delaware - Twin City Fire Insurance Company

Florida - Twin City Fire Insurance Company

Georgia - Property & Casualty Insurance Company of Hartford

Hawaii - Hartford Underwriters Insurance Company

Iowa - Twin City Fire Insurance Company

Idaho - Twin City Fire Insurance Company

Illinois - Twin City Fire Insurance Company

Indiana - Twin City Fire Insurance Company

Kansas - Twin City Fire Insurance Company

Kentucky - Twin City Fire Insurance Company

Louisiana - Twin City Fire Insurance Company

Massachusetts - Sentinel Insurance Company

Maryland - Twin City Fire Insurance Company

Maine - Twin City Fire Insurance Company

Michigan - Twin City Fire Insurance Company

Minnesota - Nutmeg Insurance Company

Missouri - Hartford Underwriters Insurance Company

Mississippi - Twin City Fire Insurance Company

Montana - Twin City Fire Insurance Company

North Carolina - Hartford Insurance Company of the Southeast

North Dakota - Twin City Fire Insurance Company

Nebraska - Twin City Fire Insurance Company

New Hampshire - Twin City Fire Insurance Company

New Jersey - Hartford Underwriters Insurance Company

New Mexico - Hartford Insurance Company of the Southeast

Nevada - Twin City Fire Insurance Company

New York - Hartford Accident and Indemnity Insurance Company

Ohio - Twin City Fire Insurance Company

Oklahoma - Twin City Fire Insurance Company

Oregon - Twin City Fire Insurance Company

Pennsylvania - Twin City Fire Insurance Company

Rhode Island - Twin City Fire Insurance Company

South Carolina - Twin City Fire Insurance Company

Tennessee - Twin City Fire Insurance Company

Texas - Hartford Underwriters Insurance Company

Utah - Twin City Fire Insurance Company

Virginia - Twin City Fire Insurance Company

Vermont - Twin City Fire Insurance Company

Washington - Twin City Fire Insurance Company

Wisconsin - Hartford Casualty Insurance Company

West Virginia - Twin City Fire Insurance Company

Wyoming - Twin City Fire Insurance Company

Policy Number: 21 CSE S88600

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

Various provisions in this policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this policy the words "you" and "your" refer to the Named Insured shown in the Declarations, and any other person or organization qualifying as a Named Insured under this policy. The words "we", "us" and "our" refer to the stock insurance company member of The Hartford providing this insurance.

The word "insured" means any person or organization qualifying as such under Section II – Who Is An Insured.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section V – Definitions.

SECTION I – COVERAGES

COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY

1. Insuring Agreement

a. We will pay those sums that the insured becomes legally obligated to pay as damages because of "bodily injury" or "property damage" to which this insurance applies. We will have the right and duty to defend the insured against any "suit" seeking those damages. However, we will have no duty to defend the insured against any "suit" seeking damages for "bodily injury" or "property damage" to which this insurance does not apply. We may, at our discretion, investigate any "occurrence" and settle any claim or "suit" that may result. But:

(1) The amount we will pay for damages is limited as described in Section III – Limits Of Insurance; and

(2) Our right and duty to defend ends when we have used up the applicable limit of insurance in the payment of judgments or settlements under Coverages A or B or medical expenses under Coverage C.

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under Supplementary Payments – Coverages A and B.

b. This insurance applies to "bodily injury" and "property damage" only if:

(1) The "bodily injury" or "property damage" is caused by an "occurrence" that takes place in the "coverage territory";

(2) The "bodily injury" or "property damage" occurs during the policy period; and

(3) Prior to the policy period, no insured listed under Paragraph 1. of Section II – Who Is An Insured and no "employee" authorized by you to give or receive notice of an "occurrence" or claim, knew that the "bodily injury" or "property damage" had occurred, in whole or in part. If such a listed insured or authorized "employee" knew, prior to the policy period, that the "bodily injury" or "property damage" occurred, then any continuation, change or resumption of such "bodily injury" or "property damage" during or after the policy period will be deemed to have been known prior to the policy period.

c. "Bodily injury" or "property damage" will be deemed to have been known to have occurred at the earliest time when any insured listed under Paragraph 1. of Section II – Who Is An Insured or any "employee" authorized by you to give or receive notice of an "occurrence" or claim:

(1) Reports all, or any part, of the "bodily injury" or "property damage" to us or any other insurer;

(2) Receives a written or verbal demand or claim for damages because of the "bodily injury" or "property damage"; or

(3) Becomes aware by any other means that "bodily injury" or "property damage" has occurred or has begun to occur.

d. Damages because of "bodily injury" include damages claimed by any person or organization for care, loss of services or death resulting at any time from the "bodily injury".

e. Incidental Medical Malpractice And Good Samaritan Coverage

"Bodily injury" arising out of the rendering of or failure to render the following health care services by any "employee" or "volunteer worker" shall be deemed to be caused by an "occurrence" for:

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(1) Professional health care services such as:

(a) Medical, surgical, dental, laboratory, x-ray or nursing services or treatment, advice or instruction, or the related furnishing of food or beverages;

(b) Any health or therapeutic service, treatment, advice or instruction; or

(c) The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances; or

(2) First aid services, which include:

(a) Cardiopulmonary resuscitation, whether performed manually or with a defibrillator; or

(b) Services performed as a Good Samaritan.

For the purpose of determining the limits of insurance, any act or omission together with all related acts or omissions in the furnishing of these services to any one person will be considered one "occurrence".

However, this Incidental Medical Malpractice And Good Samaritan Coverage provision applies only if you are not engaged in the business or occupation of providing any of the services described in this provision.

2. Exclusions

This insurance does not apply to:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

b. Contractual Liability

"Bodily injury" or "property damage" for which the insured is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages:

(1) That the insured would have in the absence of the contract or agreement; or

(2) Assumed in a contract or agreement that is an "insured contract", provided the "bodily injury" or "property damage" occurs subsequent to the execution of the contract or agreement. Solely for the purposes of liability assumed in an "insured contract", reasonable attorney fees and necessary litigation expenses incurred by or for a party other than an insured are deemed to be damages because of "bodily injury" or "property damage", provided:

(a) Liability to such party for, or for the cost of, that party's defense has also been assumed in the same "insured contract"; and

(b) Such attorney fees and litigation expenses are for defense of that party against a civil or alternative dispute resolution proceeding in which damages to which this insurance applies are alleged.

c. Liquor Liability

"Bodily injury" or "property damage" for which any insured may be held liable by reason of:

(1) Causing or contributing to the intoxication of any person;

(2) The furnishing of alcoholic beverages to a person under the legal drinking age or under the influence of alcohol; or

(3) Any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in:

(a) The supervision, hiring, employment, training or monitoring of others by that insured; or

(b) Providing or failing to provide transportation with respect to any person that may be under the influence of alcohol;

if the "occurrence" which caused the "bodily injury" or "property damage", involved that which is described in Paragraph (1), (2) or (3) above.

However, this exclusion applies only if you are in the business of manufacturing, distributing, selling, serving or furnishing alcoholic beverages. For the purposes of this exclusion, permitting a person to bring alcoholic beverages on your premises, for consumption on your premises, whether or not a fee is charged or a license is required for such activity, is not by itself considered the business of selling, serving or furnishing alcoholic beverages.

d. Workers' Compensation And Similar Laws

Any obligation of the insured under a workers' compensation, disability benefits or unemployment compensation law or any similar law.

e. Employer's Liability

"Bodily injury" to:

(1) An "employee" of the insured arising out of and in the course of:

(a) Employment by the insured; or

(b) Performing duties related to the conduct of the insured's business; or

(2) The spouse, child, parent, brother or sister of that "employee" as a consequence of Paragraph (1) above.

This exclusion applies:

(1) Whether the insured may be liable as an employer or in any other capacity; and

(2) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

This exclusion does not apply to liability assumed by the insured under an "insured contract".

f. Pollution

(1) "Bodily injury" or "property damage" arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

(a) At or from any premises, site or location which is or was at any time owned or occupied by, or rented or loaned to, any insured. However, this subparagraph does not apply to:

(i) "Bodily injury" if sustained within a building and caused by smoke, fumes, vapor or soot produced by or originating from equipment that is used to heat, cool or dehumidify the building, or equipment that is used to heat water for personal use, by the building's occupants or their guests;

(ii) "Bodily injury" or "property damage" for which you may be held liable, if you are a contractor and the owner or lessee of such premises, site or location has been added to your policy as an additional insured with respect to your ongoing operations performed for that additional insured at that premises, site or location and such premises, site or location is not and never was owned or occupied by, or rented or loaned to, any insured, other than that additional insured; or

(iii) "Bodily injury" or "property damage" arising out of heat, smoke or fumes from a "hostile fire";

(b) At or from any premises, site or location which is or was at any time used by or for any insured or others for the handling, storage, disposal, processing or treatment of waste;

(c) Which are or were at any time transported, handled, stored, treated, disposed of, or processed as waste by or for:

(i) Any insured; or

(ii) Any person or organization for whom you may be legally responsible;

(d) At or from any premises, site or location on which any insured or any contractors or subcontractors working directly or indirectly on any insured's behalf are performing operations if the "pollutants" are brought on or to the premises, site or location in connection with such operations by such insured, contractor or subcontractor. However, this subparagraph does not apply to:

(i) "Bodily injury" or "property damage" arising out of the escape of fuels, lubricants or other operating fluids which are needed to perform the normal electrical, hydraulic or mechanical functions necessary for the operation of "mobile equipment" or its parts, if such fuels, lubricants or other operating fluids escape from a vehicle part designed to hold, store or receive them. This exception does not apply if the "bodily injury" or "property damage" arises out of the intentional discharge, dispersal or release of the fuels, lubricants or other operating fluids, or if such fuels, lubricants or other operating fluids are brought on or to the premises, site or location with the intent that they be discharged, dispersed or released as part of the operations being performed by such insured, contractor or subcontractor;

(ii) "Bodily injury" or "property damage" sustained within a building and caused by the release of gases, fumes or vapors from materials brought into that building in connection with operations being performed by you or on your behalf by a contractor or subcontractor; or

(iii) "Bodily injury" or "property damage" arising out of heat, smoke or fumes from a "hostile fire"; or

(e) At or from any premises, site or location on which any insured or any contractors or subcontractors working

directly or indirectly on any insured's behalf are performing operations if the operations are to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, "pollutants".

(2) Any loss, cost or expense arising out of any:

(a) Request, demand, order or statutory or regulatory requirement that any insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, "pollutants"; or

(b) Claim or suit by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of, "pollutants".

However, this paragraph does not apply to liability for damages because of "property damage" that the insured would have in the absence of such request, demand, order or statutory or regulatory requirement, or such claim or "suit" by or on behalf of a governmental authority.

g. Aircraft, Auto Or Watercraft

"Bodily injury" or "property damage" arising out of the ownership, maintenance, use or entrustment to others of any aircraft, "auto" or watercraft owned or operated by or rented or loaned to any insured. Use includes operation and "loading or unloading".

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage" involved the ownership, maintenance, use or entrustment to others of any aircraft, "auto" or watercraft that is owned or operated by or rented or loaned to any insured.

This exclusion does not apply to:

(1) A watercraft while ashore on premises you own or rent;

(2) A watercraft you do not own that is:

(a) Less than 51 feet long; and

(b) Not being used to carry persons for a charge;

(3) Parking an "auto" on, or on the ways next to, premises you own or rent, provided the "auto" is not owned by or rented or loaned to you or the insured;

(4) Liability assumed under any "insured contract" for the ownership, maintenance or use of aircraft or watercraft;

(5) "Bodily injury" or "property damage" arising out of:

(a) The operation of machinery or equipment that is attached to, or part of, a land vehicle that would qualify under the definition of "mobile equipment" if it were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged; or

(b) The operation of any of the machinery or equipment listed in Paragraph f.(2) or f.(3) of the definition of "mobile equipment"; or

(6) An aircraft that is not owned by any insured and is hired, chartered or loaned with a paid crew. However, this exception does not apply if the insured has any other insurance for such "bodily injury" or "property damage", whether the other insurance is primary, excess, contingent or on any other basis.

h. Mobile Equipment

"Bodily injury" or "property damage" arising out of:

(1) The transportation of "mobile equipment" by an "auto" owned or operated by or rented or loaned to any insured; or

(2) The use of "mobile equipment" in, or while in practice for, or while being prepared for, any prearranged racing, speed, demolition, or stunting activity.

i. War

"Bodily injury" or "property damage", however caused, arising, directly or indirectly, out of:

(1) War, including undeclared or civil war;

(2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

(3) Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

j. Damage To Property

"Property damage" to:

(1) Property you own, rent, or occupy, including any costs or expenses incurred by you, or any other person, organization or entity, for repair, replacement, enhancement, restoration or maintenance of such property for any reason, including prevention of injury to a person or damage to another's property;

(2) Premises you sell, give away or abandon, if the "property damage" arises out of any part of those premises;

(3) Property loaned to you;

(4) Personal property in the care, custody or control of the insured;

(5) That particular part of real property on which you or any contractors or subcontractors working directly or indirectly on your behalf are performing operations, if the "property damage" arises out of those operations; or

(6) That particular part of any property that must be restored, repaired or replaced because "your work" was incorrectly performed on it.

Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" (other than damage by fire) to premises, including the contents of such premises, rented to you for a period of seven or fewer consecutive days. A separate limit of insurance applies to Damage To Premises Rented To You as described in Section III – Limits Of Insurance.

Paragraph (2) of this exclusion does not apply if the premises are "your work" and were never occupied, rented or held for rental by you.

Paragraphs (3) and (4) of this exclusion do not apply to "property damage" arising from the use of elevators.

Paragraphs (3), (4), (5) and (6) of this exclusion do not apply to liability assumed under a sidetrack agreement.

Paragraphs (3) and (4) of this exclusion do not apply to "property damage" to borrowed equipment while not being used to perform operations at the job site.

Paragraph (6) of this exclusion does not apply to "property damage" included in the "products-completed operations hazard".

k. Damage To Your Product

"Property damage" to "your product" arising out of it or any part of it.

l. Damage To Your Work

"Property damage" to "your work" arising out of it or any part of it and included in the "products-completed operations hazard".

This exclusion does not apply if the damaged work or the work out of which the damage arises was performed on your behalf by a subcontractor.

m. Damage To Impaired Property Or Property Not Physically Injured

"Property damage" to "impaired property" or property that has not been physically injured, arising out of:

(1) A defect, deficiency, inadequacy or dangerous condition in "your product" or "your work"; or

(2) A delay or failure by you or anyone acting on your behalf to perform a contract or agreement in accordance with its terms.

This exclusion does not apply to the loss of use of other property arising out of sudden and accidental physical injury to "your product" or "your work" after it has been put to its intended use.

n. Recall Of Products, Work Or Impaired Property

Damages claimed for any loss, cost or expense incurred by you or others for the loss of use, withdrawal, recall, inspection, repair, replacement, adjustment, removal or disposal of:

(1) "Your product";

(2) "Your work"; or

(3) "Impaired property";

if such product, work, or property is withdrawn or recalled from the market or from use by any person or organization because of a known or suspected defect, deficiency, inadequacy or dangerous condition in it.

o. Personal And Advertising Injury

"Bodily injury" arising out of "personal and advertising injury".

p. Access or Disclosure Of Confidential Or Personal Information And Data-related Liability

Damages arising out of:

(1) Any access to or disclosure of any person's or organization's confidential or personal information, including patents, trade secrets, processing methods, customer lists, financial information, credit card information, health information or any other type of nonpublic information; or

(2) The loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate electronic data.

This exclusion applies even if damages are claimed for notification costs, credit monitoring expenses, forensic expenses,

public relations expenses or any other loss, cost or expense incurred by you or others arising out of that which is described in Paragraph (1) or (2) above.

However, unless Paragraph (1) above applies, this exclusion does not apply to damages because of "bodily injury".

As used in this exclusion, electronic data means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.

q. Employment-Related Practices

"Bodily injury" to:

(1) A person arising out of any "employment–related practices"; or

(2) The spouse, child, parent, brother or sister of that person as a consequence of "bodily injury" to that person at whom any "employment-related practices" are directed.

This exclusion applies:

(1) Whether the injury-causing event described in the definition of "employment-related practices" occurs before employment, during employment or after employment of that person;

(2) Whether the insured may be liable as an employer or in any other capacity; and

(3) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

r. Asbestos

(1) "Bodily injury" or "property damage" arising out of the "asbestos hazard".

(2) Any damages, judgments, settlements, loss, costs or expenses that:

(a) May be awarded or incurred by reason of any claim or suit alleging actual or threatened injury or damage of any nature or kind to persons or property which would not have occurred in whole or in part but for the "asbestos hazard";

(b) Arise out of any request, demand, order or statutory or regulatory requirement that any insured or others test for, monitor, clean up, remove, encapsulate, contain, treat, detoxify or neutralize or in any way respond to or assess the effects of an "asbestos hazard"; or

(c) Arise out of any claim or suit for damages because of testing for, monitoring, cleaning up, removing, encapsulating, containing, treating, detoxifying or neutralizing or in any way responding to or assessing the effects of an "asbestos hazard".

s. Recording And Distribution Of Material Or Information In Violation Of Law

"Bodily injury" or "property damage" arising directly or indirectly out of any action or omission that violates or is alleged to violate:

(1) The Telephone Consumer Protection Act (TCPA), including any amendment of or addition to such law;

(2) The CAN-SPAM Act of 2003, including any amendment of or addition to such law;

(3) The Fair Credit Reporting Act (FCRA), and any amendment of or addition to such law, including the Fair and Accurate Credit Transaction Act (FACTA); or

(4) Any federal, state or local statute, ordinance or regulation, other than the TCPA or CAN-SPAM Act of 2003 or FCRA and their amendments and additions, that addresses, prohibits or limits the printing, dissemination, disposal, collecting, recording, sending, transmitting, communicating or distribution of material or information.

Damage To Premises Rented To You – Exception For Damage By Fire, Lightning Or Explosion

Exclusions c. through h. and j. through n. do not apply to damage by fire, lightning or explosion to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in Section III – Limits Of Insurance.

COVERAGE B PERSONAL AND ADVERTISING INJURY LIABILITY

1. Insuring Agreement

a. We will pay those sums that the insured becomes legally obligated to pay as damages because of "personal and advertising injury" to which this insurance applies. We will have the right and duty to defend the insured against any "suit" seeking those damages. However, we will have no duty to defend the insured against any "suit" seeking damages for "personal and advertising injury" to which this insurance does not apply. We may, at our

discretion, investigate any offense and settle any claim or "suit" that may result. But:

(1) The amount we will pay for damages is limited as described in Section III – Limits Of Insurance; and

(2) Our right and duty to defend end when we have used up the applicable limit of insurance in the payment of judgments or settlements under Coverages A or B or medical expenses under Coverage C.

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under Supplementary Payments – Coverages A and B.

b. This insurance applies to "personal and advertising injury" caused by an offense arising out of your business but only if the offense was committed in the "coverage territory" during the policy period.

2. Exclusions

This insurance does not apply to:

a. Knowing Violation Of Rights Of Another

"Personal and advertising injury" arising out of an offense committed by, at the direction or with the consent or acquiescence of the insured with the expectation of inflicting "personal and advertising injury".

b. Material Published With Knowledge Of Falsity

"Personal and advertising injury" arising out of oral, written or electronic publication, in any manner, of material, if done by or at the direction of the insured with knowledge of its falsity.

c. Material Published Prior To Policy Period

"Personal and advertising injury" arising out of oral, written or electronic publication, in any manner, of material whose first publication took place before the beginning of the policy period.

d. Criminal Acts

"Personal and advertising injury" arising out of a criminal act committed by or at the direction of the insured.

e. Contractual Liability

"Personal and advertising injury" for which the insured has assumed liability in a contract or agreement. This exclusion does not apply to liability for damages that the insured would have in the absence of the contract or agreement.

f. Breach Of Contract

"Personal and advertising injury" arising out of a breach of contract, except an implied contract to use another's "advertising idea" in your "advertisement".

g. Quality Or Performance Of Goods – Failure To Conform To Statements

"Personal and advertising injury" arising out of the failure of goods, products or services to conform with any statement of quality or performance made in your "advertisement".

h. Wrong Description Of Prices

"Personal and advertising injury" arising out of the wrong description of the price of goods, products or services.

i. Infringement Of Intellectual Property Rights

(1) "Personal and advertising injury" arising out of any actual or alleged infringement or violation of any intellectual property rights such as copyright, patent, trademark, trade name, trade secret, trade dress, service mark or other designation of origin or authenticity; or

(2) Any injury or damage alleged in any clam or "suit" that also alleges an infringement or violation of any intellectual property right, whether such allegation of infringement or violation is made by you or by any other party involved in the claim or "suit", regardless of whether this insurance would otherwise apply.

However, this exclusion does not apply if the only allegation in the claim or "suit" involving any intellectual property right is limited to:

(1) Infringement, in your "advertisement", of:

(a) Copyright;

(b) Slogan; or

(c) Title of any literary or artistic work; or

(2) Copying, in your "advertisement", a person’s or organization’s "advertising idea" or style of "advertisement".

j. Insureds In Media And Internet Type Businesses

"Personal and advertising injury" committed by an insured whose business is:

(1) Advertising, broadcasting, publishing or telecasting;

(2) Designing or determining content of web sites for others; or

(3) An Internet search, access, content or service provider.

However, this exclusion does not apply to Paragraphs a., b. and c. of the definition of "personal and advertising injury" under the Definitions Section.

For the purposes of this exclusion, the placing of frames, borders or links, or advertising, for you or others anywhere on the Internet, is not by itself, considered the business of advertising, broadcasting, publishing or telecasting.

k. Electronic Chatrooms Or Bulletin Boards

"Personal and advertising injury" arising out of an electronic chatroom or bulletin board the insured hosts, owns, or over which the insured exercises control.

l. Unauthorized Use Of Another's Name Or Product

"Personal and advertising injury" arising out of the unauthorized use of another's name or product in your e-mail address, domain name or metatags, or any other similar tactics to mislead another's potential customers.

m. Pollution

"Personal and advertising injury" arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants" at any time.

n. Pollution-Related

Any loss, cost or expense arising out of any:

(1) Request, demand, order or statutory or regulatory requirement that any insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, "pollutants"; or

(2) Claim or suit by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of, "pollutants".

o. War

"Personal and advertising injury", however caused, arising, directly or indirectly, out of:

(1) War, including undeclared or civil war;

(2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

(3) Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

p. Internet Advertisements And Content Of Others

"Personal and advertising injury" arising out of:

(1) An "advertisement" for others on your web site;

(2) Placing a link to a web site of others on your web site;

(3) Content, including information, sounds, text, graphics, or images from a web site of others displayed within a frame or border on your web site; or

(4) Computer code, software or programming used to enable:

(a) Your web site; or

(b) The presentation or functionality of an "advertisement" or other content on your web site.

q. Right Of Privacy Created By Statute

"Personal and advertising injury" arising out of the violation of a person's right of privacy created by any state or federal act.

However, this exclusion does not apply to liability for damages that the insured would have in the absence of such state or federal act.

r. Violation Of Anti-Trust law

"Personal and advertising injury" arising out of a violation of any anti-trust law.

s. Securities

"Personal and advertising injury" arising out of the fluctuation in price or value of any stocks, bonds or other securities.

t. Recording And Distribution Of Material Or Information In Violation Of Law

"Personal and advertising injury" arising directly or indirectly out of any action or omission that violates or is alleged to violate:

(1) The Telephone Consumer Protection Act (TCPA), including any amendment of or addition to such law;

(2) The CAN-SPAM Act of 2003, including any amendment of or addition to such law;

(3) The Fair Credit Reporting Act (FCRA), and any amendment of or addition to such law, including the Fair and Accurate Credit Transaction Act (FACTA); or

(4) Any federal, state or local statute, ordinance or regulation, other than the TCPA or CAN-SPAM Act of 2003 or FCRA and their amendments and additions, that addresses, prohibits or limits the printing, dissemination, disposal, collecting, recording, sending, transmitting, communicating or distribution of material or information.

u. Employment-Related Practices

"Personal and advertising injury" to:

(1) A person arising out of any "employment–related practices"; or

(2) The spouse, child, parent, brother or sister of that person as a consequence of "personal and advertising injury" to that person at whom any "employment-related practices" are directed.

This exclusion applies:

(1) Whether the injury-causing event described in the definition of "employment-related practices" occurs before employment, during employment or after employment of that person;

(2) Whether the insured may be liable as an employer or in any other capacity; and

(3) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

v. Asbestos

(1) "Personal and advertising injury" arising out of the "asbestos hazard".

(2) Any damages, judgments, settlements, loss, costs or expenses that:

(a) May be awarded or incurred by reason of any claim or suit alleging actual or threatened injury or damage of any nature or kind to persons or property which would not have occurred in whole or in part but for the "asbestos hazard";

(b) Arise out of any request, demand, order or statutory or regulatory requirement that any insured or others test for, monitor, clean up, remove, encapsulate, contain, treat, detoxify or neutralize or in any way respond to or assess the effects of an "asbestos hazard"; or

(c) Arise out of any claim or suit for damages because of testing for, monitoring, cleaning up, removing, encapsulating, containing, treating, detoxifying or neutralizing or in any way responding to or assessing the effects of an "asbestos hazard".

w. Access Or Disclosure Of Confidential Or Personal Information

"Personal and advertising injury" arising out of any access to or disclosure of any person's or organization's confidential or personal information, including patents, trade secrets, processing methods, customer lists, financial information, credit card information, health information or any other type of nonpublic information.

This exclusion applies even if damages are claimed for notification costs, credit monitoring expenses, forensic expenses, public relations expenses or any other loss, cost or expense incurred by you or others arising out of any access to or disclosure of any person's or organization's confidential or personal information.

COVERAGE C MEDICAL PAYMENTS

1. Insuring Agreement

a. We will pay medical expenses as described below for "bodily injury" caused by an accident:

(1) On premises you own or rent;

(2) On ways next to premises you own or rent; or

(3) Because of your operations;

provided that:

(1) The accident takes place in the "coverage territory" and during the policy period;

(2) The expenses are incurred and reported to us within three years of the date of the accident; and

(3) The injured person submits to examination, at our expense, by physicians of our choice as often as we reasonably require.

b. We will make these payments regardless of fault. These payments will not exceed the applicable limit of insurance. We will pay reasonable expenses for:

(1) First aid administered at the time of an accident;

(2) Necessary medical, surgical, X-ray and dental services, including prosthetic devices; and

(3) Necessary ambulance, hospital, professional nursing and funeral services.

2. Exclusions

We will not pay expenses for "bodily injury":

a. Any Insured

To any insured, except "volunteer workers".

b. Hired Person

To a person hired to do work for or on behalf of any insured or a tenant of any insured.

c. Injury On Normally Occupied Premises

To a person injured on that part of premises you own or rent that the person normally occupies.

d. Workers Compensation And Similar Laws

To a person, whether or not an "employee" of

any insured, if benefits for the "bodily injury" are
payable or must be provided under a workers' compensation or disability benefits law or a similar law.

e. Athletics Activities

To a person injured while practicing, instructing or participating in any physical exercises or games, sports, or athletic contests.

f. Products-Completed Operations Hazard

Included within the "products-completed operations hazard".

g. Coverage A Exclusions

Excluded under Coverage A.

SUPPLEMENTARY PAYMENTS – COVERAGES A AND B

1. We will pay, with respect to any claim we investigate or settle, or any "suit" against an insured we defend:
   a. All expenses we incur.
   b. Up to $1,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.
   c. The cost of appeal bonds or bonds to release attachments, but only for bond amounts within the applicable limit of insurance. We do not have to furnish these bonds.
   d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to $500 a day because of time off from work.
   e. All court costs taxed against the insured in the "suit". However, such costs do not include attorneys' fees, attorneys' expenses, witness or expert fees, or any other expenses of a party taxed to the insured.
   f. Prejudgment interest awarded against the insured on that part of the judgment we pay. If we make an offer to pay the applicable limit of insurance, we will not pay any prejudgment interest based on that period of time after the offer.
   g. All interest on the full amount of any judgment that accrues after entry of the judgment and before we have paid, offered to pay, or deposited in court the part of the judgment that is within the applicable limit of insurance.

   These payments will not reduce the limits of insurance.

2. If we defend an insured against a "suit" and an party to the "suit", we will defend that indemnitee if all of the following conditions are met:
   a. The "suit" against the indemnitee seeks damages for which the insured has assumed the liability of the indemnitee in a contract or agreement that is an "insured contract";
   b. This insurance applies to such liability assumed by the insured;
   c. The obligation to defend, or the cost of the defense of, that indemnitee, has also been assumed by the insured in the same "insured contract";
   d. The allegations in the "suit" and the information we know about the "occurrence" are such that no conflict appears to exist between the interests of the insured and the interests of the indemnitee;
   e. The indemnitee and the insured ask us to conduct and control the defense of that indemnitee against such "suit" and agree that we can assign the same counsel to defend the insured and the indemnitee; and
   f. The indemnitee:
      (1) Agrees in writing to:
         (a) Cooperate with us in the investigation, settlement or defense of the "suit";
         (b) Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the "suit";
         (c) Notify any other insurer whose coverage is available to the indemnitee; and
         (d) Cooperate with us with respect to coordinating other applicable insurance available to the indemnitee; and
      (2) Provides us with written authorization to:
         (a) Obtain records and other information related to the "suit"; and
         (b) Conduct and control the defense of the indemnitee in such "suit".

   So long as the above conditions are met, attorneys' fees incurred by us in the defense of that indemnitee, necessary litigation expenses incurred by us and necessary litigation expenses incurred by the indemnitee at our request will be paid as Supplementary Payments. Notwithstanding the provisions of Paragraph 2.b.(2) of Section I – Coverage A – Bodily Injury And Property Damage Liability, such payments will not be deemed to be damages for "bodily injury" and "property damage" and will not reduce the limits of insurance.

Our obligation to defend an insured's indemnitee and to pay for attorneys' fees and necessary litigation expenses as Supplementary Payments ends when:

a. We have used up the applicable limit of insurance in the payment of judgments or settlements; or

b. The conditions set forth above, or the terms of the agreement described in Paragraph f. above, are no longer met.

SECTION II – WHO IS AN INSURED

1. If you are designated in the Declarations as:

a. An individual, you and your spouse are insureds, but only with respect to the conduct of a business of which you are the sole owner.

b. A partnership or joint venture, you are an insured. Your members, your partners, and their spouses are also insureds, but only with respect to the conduct of your business.

c. A limited liability company, you are an insured. Your members are also insureds, but only with respect to the conduct of your business. Your managers are insureds, but only with respect to their duties as your managers.

d. An organization other than a partnership, joint venture or limited liability company, you are an insured. Your "executive officers" and directors are insureds, but only with respect to their duties as your officers or directors. Your stockholders are also insureds, but only with respect to their liability as stockholders.

e. A trust, you are an insured. Your trustees are also insureds, but only with respect to their duties as trustees.

2. Each of the following is also an insured:

a. Employees And Volunteer Workers

Your "volunteer workers" only while performing duties related to the conduct of your business, or your "employees", other than either your "executive officers" (if you are an organization other than a partnership, joint venture or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business.

However, none of these "employees" or "volunteer workers" are insureds for:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or that "volunteer worker" as a consequence of Paragraph (1)(a) above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs (1)(a) or (1)(b) above; or

(d) Arising out of his or her providing or failing to provide professional health care services.

If you are not in the business of providing professional health care services:

(a) Subparagraphs (1)(a), (1)(b) and (1)(c) above do not apply to any "employee" or "volunteer worker" providing first aid services; and

(b) Subparagraph (1)(d) above does not apply to any nurse, emergency medical technician or paramedic employed by you to provide such services.

(2) "Property damage" to property:

(a) Owned, occupied or used by,

(b) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by

you, any of your "employees", "volunteer workers", any partner or member (if you are a partnership or joint venture), or any member (if you are a limited liability company).

b. Real Estate Manager

Any person (other than your "employee" or "volunteer worker"), or any organization while acting as your real estate manager.

c. Temporary Custodians Of Your Property

Any person or organization having proper temporary custody of your property if you die, but only:

(1) With respect to liability arising out of the maintenance or use of that property; and

(2) Until your legal representative has been appointed.

d. Legal Representative If You Die

Your legal representative if you die, but only

with respect to duties as such. That representative will have all your rights and duties under this Coverage Part.

e. Unnamed Subsidiary

Any subsidiary, and subsidiary thereof, of yours which is a legally incorporated entity of which you own a financial interest of more than 50% of the voting stock on the effective date of the Coverage Part.

The insurance afforded herein for any subsidiary not named in this Coverage Part as a named insured does not apply to injury or damage with respect to which such insured is also a named insured under another policy or would be a named insured under such policy but for its termination or the exhaustion of its limits of insurance.

3. Newly Acquired Or Formed Organization

Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, and over which you maintain financial interest of more than 50% of the voting stock, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;

b. Coverage A does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

c. Coverage B does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

4. Nonowned Watercraft

With respect to watercraft you do not own that is less than 51 feet long and is not being used to carry persons for a charge, any person is an insured while operating such watercraft with your permission. Any other person or organization responsible for the conduct of such person is also an insured, but only with respect to liability arising out of the operation of the watercraft, and only if no other insurance of any kind is available to that person or organization for this liability.

However, no person or organization is an insured with respect to:

a. "Bodily injury" to a co-"employee" of the person operating the watercraft; or

b. "Property damage" to property owned by, rented to, in the charge of or occupied by you or the employer of any person who is an insured under this provision.

5. Additional Insureds When Required By Written Contract, Written Agreement Or Permit

The following person(s) or organization(s) are an additional insured when you have agreed, in a written contract, written agreement or because of a permit issued by a state or political subdivision, that such person or organization be added as an additional insured on your policy, provided the injury or damage occurs subsequent to the execution of the contract or agreement.

A person or organization is an additional insured under this provision only for that period of time required by the contract or agreement.

However, no such person or organization is an insured under this provision if such person or organization is included as an insured by an endorsement issued by us and made a part of this Coverage Part.

a. Vendors

Any person(s) or organization(s) (referred to below as vendor), but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business and only if this Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

(1) The insurance afforded the vendor is subject to the following additional exclusions:

This insurance does not apply to:

(a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;

(b) Any express warranty unauthorized by you;

(c) Any physical or chemical change in the product made intentionally by the vendor;

(d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

(e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally

undertakes to make in the usual course of business, in connection with the distribution or sale of the products;

(f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

(g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

(h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

(i) The exceptions contained in Sub-paragraphs (d) or (f); or

(ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

(2) This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

b. Lessors Of Equipment

(1) Any person(s) or organization(s) from whom you lease equipment; but only with respect to their liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s).

(2) With respect to the insurance afforded to these additional insureds this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

c. Lessors Of Land Or Premises

Any person or organization from whom you lease land or premises, but only with respect to liability arising out of the ownership, maintenance or use of that part of the land or premises leased to you.

With respect to the insurance afforded these additional insureds the following additional exclusions apply:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to lease that land; or

2. Structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

d. Architects, Engineers Or Surveyors

Any architect, engineer, or surveyor, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

(1) In connection with your premises; or

(2) In the performance of your ongoing operations performed by you or on your behalf.

With respect to the insurance afforded these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services by or for you, including:

1. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

2. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional services by or for you.

e. Permits Issued By State Or Political Subdivisions

Any state or political subdivision, but only with respect to operations performed by you or on your behalf for which the state or political subdivision has issued a permit.

With respect to the insurance afforded these additional insureds, this insurance does not apply to:

(1) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the state or municipality; or

(2) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

f. Any Other Party

Any other person or organization who is not an additional insured under Paragraphs a. through e. above, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

(1) In the performance of your ongoing operations;

(2) In connection with your premises owned by or rented to you; or

(3) In connection with "your work" and included within the "products-completed operations hazard", but only if

(a) The written contract or agreement requires you to provide such coverage to such additional insured; and

(b) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

However:

(1) The insurance afforded to such additional insured only applies to the extent permitted by law; and

(2) If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to the insurance afforded to these additional insureds, this insurance does not apply to:

"Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional services by or for you.

The limits of insurance that apply to additional insureds is described in Section III – Limits Of Insurance.

How this insurance applies when other insurance is available to the additional insured is described in the Other Insurance Condition in Section IV – Commercial General Liability Conditions.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

SECTION III – LIMITS OF INSURANCE

1. The Most We Will Pay

The Limits of Insurance shown in the Declarations and the rules below fix the most we will pay regardless of the number of:

a. Insureds;

b. Claims made or "suits" brought; or

c. Persons or organizations making claims or bringing "suits".

2. General Aggregate Limit

The General Aggregate Limit is the most we will pay for the sum of:

a. Medical expenses under Coverage C;

b. Damages under Coverage A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard"; and

c. Damages under Coverage B.

3. Products-Completed Operations Aggregate Limit

The Products-Completed Operations Aggregate Limit is the most we will pay under Coverage A for damages because of "bodily injury" and "property damage" included in the "products-completed operations hazard".

4. Personal And Advertising Injury Limit

Subject to 2. above, the Personal and Advertising Injury Limit is the most we will pay under Coverage B for the sum of all damages because of all "personal and advertising injury" sustained by any one person or organization.

5. Each Occurrence Limit

Subject to 2. or 3. above, whichever applies, the Each Occurrence Limit is the most we will pay for the sum of:

a. Damages under Coverage A; and

b. Medical expenses under Coverage C

because of all "bodily injury" and "property damage" arising out of any one "occurrence".

6. Damage To Premises Rented To You Limit

Subject to 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, lightning or explosion, while rented to you or temporarily occupied by you with permission of the owner.

In the case of damage by fire, lightning or explosion, the Damage to Premises Rented To You Limit applies to all damage proximately caused by the same event, whether such damage results from fire, lightning or explosion or any combination of these.

7. Medical Expense Limit

Subject to 5. above, the Medical Expense Limit is the most we will pay under Coverage C for all medical expenses because of "bodily injury" sustained by any one person.

8. How Limits Apply To Additional Insureds

If you have agreed in a written contract or written agreement that another person or organization be
added as an additional insured on your policy, the most we will pay on behalf of such additional insured is the lesser of:

a. The limits of insurance specified in the written contract or written agreement; or

b. The Limits of Insurance shown in the Declarations.

Such amount shall be a part of and not in addition to Limits of Insurance shown in the Declarations and described in this Section.

The Limits of Insurance of this Coverage Part apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the policy period shown in the Declarations, unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits of Insurance.

SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS

1. Bankruptcy

Bankruptcy or insolvency of the insured or of the insured's estate will not relieve us of our obligations under this Coverage Part.

2. Duties In The Event Of Occurrence, Offense, Claim Or Suit

a. Notice Of Occurrence Or Offense

You or any additional insured must see to it that we are notified as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, notice should include:

(1) How, when and where the "occurrence" or offense took place;

(2) The names and addresses of any injured persons and witnesses; and

(3) The nature and location of any injury or damage arising out of the "occurrence" or offense.

b. Notice Of Claim

If a claim is made or "suit" is brought against any insured, you or any additional insured must:

(1) Immediately record the specifics of the claim or "suit" and the date received; and

(2) Notify us as soon as practicable.

You or any additional insured must see to it that we receive written notice of the claim or "suit" as soon as practicable.

c. Assistance And Cooperation Of The Insured

You and any other involved insured must:

(1) Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the claim or "suit";

(2) Authorize us to obtain records and other information;

(3) Cooperate with us in the investigation or settlement of the claim or defense against the "suit"; and

(4) Assist us, upon our request, in the enforcement of any right against any person or organization which may be liable to the insured because of injury or damage to which this insurance may also apply.

d. Obligations At The Insureds Own Cost

No insured will, except at that insured's own cost, voluntarily make a payment, assume any obligation, or incur any expense, other than for first aid, without our consent.

e. Additional Insureds Other Insurance

If we cover a claim or "suit" under this Coverage Part that may also be covered by other insurance available to an additional insured, such additional insured must submit such claim or "suit" to the other insurer for defense and indemnity.

However, this provision does not apply to the extent that you have agreed in a written

contract or written agreement that this insurance is primary and non-contributory with the additional insured's own insurance.

f. Knowledge Of An Occurrence, Offense, Claim Or Suit

Paragraphs a. and b. apply to you or to any additional insured only when such "occurrence", offense, claim or "suit" is known to:

(1) You or any additional insured that is an individual;

(2) Any partner, if you or the additional insured is a partnership;

(3) Any manager, if you or the additional insured is a limited liability company;

(4) Any "executive officer" or insurance manager, if you or the additional insured is a corporation;

(5) Any trustee, if you or the additional insured is a trust; or

(6) Any elected or appointed official, if you or the additional insured is a political subdivision or public entity.

This duty applies separately to you and any additional insured.

3. Legal Action Against Us

No person or organization has a right under this Coverage Part:

a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or

b. To sue us on this Coverage Part unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this Coverage Part or
that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

4. Other Insurance

If other valid and collectible insurance is available to the insured for a loss we cover under Coverages A or B of this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when b. below applies. If other insurance is also primary, we will share with all that other insurance by the method described in c. below.

b. Excess Insurance

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:

(1) Your Work

That is Fire, Extended Coverage, Builder's Risk, Installation Risk or similar coverage for "your work";

(2) Premises Rented To You

That is fire, lightning or explosion insurance for premises rented to you or temporarily occupied by you with permission of the owner;

(3) Tenant Liability

That is insurance purchased by you to cover your liability as a tenant for "property damage" to premises rented to you or temporarily occupied by you with permission of the owner;

(4) Aircraft, Auto Or Watercraft

If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion g. of Section I – Coverage A – Bodily Injury And Property Damage Liability;

(5) Property Damage To Borrowed Equipment Or Use Of Elevators

If the loss arises out of "property damage" to borrowed equipment or the use of elevators to the extent not subject to Exclusion j. of Section I - Coverage A - Bodily Injury And Property Damage Liability;

(6) When You Are Added As An Additional Insured To Other Insurance

Any other insurance available to you covering liability for damages arising out of the premises or operations, or products and completed operations, for which you have been added as an additional insured by that insurance; or

(7) When You Add Others As An Additional Insured To This Insurance

Any other insurance available to an additional insured.

However, the following provisions apply to other insurance available to any person or organization who is an additional insured under this coverage part.

(a) Primary Insurance When Required By Contract

This insurance is primary if you have agreed in a written contract or written agreement that this insurance be primary. If other insurance is also

primary, we will share with all that other insurance by the method described in c. below.

(b) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract, written agreement, or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

Paragraphs (a) and (b) do not apply to other insurance to which the additional insured has been added as an additional insured.

When this insurance is excess, we will have no duty under Coverages A or B to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

5. Premium Audit

a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

a. When You Accept This Policy

By accepting this policy, you agree:

(1) The statements in the Declarations are accurate and complete;

(2) Those statements are based upon representations you made to us; and

(3) We have issued this policy in reliance upon your representations.

b. Unintentional Failure To Disclose Hazards

If unintentionally you should fail to disclose all hazards relating to the conduct of your business that exist at the inception date of this Coverage Part, we shall not deny coverage under this Coverage Part because of such failure.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

a. Transfer Of Rights Of Recovery

If the insured has rights to recover all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to

impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

b. Waiver Of Rights Of Recovery (Waiver Of Subrogation)

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means the widespread public dissemination of information or images that has the purpose of inducing the sale of goods, products or services through:

a. (1) Radio;
(2) Television;
(3) Billboard;
(4) Magazine;
(5) Newspaper; or

b. Any other publication that is given widespread public distribution.

However, "advertisement" does not include:

a. The design, printed material, information or images contained in, on or upon the packaging or labeling of any goods or products; or

b. An interactive conversation between or among persons through a computer network.

2. "Advertising idea" means any idea for an "advertisement".

3. "Asbestos hazard" means an exposure or threat of exposure to the actual or alleged properties of asbestos and includes the mere presence of asbestos in any form.

4. "Auto" means:

a. A land motor vehicle, trailer or semitrailer designed for travel on public roads, including any attached machinery or equipment; or

b. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.

However, "auto" does not include "mobile equipment".

5. "Bodily injury" means physical:

a. Injury;
b. Sickness; or
c. Disease

sustained by a person and, if arising out of the above, mental anguish or death at any time.

6. "Coverage territory" means:

a. The United States of America (including its territories and possessions), Puerto Rico and Canada;

b. International waters or airspace, but only if the injury or damage occurs in the course of travel or transportation between any places included in a. above; or

c. All other parts of the world if the injury or damage arises out of:

(1) Goods or products made or sold by you in the territory described in a. above;

(2) The activities of a person whose home is in the territory described in a. above, but is away for a short time on your business; or

(3) "Personal and advertising injury" offenses that take place through the Internet or similar electronic means of communication

provided the insured's responsibility to pay damages is determined in the United States of America (including its territories and possessions), Puerto Rico or Canada, in a "suit" on the merits according to the substantive law in such territory or in a settlement we agree to.

7. "Employee" includes a "leased worker". "Employee" does not include a "temporary worker".

8. "Employment-Related Practices" means:

a. Refusal to employ that person;

b. Termination of that person's employment; or

c. Employment-related practices, policies, acts or omissions, such as coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination or malicious prosecution directed at that person.

9. "Executive officer" means a person holding any of the officer positions created by your charter, constitution, by-laws or any other similar governing document.

10. "Hostile fire" means one which becomes uncontrollable or breaks out from where it was intended to be.

11. "Impaired property" means tangible property, other than "your product" or "your work", that cannot be used or is less useful because:

    a. It incorporates "your product" or "your work" that is known or thought to be defective, deficient, inadequate or dangerous; or

    b. You have failed to fulfill the terms of a contract or agreement;

    if such property can be restored to use by the repair, replacement, adjustment or removal of "your product" or "your work", or your fulfilling the terms of the contract or agreement.

12. "Insured contract" means:

    a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning or explosion to premises while rented to you or temporarily occupied by you with permission of the owner is subject to the Damage to Premises Rented To You Limit described in Section III – Limits of Insurance;

    b. A sidetrack agreement;

    c. Any easement or license agreement, including an easement or license agreement in connection with construction or demolition operations on or within 50 feet of a railroad;

    d. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;

    e. An elevator maintenance agreement;

    f. That part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another party to pay for "bodily injury" or "property damage" to a third person or organization, provided the "bodily injury" or "property damage" is caused, in whole or in part, by you or by those acting on your behalf. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

    Paragraph f. includes that part of any contract or agreement that indemnifies a railroad for "bodily injury" or "property damage" arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, road-beds, tunnel, underpass or crossing.

    However, Paragraph f. does not include that part of any contract or agreement:

    (1) That indemnifies an architect, engineer or surveyor for injury or damage arising out of:

    (a) Preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

    (b) Giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage; or

    (2) Under which the insured, if an architect, engineer or surveyor, assumes liability for an injury or damage arising out of the insured's rendering or failure to render professional services, including those listed in (1) above and supervisory, inspection, architectural or engineering activities.

13. "Leased worker" means a person leased to you by a labor leasing firm under an agreement between you and the labor leasing firm, to perform duties related to the conduct of your business. "Leased worker" does not include a "temporary worker".

14. "Loading or unloading" means the handling of property:

    a. After it is moved from the place where it is accepted for movement into or onto an aircraft, watercraft or "auto";

    b. While it is in or on an aircraft, watercraft or "auto"; or

    c. While it is being moved from an aircraft, watercraft or "auto" to the place where it is finally delivered;

    but "loading or unloading" does not include the movement of property by means of a mechanical device, other than a hand truck, that is not attached to the aircraft, watercraft or "auto".

15. "Mobile equipment" means any of the following types of land vehicles, including any attached machinery or equipment:

    a. Bulldozers, farm machinery, forklifts and other vehicles designed for use principally off public roads;

    b. Vehicles maintained for use solely on or next to premises you own or rent;

    c. Vehicles that travel on crawler treads;

    d. Vehicles, whether self-propelled or not, maintained primarily to provide mobility to permanently mounted:

    (1) Power cranes, shovels, loaders, diggers or drills; or

    (2) Road construction or resurfacing equipment such as graders, scrapers or rollers;

    e. Vehicles not described in a., b., c. or d. above that are not self-propelled and are maintained

primarily to provide mobility to permanently attached equipment of the following types:

(1) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment; or

(2) Cherry pickers and similar devices used to raise or lower workers;

f. Vehicles not described in a., b., c. or d. above maintained primarily for purposes other than the transportation of persons or cargo.

However, self-propelled vehicles with the following types of permanently attached equipment are not "mobile equipment" but will be considered "autos":

(1) Equipment designed primarily for:

(a) Snow removal;

(b) Road maintenance, but not construction or resurfacing; or

(c) Street cleaning;

(2) Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and

(3) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment.

However, "mobile equipment" does not include any land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged. Land vehicles subject to a compulsory or financial responsibility law or other motor vehicle insurance law are considered "autos".

16. "Occurrence" means an accident, including continuous or repeated exposure to substantially the same general harmful conditions.

17. "Personal and advertising injury" means injury, including consequential "bodily injury", arising out of one or more of the following offenses:

a. False arrest, detention or imprisonment;

b. Malicious prosecution;

c. The wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person or organization occupies, committed by or on behalf of its owner, landlord or lessor;

d. Oral, written or electronic publication, in any manner, of material that slanders or libels a person or organization or disparages a person's or organization's goods, products or services;

e. Oral, written or electronic publication, in any manner, of material that violates a person's right of privacy;

f. Copying, in your "advertisement", a person's or organization's "advertising idea" or style of "advertisement"; or

g. Infringement of copyright, slogan, or title of any literary or artistic work, in your "advertisement".

18. "Pollutants" mean any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

19. "Products-completed operations hazard":

a. Includes all "bodily injury" and "property damage" occurring away from premises you own or rent and arising out of "your product" or "your work" except:

(1) Products that are still in your physical possession; or

(2) Work that has not yet been completed or abandoned. However, "your work" will be deemed completed at the earliest of the following times:

(a) When all of the work called for in your contract has been completed.

(b) When all of the work to be done at the job site has been completed if your contract calls for work at more than one job site.

(c) When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.

b. Does not include "bodily injury" or "property damage" arising out of:

(1) The transportation of property, unless the injury or damage arises out of a condition in or on a vehicle not owned or operated by you, and that condition was created by the "loading or unloading" of that vehicle by any insured;

(2) The existence of tools, uninstalled equipment or abandoned or unused materials; or

(3) Products or operations for which the classification, listed in the Declarations or in a policy Schedule, states that products-

completed operations are subject to the General Aggregate Limit.

20. "Property damage" means:

a. Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or

b. Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the "occurrence" that caused it.

As used in this definition, computerized or electronically stored data, programs or software are not tangible property. Electronic data means information, facts or programs:

a. Stored as or on;

b. Created or used on; or

c. Transmitted to or from;

computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.

21. "Suit" means a civil proceeding in which damages because of "bodily injury", "property damage" or "personal and advertising injury" to which this insurance applies are alleged. "Suit" includes:

a. An arbitration proceeding in which such damages are claimed and to which the insured must submit or does submit with our consent; or

b. Any other alternative dispute resolution proceeding in which such damages are claimed and to which the insured submits with our consent.

22. "Temporary worker" means a person who is furnished to you to substitute for a permanent "employee" on leave or to meet seasonal or short-term workload conditions.

23. "Volunteer worker" means a person who

a. Is not your "employee";

b. Donates his or her work;

c. Acts at the direction of and within the scope of duties determined by you; and

d. Is not paid a fee, salary or other compensation by you or anyone else for their work performed for you.

24. "Your product":

a. Means:

(1) Any goods or products, other than real property, manufactured, sold, handled, distributed or disposed of by:

(a) You;

(b) Others trading under your name; or

(c) A person or organization whose business or assets you have acquired; and

(2) Containers (other than vehicles), materials, parts or equipment furnished in connection with such goods or products.

b. Includes

(1) Warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of "your product"; and

(2) The providing of or failure to provide warnings or instructions.

c. Does not include vending machines or other property rented to or located for the use of others but not sold.

25. "Your work":

a. Means:

(1) Work or operations performed by you or on your behalf; and

(2) Materials, parts or equipment furnished in connection with such work or operations.

b. Includes

(1) Warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of "your work", and

(2) The providing of or failure to provide warnings or instructions.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL AUTOMOBILE BROAD FORM ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

To the extent that the provisions of this endorsement provide broader benefits to the "insured" than other provisions of the Coverage Form, the provisions of this endorsement apply.

1. BROAD FORM INSURED

A. Subsidiaries and Newly Acquired or Formed Organizations

The Named Insured shown in the Declarations is amended to include:

(1) Any legal business entity other than a partnership or joint venture, formed as a subsidiary in which you have an ownership interest of more than 50% on the effective date of the Coverage Form. However, the Named Insured does not include any subsidiary that is an "insured" under any other automobile policy or would be an "insured" under such a policy but for its termination or the exhaustion of its Limit of Insurance.

(2) Any organization that is acquired or formed by you and over which you maintain majority ownership. However, the Named Insured does not include any newly formed or acquired organization:

(a) That is a partnership or joint venture,

(b) That is an "insured" under any other policy,

(c) That has exhausted its Limit of Insurance under any other policy, or

(d) 180 days or more after its acquisition or formation by you, unless you have given us notice of the acquisition or formation.

Coverage does not apply to "bodily injury" or "property damage" that results from an "accident" that occurred before you formed or acquired the organization.

B. Employees as Insureds

Paragraph A.1. - WHO IS AN INSURED - of SECTION II - LIABILITY COVERAGE is amended to add:

d. Any "employee" of yours while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

C. Lessors as Insureds

Paragraph A.1. - WHO IS AN INSURED - of Section II - Liability Coverage is amended to add:

e. The lessor of a covered "auto" while the "auto" is leased to you under a written agreement if:

(1) The agreement requires you to provide direct primary insurance for the lessor and

(2) The "auto" is leased without a driver.

Such a leased "auto" will be considered a covered "auto" you own and not a covered "auto" you hire.

D. Additional Insured if Required by Contract

(1) Paragraph A.1. - WHO IS AN INSURED - of Section II - Liability Coverage is amended to add:

f. When you have agreed, in a written contract or written agreement, that a person or organization be added as an additional insured on your business auto policy, such person or organization is an "insured", but only to the extent such person or organization is liable for "bodily injury" or "property damage" caused by the conduct of an "insured" under paragraphs a. or b. of Who Is An Insured with regard to the ownership, maintenance or use of a covered "auto."

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The insurance afforded to any such additional insured applies only if the "bodily injury" or "property damage" occurs:

(1) During the policy period, and

(2) Subsequent to the execution of such written contract, and

(3) Prior to the expiration of the period of time that the written contract requires such insurance be provided to the additional insured.

(2) How Limits Apply

If you have agreed in a written contract or written agreement that another person or organization be added as an additional insured on your policy, the most we will pay on behalf of such additional insured is the lesser of:

(a) The limits of insurance specified in the written contract or written agreement; or

(b) The Limits of Insurance shown in the Declarations.

Such amount shall be a part of and not in addition to Limits of Insurance shown in the Declarations and described in this Section.

(3) Additional Insureds Other Insurance

If we cover a claim or "suit" under this Coverage Part that may also be covered by other insurance available to an additional insured, such additional insured must submit such claim or "suit" to the other insurer for defense and indemnity.

However, this provision does not apply to the extent that you have agreed in a written contract or written agreement that this insurance is primary and non-contributory with the additional insured's own insurance.

(4) Duties in The Event Of Accident, Claim, Suit or Loss

If you have agreed in a written contract or written agreement that another person or organization be added as an additional insured on your policy, the "employee"
additional insured shall be required to CONDITIONS 2. - DUTIES IN THE EVENT OF ACCIDENT, CLAIM , SUIT OR LOSS – OF SECTION IV – BUSINESS AUTO CONDITIONS, in the same manner as the Named Insured.

E. Primary and Non-Contributory if Required by Contract

Only with respect to insurance provided to an additional insured in 1.D. - Additional Insured If Required by Contract, the following provisions apply:

(3) Primary Insurance When Required By Contract

This insurance is primary if you have agreed in a written contract or written agreement that this insurance be primary. If other insurance is also primary, we will share with all that other insurance by the method described in Other Insurance 5.d.

(4) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract or written agreement that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

Paragraphs **(3)** and **(4)** do not apply to other insurance to which the additional insured has been added as an additional insured.

When this insurance is excess, we will have no duty to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

(1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and

(2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, by the method described in Other Insurance 5.d.

2. AUTOS RENTED BY EMPLOYEES

Any "auto" hired or rented by your

on your behalf and at your direction will be

The OTHER INSURANCE Condition is amended by adding the following:

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If an "employee's" personal insurance also applies on an excess basis to a covered "auto" hired or rented by your "employee" on your behalf and at your direction, this insurance will be primary to the "employee's" personal insurance.

3. AMENDED FELLOW EMPLOYEE EXCLUSION

EXCLUSION 5. - FELLOW EMPLOYEE - of SECTION II - LIABILITY COVERAGE does not apply if you have workers' compensation insurance in-force covering all of your "employees".

Coverage is excess over any other collectible insurance.

4. HIRED AUTO PHYSICAL DAMAGE COVERAGE

If hired "autos" are covered "autos" for Liability Coverage and if Comprehensive, Specified Causes of Loss, or Collision coverages are provided under this Coverage Form for any "auto" you own, then the Physical Damage Coverages provided are extended to "autos" you hire or borrow, subject to the following limit.

The most we will pay for "loss" to any hired "auto" is:

(1) $100,000;

(2) The actual cash value of the damaged or stolen property at the time of the "loss"; or

(3) The cost of repairing or replacing the damaged or stolen property,

whichever is smallest, minus a deductible. The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage. No deductible applies to "loss" caused by fire or lightning. Hired Auto Physical coverage is excess over any other collectible insurance. Subject to the above limit, deductible and excess provisions, we will provide coverage equal to the broadest coverage applicable to any covered "auto" you own.

We will also cover loss of use of the hired "auto" if it results from an "accident", you are legally liable and the lessor incurs an actual financial loss, subject to a maximum of $1000 per "accident".

This extension of coverage does not apply to any "auto" you hire or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company), or members of their households.

5. PHYSICAL DAMAGE - ADDITIONAL TEMPORARY TRANSPORTATION EXPENSE COVERAGE

Paragraph A.4.a. of SECTION III - PHYSICAL DAMAGE COVERAGE is amended to provide a limit of $50 per day and a maximum limit of $1,000.

6. LOAN/LEASE GAP COVERAGE

Under SECTION III - PHYSICAL DAMAGE COVERAGE, in the event of a total "loss" to a covered "auto", we will pay your additional legal obligation for any difference between the actual cash value of the "auto" at the time of the "loss" and the "outstanding balance" of the loan/lease.

"Outstanding balance" means the amount you owe on the loan/lease at the time of "loss" less any amounts representing taxes; overdue payments; penalties, interest or charges resulting from overdue payments; additional mileage charges; excess wear and tear charges; lease termination fees; security deposits not returned by the lessor; costs for extended warranties, credit life Insurance, health, accident or disability insurance purchased with the loan or lease; and carry-over balances from previous loans or leases.

7. AIRBAG COVERAGE

Under Paragraph B. EXCLUSIONS - of SECTION III - PHYSICAL DAMAGE COVERAGE, the following is added:

The exclusion relating to mechanical breakdown does not apply to the accidental discharge of an airbag.

8. ELECTRONIC EQUIPMENT - BROADENED COVERAGE

a. The exceptions to Paragraphs B.4 - EXCLUSIONS - of SECTION III - PHYSICAL DAMAGE COVERAGE are replaced by the following:

Exclusions **4.c.** and **4.d.** do not apply to equipment designed to be operated solely by use of the power from the "auto's" electrical system that, at the time of "loss", is:

(1) Permanently installed in or upon the covered "auto";

(2) Removable from a housing unit which is permanently installed in or upon the covered "auto";

(3) An integral part of the same unit housing any electronic equipment described in Paragraphs (1) and (2) above; or

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(4) Necessary for the normal operation of the covered "auto" or the monitoring of the covered "auto's" operating system.

b. Section III – Version CA 00 01 03 10 of the Business Auto Coverage Form, Physical Damage Coverage, Limit of Insurance, Paragraph C.2 and Version CA 00 01 10 01 of the Business Auto Coverage Form, Physical Damage Coverage, Limit of Insurance, Paragraph C are each amended to add the following:

$1,500 is the most we will pay for "loss" in any one "accident" to all electronic equipment (other than equipment designed solely for the reproduction of sound, and accessories used with such equipment) that reproduces, receives or transmits audio, visual or data signals which, at the time of "loss", is:

(1) Permanently installed in or upon the covered "auto" in a housing, opening or other location that is not normally used by the "auto" manufacturer for the installation of such equipment;

(2) Removable from a permanently installed housing unit as described in Paragraph 2.a. above or is an integral part of that equipment; or

(3) An integral part of such equipment.

c. For each covered "auto", should loss be limited to electronic equipment only, our obligation to pay for, repair, return or replace damaged or stolen electronic equipment will be reduced by the applicable deductible shown in the Declarations, or $250, whichever deductible is less.

9. EXTRA EXPENSE - BROADENED COVERAGE

Under Paragraph A. - COVERAGE - of SECTION III - PHYSICAL DAMAGE COVERAGE, we will pay for the expense of returning a stolen covered "auto" to you.

10. GLASS REPAIR - WAIVER OF DEDUCTIBLE

Under Paragraph D. - DEDUCTIBLE - of SECTION III - PHYSICAL DAMAGE COVERAGE, the following is added:

No deductible applies to glass damage if the glass is repaired rather than replaced.

11. TWO OR MORE DEDUCTIBLES

Under Paragraph D. - DEDUCTIBLE - of SECTION III - PHYSICAL DAMAGE COVERAGE, the following is added:

If another Hartford Financial Services Group, Inc. company policy or coverage form that is not an automobile policy or coverage form applies to the same "accident", the following applies:

(1) If the deductible under this Business Auto Coverage Form is the smaller (or smallest) deductible, it will be waived;

(2) If the deductible under this Business Auto Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

12. AMENDED DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

The requirement in LOSS CONDITIONS 2.a. - DUTIES IN THE EVENT OF ACCIDENT,CLAIM, SUIT OR LOSS - of SECTION IV - BUSINESS AUTO CONDITIONS that you must notify us of an "accident" applies only when the "accident" is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) A member, if you are a limited liability company; or

(4) An executive officer or insurance manager, if you are a corporation.

13. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

If you unintentionally fail to disclose any hazards existing at the inception date of your policy, we will not deny coverage under this Coverage Form because of such failure.

14. HIRED AUTO - COVERAGE TERRITORY

Paragraph e. of GENERAL CONDITIONS 7. - POLICY PERIOD, COVERAGE TERRITORY - of SECTION IV - BUSINESS AUTO CONDITIONS is replaced by the following:

e. For short-term hired "autos", the coverage territory with respect to Liability Coverage is anywhere in the world provided that if the "insured's" responsibility to pay damages for "bodily injury" or "property damage" is determined in a "suit," the "suit" is brought in the United States of America, the territories and possessions of the United States of America, Puerto Rico or Canada or in a settlement we agree to.

15. WAIVER OF SUBROGATION

TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US - of SECTION IV - BUSINESS AUTO CONDITIONS is amended by adding the following:

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We waive any right of recovery we may have against any person or organization with whom you have a written contract that requires such waiver because of payments we make for damages under this Coverage Form.

16. RESULTANT MENTAL ANGUISH COVERAGE

The definition of "bodily injury" in SECTION V-DEFINITIONS is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease sustained by any person, including mental anguish or death resulting from any of these.

17. EXTENDED CANCELLATION CONDITION

Paragraph 2. of the COMMON POLICY CONDITIONS - CANCELLATION - applies except as follows:

If we cancel for any reason other than nonpayment of premium, we will mail or deliver to the first Named Insured written notice of cancellation at least 60 days before the effective date of cancellation.

18. HYBRID, ELECTRIC, OR NATURAL GAS VEHICLE PAYMENT COVERAGE

In the event of a total loss to a "non-hybrid" auto for which Comprehensive, Specified Causes of Loss, or Collision coverages are provided under this Coverage Form, then such Physical Damage Coverages are amended as follows:

a. If the auto is replaced with a "hybrid" auto or an auto powered solely by electricity or natural gas, we will pay an additional 10%, to a maximum of $2,500, of the "non-hybrid" auto's actual cash value or replacement cost, whichever is less,

b. The auto must be replaced and a copy of a bill of sale or new lease agreement received by us within 60 calendar days of the date of "loss,"

c. Regardless of the number of autos deemed a total loss, the most we will pay under this Hybrid, Electric, or Natural Gas Vehicle Payment Coverage provision for any one "loss" is $10,000.

For the purposes of the coverage provision,

a. A "non-hybrid" auto is defined as an auto that uses only an internal combustion engine to move the auto but does not include autos powered solely by electricity or natural gas.

b. A "hybrid" auto is defined as an auto with an internal combustion engine and one or more electric motors; and that uses the internal combustion engine and one or more electric motors to move the auto, or the internal combustion engine to charge one or more electric motors, which move the auto.

19. VEHICLE WRAP COVERAGE

In the event of a total loss to an "auto" for which Comprehensive, Specified Causes of Loss, or Collision coverages are provided under this Coverage Form, then such Physical Damage Coverages are amended to add the following:

In addition to the actual cash value of the "auto", we will pay up to $1,000 for vinyl vehicle wraps which are displayed on the covered "auto" at the time of total loss. Regardless of the number of autos deemed a total loss, the most we will pay under this Vehicle Wrap Coverage provision for any one "loss" is $5,000. For purposes of this coverage provision, signs or other graphics painted or magnetically affixed to the vehicle are not considered vehicle wraps.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

Policy Number: 22 WE BE9P58 **Endorsement Number:**
Effective Date: 05/01/25 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: NV5 Global, Inc.
200 S Park RD STE 350
Hollywood, FL 33021

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule.

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

SCHEDULE

Any person or organization for whom you are required by written contract or agreement to obtain this waiver of rights from us. Endorsement is not applicable in KY, NH, NJ or for any MO construction risk

Countersigned by _____
Authorized Representative

Form WC 00 03 13 Printed in U.S.A.



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 22 WE BE9P58 **Endorsement Number:**
Effective Date: 05/01/25 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: NV5 GLOBAL, INC.
200 S PARK RD STE 350
HOLLYWOOD FL 33021

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	Job Description
Any person or organization for whom you are required by written contract or agreement to obtain this waiver of rights from us	

Countersigned by _____
Authorized Representative

Form WC 04 03 06 (1) Printed in U.S.A.
Process Date: 04/28/25 **Policy Expiration Date:** 05/01/26

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION TO CERTIFICATE HOLDER(S)

This policy is subject to the following additional Conditions:

If this policy is cancelled by the Company, other than for nonpayment of premium, notice of such cancellation will be provided to the certificate holder(s) with mailing addresses on file with the agent of record. Such notice will be provided within 30 days of the Company's receipt of certificate holder(s) information from the agent of record.

If notice is mailed, proof of mailing to the last known mailing address of the certificate holder(s) on file with the agent of record will be sufficient proof of notice.

Any notification rights provided by this endorsement apply only to active certificate holder(s) who were issued a certificate of insurance applicable to this policy's term

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION TO CERTIFICATE HOLDER(S)

This policy is subject to the following additional Conditions:

If this policy is cancelled by the Company, other than for nonpayment of premium, notice of such cancellation will be provided to the certificate holder(s) with mailing addresses on file with the agent of record. Such notice will be provided within 30 days of the Company's receipt of certificate holder(s) information from the agent of record.

If notice is mailed, proof of mailing to the last known mailing address of the certificate holder(s) on file with the agent of record will be sufficient proof of notice.

Any notification rights provided by this endorsement apply only to active certificate holder(s) who were issued a certificate of insurance applicable to this policy's term.

Failure to provide such notice to the certificate holder(s) will not amend or extend the date the cancellation becomes effective, nor will it negate cancellation of the policy. Failure to send notice shall impose no liability of any kind upon the Company or its agents or representatives.

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Policy Number: 22 WE BE9P58

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION TO CERTIFICATE HOLDER(S)

This policy is subject to the following additional Conditions:

If this policy is cancelled by the Company, other than for nonpayment of premium, notice of such cancellation will be provided to the certificate holder(s) with mailing addresses on file with the agent of record. Such notice will be provided within 30 days of the Company's receipt of certificate holder(s) information from the agent of record.

If notice is mailed, proof of mailing to the last known mailing address of the certificate holder(s) on file with the agent of record will be sufficient proof of notice.

Any notification rights provided by this endorsement apply only to active certificate holder(s) who were issued a certificate of insurance applicable to this policy's term

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AGENDA MEMORANDUM

FROM:	Barbara Luckham, Interim Budget Director
SUBJECT:	RFP 24-077 Electronic Payments Solution: Order Form for Solid Waste Division; Invoice Cloud, Inc
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

On November 7, 2024, the Board awarded RFP 24-077 County-Wide Electronic Payments Solution to Invoice Cloud, Inc. to provide electronic payment solutions throughout Citrus County departments.

Staff desire approval for the Division of Solid Waste Add-On Biller Order Form dated 4/30/2025. Solid Waste requires four (4) wireless EMV (Europay, Mastercard, and Visa) readers for a speedy and efficient checkout at their scalehouse checkout lines.

The lease fee for each EMV reader is $50.00 monthly.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
5212-53400	Other Contractual Services	$399,195	$3,514	$49,100	$346,581

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Division of Solid Waste's Order Form on the Agreement between Citrus County, Florida and Invoice Cloud, Inc. for the equipment

lease of four (4) EMV readers needed to process cardholder payments with a wireless device. **(Carlton Hall, Public Works Director)**

ATTACHMENTS:

1. RFP 24-077 REVISED Executed Copy
2. Add On Order Form_Citrus County_EMV_Solid Waste Management - Signed

CERTIFIED TO BE A TRUE COPY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
BY Ashley Ross D.C.
THIS 4 DAY OF December 2024

SERVICES AGREEMENT

This Services Agreement is entered into by the parties this 7th day of November, 2024

1.0 Parties:

Citrus County, Florida, a Political Subdivision of the State of Florida, (Biller).

and

Invoice Cloud, Inc., (IC).

2.0 Designated Contact Person as to Biller:

Linda Morse, Purchasing & Contracts Mgr.
Department of Management & Budget
3600 W. Sovereign Path, STE 266
Lecanto, Florida 34461
Phone: 352-527-5457
Email: Linda.morse@citrusbocc.com

3.0 Designated Contact Person as to IC:

Chris Shelby,Customer Success
Invoice Cloud, Inc.
30 Braintree Hill Office Park
Suite 303
Braintree, MA 02048
Phone:781-664-9247
Email:cshelby@invoicecloud.com

4.0 Notices: All notices between Biller and IC, as required under the Agreement, shall be by telephone, facsimile, e-mail, mail, or by personal delivery to the respective designated contact person identified above. Either designated recipient may notify the other, in writing, if someone else is designated to receive notice.

5.0 Entire Agreement: This Agreement, and its associated documents referenced herein, together with any Exhibits and executed Addenda, shall constitute the entire Agreement between IC and Biller (hereinafter referred to as the "Agreement"). In resolving conflicts, errors, discrepancies, and disputes concerning the Scope of Work or other rights or obligations of the parties, precedence shall be given in the following order: (1) a fully executed Addendum to this Agreement (later executed Addenda taking precedence over earlier dated Addenda), (2) provisions of this Agreement, (3) provisions of the Purchase Order issued to IC, and (4) provisions contained in any governmental regulation incorporated herein by reference, and (5) Provisions of the IC's Proposal There are no understandings or agreements except as herein expressly stated. Notwithstanding anything to the contrary contained herein, Sections 5, 8, and 12 of the Biller Agreement at Exhibit C shall control over any conflicting terms included in this Agreement or any other document listed in the preceding sentence.

6.0 Agreement Documents:

1. Exhibit A – Scope of Work
2. Exhibit B – Biller Order Form
3. Exhibit C – Biller Agreement
4. Exhibit D- Biller Terms & Conditions

7.0 Term of Agreement: The duration of the Agreement shall be from the date that the parties have executed the Agreement for a term of three (3) years after the Go Live Date ("Initial Term"), and may be renewed for an additional three (3) year term ("Renewal Term") upon written notice from Biller of its intent to renew no less than ninety (90) days before the end of the Initial Term. The Biller reserves the right to automatically extend any agreement for a maximum period not to exceed one hundred twenty (120) calendar days in order to provide Biller Departments with continual service and supplies while a new agreement is being solicited, evaluated, and/or awarded.

8.0 Modification of Agreement: The Agreement may only be modified or amended upon mutual written agreement of Biller and IC. No oral agreements or representations shall be valid or binding upon Biller or IC. No alteration or modification of the Agreement terms, including substitution of product, shall be valid or binding against Biller. IC may not unilaterally modify the terms of the Agreement by affixing additional terms by incorporating such terms into IC's documents forwarded by IC for payment. Biller's acceptance of the Work or the processing of documentation on forms furnished by IC to Biller for approval or payment shall not constitute acceptance of any terms and conditions.

9.0 Work Provided by IC: The Services to be provided by IC are summarized in Exhibit "A", attached to this Agreement. If Biller identifies any additional Services to be provided by IC that are not covered under the original Agreement, such additional Services shall be made a part of this Agreement by a written Addendum.

10.0 Compensation to IC: Compensation to be paid to IC for the provision of the Services shall be as set forth in Exhibit "B", attached to this Agreement.

10.1 If Biller identifies any additional services to be performed by IC, or if Biller authorizes changes in the scope, extent, or character of the Project that is outside of the scope of Exhibit B and that result in additional fees, such additional fees shall be mutually negotiated between Biller and IC and made part of this Agreement by a written Amendment.

10.2 All payment obligations shall be payable upon receipt of invoice from IC per Prompt Payment Act, defined herein sections 11.2 and 11.3 of this Agreement. All fees will be billed in U.S. dollars. If Biller believes the invoice from IC is incorrect, Biller shall comply with Section 11.3 of this Agreement.

10.3 IC may request an increase in fees after the initial year and not more than once per year thereafter. The request to increase fees referenced in the Biller Order Form (including any Invoice Parameter Sheets), must be submitted in writing to Biller at least 90 calendar days prior to each yearly period after the execution date of the Biller Order Form. Such an increase may be no greater than the annual consumer price index (CPI) or five percent (5%), whichever is less.

11 Payment of Payment Requests:

11.1 **Payment Requests:** IC shall submit invoices no more than once per month, unless stipulated differently in the Agreement. At a minimum, the payment requests shall include the Purchase Order Number, a description of the Work provided, and the amount of the payment request. All requests for payment shall be submitted in sufficient detail to demonstrate compliance with the terms of the Agreement and to allow for the proper pre-audit and post-audit thereof. Biller reserves the right to request any information from IC that Biller deems necessary to substantiate claims for remuneration. Upon receipt of IC's payment request, Biller will review such to ensure that it is in proper order, and that the Work covered under the payment request have been completed in accordance with this Agreement. If it is found that the payment request is not in proper order, or the Work covered under the payment request do not satisfy this Agreement, the payment request may be rejected.

11.2 **Prompt Payment:** Biller shall make payment of a payment request in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act" from the date, which a properly received payment request is recorded as received by Biller, for Work completed to the satisfaction of Biller.

11.3 **Form of Request:** If the payment request is not received in proper order, Biller may reject the payment request within twenty (20) business days after the date on which the payment request is recorded as received by Biller. Biller shall provide IC with a written notification of the rejection specifying the deficiency and corrective measures necessary to make the payment request proper. Upon receipt of a payment request that corrects the deficiency, Biller shall make payment in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act", or reject the payment request, within twenty (20) business days after the date on which the corrected and proper payment request is recorded as received by Biller.

11.4 **Resolution of Payment Request Disputes:** Biller. If the dispute between IC and Biller involves a portion of a payment request, the undisputed portion shall be paid by Biller in a timely manner, as long as the payment request for the undisputed portion is in proper order. Proceedings to resolve the

dispute will commence within forty-five (45) business days after the date the payment request in dispute was recorded as being received by Biller and will be concluded by final decision of Biller within sixty (60) business days after the date on which the payment request was recorded as being received by Biller. Such procedures do not constitute an administrative proceeding that prohibits a court from deciding de novo any action arising out of the dispute.

11.5 **Purchase Order:** Although an Agreement will be executed by Biller and IC for the Work being purchased by Biller, a purchase order will also be issued to IC for the purpose of facilitating payment to IC.

11.6 **Payments to Subcontractors:** When IC receives from Biller any payment for Work covered under the Agreement, IC must pay such money received to each subcontractor or supplier in proportion to the percentage of the Work completed by each subcontractor or supplier within ten (10) business days after IC's receipt of the payment. If IC receives less than full payment, then IC shall be required to disburse only the funds received on a pro rata basis to its subcontractors or suppliers, each receiving a prorated portion based on the amount due on the payment. If a subcontractor receives payment from IC for labor, services or materials furnished by Subcontractors or suppliers hired by the Subcontractors, the subcontractor must remit payment due to those subcontractors or suppliers within seven (7) business days after the subcontractor's receipt of payment from IC.

11.7 **ACH Enrollment** IC will be required to complete an "Authorization Agreement for ACH Credits Enrollment Form". Payments will be deposited directly into IC's bank account. This means there is no need to wait for the check to come in the mail and eliminates the possibility of a lost check. The Clerk's Accounts Payable Department will provide confirmation via email when payments are transmitted, ensuring immediate notification.

12 Warranties:

12.1 **Warranty of Ability to Perform**: IC warrants that as of the effective date of this Agreement, to the best of its knowledge, there are no pending or threatened actions, proceedings, investigations, or any other legal or financial condition, that would in any way prohibit, restrain, or diminish IC's ability to satisfy its Agreement obligations.

12.2 **Warranty of Services:** IC warrants that the Service will materially perform the functions that the Biller has selected on the Biller Order Form (Exhibit B) and the Statement of Work, attached hereto as Exhibit A and incorporated herein by reference (the "Statement of Work"), under normal use and circumstances, and that IC shall use commercially reasonable measures with respect to Customer Data to the extent that it retains such, in the operation of the Service; provided, that the Biller shall maintain immediately accessible backups of the Customer Data (to the extent that Biller is permitted pursuant to applicable law and PCI-DSS standards). In addition, IC will, at its own expense, as the sole and exclusive remedy with respect to performance of the Service, correct any Transaction Data to the extent that such errors have been caused by IC or by malfunctions of IC's processing systems.

13 **Public Records:** IC will keep and maintain public records required by the Biller to perform the service. Upon request from the Biller's custodian of public records, IC will provide the Biller with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. IC will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if IC does not transfer the records to the Biller. Upon completion of the Agreement, IC will transfer, at no cost, to the Biller all public records in possession of the IC or keep and maintain public records required by Biller to perform the service. If IC transfers all public records to Biller upon completion of the Agreement, IC shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If IC keeps and maintains public records upon completion of the Agreement, IC shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Biller, upon request from the Biller's custodian of public records, in a format that is compatible with the information technology system of the Biller. If IC does not comply with the Biller's request for public records, the Biller shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement:

IF IC HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO IC'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; PHONE: (352) 527- 5235; EMAIL: RMLO@CITRUSBOCC.COM.

14 **Insurance**: During the term of the Agreement, IC, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of IC. IC shall provide Biller a certificate(s) of insurance, evidencing such coverage.

14.1 **Minimum Insurance Requirements:** IC shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by IC, its agents, representatives, employees, or subcontractors. The coverages, limits or endorsements required herein protect the primary interests of Biller, and these coverages, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect IC against any loss exposures, whether as a result of the project or otherwise. The requirements contained herein, as well as Biller's review or acknowledgement, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by IC under this contract.

14.2 Commercial General Liability:

14.2.1 IC must obtain a general liability policy with limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

14.3 Umbrella Liability:

14.3.1 IC must obtain an umbrella liability policy with limits of $5,000,000 per occurrence and a $5,000,000 general aggregate.

14.4 Errors and Omissions Liability to include Cyber Liability

14.4.1 Errors and Omissions Insurance (Professional Liability and Cyber Insurance) with limits of liability of Two Million Dollars ($2,000,000) per claim and $2,000,000 in the aggregate.
14.4.2 .

14.6 Other Insurance Provisions:

14.6.1 The certificate shall indicate if coverage is provided under a "claims-made" or "occurrence" form. If any coverage is provided under a claims-made form, the certificate will show a retroactive date, which should be the same date as the contract (original if contract is renewed) or prior. IC shall provide Biller with thirty (30) days' notice of cancellation of any insurance policies required by this Agreement.

14.6.2 The IC has sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a deductible coverage, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation.

14.6.3 All required insurance policies must be maintained through the Term of the Agreement.

14.6.4 Citrus County, Florida, its officials, employees, and volunteers are to be covered as an Additional Insured on all policies required by this Agreement except Errors and Omissions Liability. The coverage shall contain no special limitation on the scope of protection afforded to the Biller, its officials, employees, or volunteers.

14.6.5 IC's insurance coverage shall be primary insurance as respects Biller, its officials, employees, and volunteers on those policies on which the Biller is listed as an additional insured. Any insurance or self-insurance maintained by Biller, its officials, employees, or volunteers shall

be excess of IC's insurance and shall be non- contributory.

14.6.6 For all policies of insurance except E&O and Cyber Liability: IC, and its insurance carrier, waive all subrogation rights against Biller for all losses or damage that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not.

14.6.7 The Certificate Holder should read as follows: Citrus County, Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.

14.6.8 It is the IC's responsibility to ensure that all subcontractors comply with these insurance requirements. ICs shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

14.6.9 With the exception of workers' compensation policies, all required insurance policies must be written by a carrier having a minimum rating of A- by A.M. Best or similar rating company. All workers' compensation policies must be written by carriers admitted in the State of Florida, and who participate in the Florida Insurance Guarantee Fund.

14.6.10 All Certificates must show that IC's policies have been endorsed per the requirements.

14.6.11 Once ALL paperwork is completed and received by Biller, an email will be sent to IC requesting online registration with myCOI. It is critical that Biller is provided with an accurate email address. The cost to register is $19.95 and a credit/debit card will be needed. Part of the registration process includes providing contact information for IC's insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload the current Certificate of Insurance (COI) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed, or faxed to Biller. IC will not be allowed to begin work and no payments will be made until registration is completed and a compliant Certificate of Insurance is received from IC's agent(s). This is a yearly requirement for the duration of the Agreement.

15 **Indemnification:** IC shall indemnify and hold Biller and Biller's employees, attorneys, and agents, harmless from any losses, liabilities, and damages (including, without limitation, Biller's costs, and reasonable attorneys' fees) arising out of: (i) failure by IC to implement commercially reasonable measures against the theft of Customer Data; (ii) its total failure to deliver funds processed by IC as required hereunder (which relates to payments due from IC for Transaction data); or (iii) IC's negligence or willful misconduct. This indemnification does not apply to any claim or complaint relating to Biller's failure to resolve a payment dispute concerning debts owed to Biller or Biller's negligence or willful misconduct or violation of any applicable agreement or law. The parties agree that this Section 15.0 shall not waive the benefits or provisions of Section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this Section 15.0 shall survive the expiration or earlier termination of this Agreement.

16 **Termination of Agreement:** This Agreement may be terminated by either party with cause in the event of a material breach of the terms of this Agreement by the other party and the breach remains uncured for a period of 30 days following receipt of written notice by the breaching party. Upon any early termination of this Agreement by IC as a result of breach, Biller shall remain liable for all fees and charges incurred, and all periodic fees owed through the end of the calendar month following the effective date of termination. Upon any termination or expiration of this Agreement, Biller's password and access will be disabled and Biller will be obligated to pay the balance due on Biller's account. Biller agrees that IC may Biller for such unpaid fees.

17 **Additional Terms and Conditions:**

17.1 **Advertising:** Subject to Chapter 119, Florida Statutes, IC shall not publicly disseminate any information concerning the Agreement without prior written approval from Biller, including, but not limited to mentioning the Agreement in a press release or other promotional material, identifying Biller as a reference, or otherwise linking IC's name and either a description of the Agreement or the name of Biller in any material published, either in print or electronically, to any entity that is not a party to the Agreement.

17.2 **Assignment:** Neither Biller nor IC shall sell, assign, or transfer any of its rights, duties or obligations under the Agreement without the prior written consent of the other Party, but may be assigned without such Party's consent, following written notice to such Party, to (i) a parent or subsidiary, (ii) an acquirer of assets, or (iii) a successor by merger. In the event IC assigns this Agreement pursuant to the preceding sentence without consent of the Biller, such assignee must provide Biller with new certificates of insurance that comply with the requirements of Section 14.0 prior to performing any services hereunder. Any purported assignment in violation of this section shall be void. Except for those circumstances where consent is not required, a mutually agreed Assignment of Agreement will be executed for the assignee to assume the remaining term and conditions of the Agreement.

17.3 **Bankruptcy or Insolvency**: IC shall promptly notify Biller in writing of the filing of any voluntary or involuntary petition for bankruptcy and/or of any insolvency of IC or any of its subcontractors who are involved in the provision of the Work under this Agreement.

17.4 **Compliance with Laws:** IC shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287 of the Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status.

17.5 **Conflict of Interest:** IC covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Work covered under this Agreement. Furthermore, IC warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for IC to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or agency, other than a bona fide employee working solely for IC any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. IC, and its subcontractors at any tier, certify that they have not entered into any contract, sub-contract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of

employee of IC or its subcontractors, during its tenure, or for two years thereafter, has any interest, direct or indirect. IC, and its subcontractors at any tier, shall insert the following provision into each of their contracts and sub-contracts, but only where such contracts and sub-contracts specifically reference this Agreement and are for the purpose of providing services exclusively to the Biller and not to any other customer of IC:

"No member, officer, or employee of the subcontractor, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

17.6 **Cooperative Purchasing:** If applicable, pursuant to IC's own governing laws, and subject to agreement of the IC, other government entities may be permitted to make purchases at the terms and conditions contained herein. Non-Biller purchases are independent of the Agreement between Biller and IC, and Biller shall not be a party to any transaction between IC and any other government entity. Another government entity may attach additional contractual and technical terms and conditions to this Agreement. These "special conditions" shall take precedence over the terms and conditions in this Agreement unless the conflicting term in this Agreement is statutorily required, in which case the term contained in this Agreement shall take precedence.

17.7 **County Funds**: In the event that Biller does not receive sufficient funds from the applicable local source, state legislature, and/or federal sources to pay the monthly fee as set forth on the Biller Order Form, IC may, upon receiving written documentation from Biller verifying the insufficient appropriation, elect to waive the monthly fee until such time as Biller is able to budget sufficient funds. In the event that IC elects to waive the monthly fee, Biller shall continue to pay all applicable per-transaction fees as set forth on the Biller Order Form. In the event that IC elects not to waive the monthly fee, either

party may terminate this Agreement with thirty (30) days' written notice to the other party. In the event that the Agreement is terminated in accordance with this Section, Biller shall remain liable for all fees and charges incurred, and all periodic fees owed through the end of the calendar month following the effective date of termination. Additionally, in accordance with Section 216.347, Florida Statutes, and as provided herein, IC may not expend any Biller funds for the purpose of lobbying the legislature, or local, state, or federal agencies.

17.8 **Debarment:** IC certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, Biller, State or Federal Department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise Biller immediately if their status changes and will provide an explanation for the change in status.

17.9 **Discriminatory Vendor:** Provider certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a Provider, supplier, subcontractor, or IC under a contract with any public entity, and may not transact business with public entity.

17.10 **Disposal of Wastes:** IC shall handle any waste materials generated in the performance of the Work in full compliance with all laws, regulations, and requirements of all governmental authorities and those of Biller. IC shall use only disposal facilities which have proper permits and are in full compliance with all Laws. IC agrees that Biller has the right to reject, for any reason, IC's use of any particular disposal facility.

17.11 **Dispute Resolution**: For any dispute concerning the performance of the Agreement, which includes without limitation controversies based upon breach of contract, mistake, misrepresentation, or other cause for contract modification or rescission, Biller shall attempt to reach a mutual agreement as to the settlement and resolution of the dispute with IC. Should a mutual agreement not be reached, the Biller shall render a decision and reduce such to writing and serve a copy on IC. No such decision shall not limit either Party's rights to seek resolution in court pursuant to Section 17.18.

17.12 **Drug Free Workplace:** IC certifies that it has in place a Drug-Free Workplace Program in accordance with the Drug-Free Workplace Act of 1988 (41 U.S.C. 702-706).

17.13 **Employees, Subcontractors, and Agents:** All IC employees, subcontractors, or agents performing any of the Work under the Agreement shall be properly trained to meet or exceed any specified training qualifications. All employees, subcontractors, or agents of IC must comply with the security and administrative requirements of this Agreement. Biller may conduct, and IC shall cooperate in, a security background check or otherwise assess any employee, subcontractor, subcontractor, or agent of IC that is physically present at Biller Facilities. Biller may refuse access to Biller Facilities or require replacement of any employee, subcontractor, subcontractor, or agent of IC for cause, including, but not limited to, technical or training qualifications, quality of Work, change in security status, or non-compliance with Biller's security or other requirements. Such refusal shall not relieve IC of its obligation to perform all Work in compliance with the Agreement. Biller may reject and bar from any Biller facility for cause any of IC's employees, subcontractors, subcontractors, or agents. Biller shall have the right to review and approve any subcontractors that are utilized by IC in the performance of their Work. The IC shall be fully responsible to Biller for the acts and omissions of its subcontractors, and persons directly or indirectly employed by them. It is IC's responsibility to ensure that its subcontractors are properly licensed to do business in the State of Florida and Citrus Biller, as required by law.

17.14 **Environmental Issues:** All notifications regarding environmental issues or requirements shall

be sent immediately to the Biller's Contact Person. Unless directed otherwise by the Biller, the IC is not to contact any local, state, or federal governmental agencies concerning environmental issues involving the Project Site.

17.15 **Equal Employment Opportunity:** IC shall not discriminate on the basis of race, color, sex, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. Seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. IC shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the State of Florida Department of Transportation, the Secretary of Labor, or Biller may require. The above shall be required of any subcontractor hired by IC. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontractors entered into by IC. Sub-contracts entered into by IC shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, IC shall insert in its sub-contracts a clause requiring subcontractors to include these provisions in any lower-tired sub-contracts that may in turn be made. IC shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

17.16 **E-Verification System:** IC and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://e-verify.uscis.gov/emp, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by IC during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by IC to perform work pursuant to this Contract. ICs meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. The IC and its subcontractors shall provide Biller with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. Biller is obligated to terminate this Agreement upon a good faith belief that IC or its subcontractors has knowingly violated Section 448.095, Florida Statutes.

17.17 **Force Majeure Event:** IC shall not be considered to be in default in the performance of its obligations under this Agreement, except obligations to make payments with respect to amounts already accrued, to the extent that performance of any such obligation is prevented or delayed by any cause, existing or future, which is beyond the reasonable control, and not a result of the fault or negligence of the affected party (a "Force Majeure Event"). If a party is prevented or delayed in the performance of any such obligations by a Force Majeure Event, such party shall immediately provide notice to the other party of the circumstances preventing or delaying performance and the expected duration thereof. Such notice shall be confirmed in writing as soon as reasonably possible. The party so affected by a Force Majeure Event shall endeavor, to the extent reasonable, to remove the obstacles which prevent performance and shall resume performance of its obligations as soon as reasonably practicable. A Force Majeure Event shall include, but not be limited to acts of civil or military authority (including courts or regulatory agencies), acts of God (excluding normal or seasonal weather conditions), war, riot, or insurrection, inability to obtain required permits or licenses, hurricanes, and severe floods.

17.18 **Governing Law and Venue:** The Agreement shall be governed in accordance with the laws of the State of Florida. In the event of litigation with respect to the obligation of the parties to the Agreement, the jurisdiction and venue of such action shall be an appropriate State Court in Citrus County, Florida.

17.19 **Governmental Restrictions:** If IC believes that any governmental restrictions have been imposed that require alteration of the methods used in the performance of the Work, IC shall immediately notify Biller in writing, indicating the specific restriction. Biller reserves the right, and the complete discretion, to accept any such alteration or to cancel the Agreement at no further expense to Biller.

17.20 **Immigration and Nationality Act:** IC shall comply with all immigration laws as outlined in 8 USC § 1324a - Unlawful employment of aliens. Biller will not intentionally award Biller contracts to any IC

who knowingly employs unauthorized Alien workers. Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with Biller may result in immediate termination of the Agreement. Biller will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral cancellation of the Agreement, by Biller, if IC knowingly employs unauthorized aliens.

17.21 **Lobbying:** IC shall not, in connection with the Agreement, directly or indirectly (1) offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any Biller officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or (2) offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any Biller officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Work, employment, or contracts of any kind.

17.22 **Materials, Work, and Facilities:** It is understood that, except as otherwise specifically stated in the Contract Documents, IC shall provide and pay for all materials, labor, tools, equipment, water, light, power, transportation, supervision, temporary construction of any nature, and all other Work and facilities of any nature whatsoever necessary to execute, complete, and deliver the Work within the specified time.

17.23 **Non-Collusion:** IC agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that IC intends to do the work with its own bonafide employees or subcontractors and has not provided a response for the benefit of another IC. Furthermore, IC certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a response on any public contract.

17.24 **Patent and Copyright Responsibility:** Any material, design or supplied specified by IC or supplied by IC pursuant to this Agreement shall not knowingly infringe any patent or copyright, and IC shall be solely responsible for securing any necessary licenses required for patented or copyrighted material utilized by IC in the performance of the services.

17.25 **Protection of Persons:** IC will be responsible for the safety of its employees and the employees of its subcontractors and subcontractors, during the provision of their Work. IC will be responsible for initiating, maintaining, and supervising all safety programs in connection with the provision of their Work in accordance with applicable safety standards and regulations, as promulgated by the United States Occupational Safety and Health Act and those of Biller.

17.26 **Public Entity Crime:** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a IC, supplier, subcontractor, or IC under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

17.27 **Relationship:** IC is an independent contractor to Biller in performing its Work under this Agreement and is not an employee, agent, joint-venture, or partner of Biller.

17.28 **Schedules, Reports and Records:** Furthermore, Biller reserves the right to inspect and audit IC's books and records relating to the Agreement, when deemed appropriate by Biller, but no more than once per year and any such inspection or audit shall not unreasonably interfere with IC's business

operations. All schedules, reports, and records of the IC, as they relate to the Agreement, shall be retained by IC for a period of three (3) years from the date of final payment under the Agreement.

17.29 **Severability**: If a court deems any provision of this Agreement void or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

17.30 **Survival:** All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

17.31 **Taxes:** IC's fees are exclusive of all taxes, levies, or duties imposed by taxing authorities. IC may assess and/or collect such taxes, levies, or duties against Biller and Biller shall be responsible for payment of all such taxes, levies, or duties, excluding only United States (federal or state) taxes based solely on IC's income. Notwithstanding the foregoing, if Biller provides IC with its valid tax exemption certificate authorized by the appropriate taxing authority, Biller shall not be required to pay the taxes listed as exempt on such certificate, provided that IC shall not be required to pay such taxes. IC shall pay all sales, consumer, use and other similar taxes required to be paid by IC in accordance with the laws and regulations of the State of Florida which are applicable to the operations of IC's business. Biller will not pay for any personal property taxes levied on IC or for any taxes levied on IC's employees' wages. Biller holds a State of Florida Sales Tax Exemption Certificate (No. 85-8012621778C-1). All purchases made by Biller directly from a dealer, distributor or manufacturer are exempt from sales, consumer, use and other similar taxes.

17.32 **Waiver**: The delay or failure by either Party to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of such Party's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right by such Party.

17.33 **Workforce Labor:** Biller believes that the hiring of employees by ICs to whom Biller awards contracts should, to the maximum extent possible, be citizens within its boundaries that are unemployed or seeking work for the first time. To that extent, Biller has agreed to notify CLM Workforce Connection of all awards involving service contracts. CLM Workforce Connection is a local business-led organization that plans and coordinates quality employment and training services for businesses and individual career seekers in Citrus Biller. The IC will be contacted by CLM Workforce Connection to discuss hiring through its staff and services. IC's participation with CLM Workforce Connection is not required as a condition of this Agreement, but rather an opportunity for greater support for the community of Citrus Biller and IC in hiring assistance.

17.34 Security:

17.34.1 **Confidentiality**: IC shall not divulge to third parties any confidential information obtained by IC or its agents, distributors, resellers, subcontractors, officers, or employees in the course of the provision of the Services without the written consent of Biller, except as provided in this Agreement. However, IC shall be permitted to release information to third parties if such information is publicly available through no fault of IC, information that IC developed independently without relying on Biller's information, or information that is otherwise obtainable under State and Federal law as a public record. To ensure confidentiality, IC shall take appropriate measures as to its personnel, agents, and subcontractors. The obligations of this paragraph shall survive the Agreement.

17.34.2 **Cybersecurity**. IC shall take commercially reasonable measures to protect and secure electronic data. IC's products and services shall comply with the standards and practices established by the National Institute of Standards and Technology Cybersecurity Framework and the Florida Cybersecurity Act, federal and state regulations, statutes, rules, and requirements applicable to any data in IC's or its affiliates or subcontractor's control. IC's, its affiliates, and subcontractors' employees shall have completed level II background checks when required by federal, state, or local law. The warranties of this paragraph shall survive the Agreement.

17.34.3 **Security of Information.** IC and its subcontractor's must implement technical and organizational measures to ensure security of processing personally identifiable information (PII), payment card industry data security standard (PCI), confidential or protected data. IC must provide

for the security of such information by using appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections and audits. IC agrees to maintain reasonable network security that, at a minimum, includes a network firewall. The warranties of this paragraph shall survive the Agreement.

17.34.4 **Security Incident Notification and Action.** If IC becomes aware of a confirmed cybersecurity event or security incident, IC must: notify Biller, in writing, within seventy-two (72) hours of becoming aware of any confirmed or suspected cybersecurity event or security incident; investigate such incident or threat; conduct an analysis of the cause of such incident; and provide Biller with periodic updates of any ongoing investigation. IC shall implement an appropriate plan to remediate the cause of such security incident and mitigate any loss or

compromise of data due to the security incident. IC shall comply with its obligations under any data breach notification law applicable to the Services and any such data breach. For purposes of this Section 17.35.4, the terms "cybersecurity event" and "security incident" shall mean: an event that is known to have resulted in the unauthorized access to, or unauthorized use, transmission, or disclosure of Customer Data, including but not limited to personally identifying information, personal healthcare information, or any other sensitive information protected under state or federal law, where such unauthorized access, use, transmission or disclosure occurs within IC's systems and is due to IC's failure to maintain appropriate security measures, safeguards, or controls

17.35 **Scrutinized Companies:** Respondent certifies that it is not listed on (a) the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statues, or is engaged in a boycott of Israel; (b) the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, created pursuant to Section 215.473, Florida Statutes; or (c) is engaged in business operations in Cuba or Syria. Respondent further understands and accepts that any contract issued as a result of this Bid shall be subject to Section 287.135, Florida Statutes, and subject to immediate termination by Biller in the event there is any misrepresentation or false certification on the part of Respondent.

18.0 **Authority**: Each person signing the Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

19.0 Nothing in this Agreement and attachments are to be construed as or constitute a waiver of Biller's sovereign immunity or creates any rights in a third party.

Remainder of page intentionally left blank.

IN WITNESS WHEREOF, this Agreement is accepted by the parties as of the date noted below.

INVOICE CLOUD, INC.

Signature of Witness Kristen O'Neil

Printed Name of Witness (1) Kristen O'Neil

BY: _____
KEVIN O'BRIEN, CEO

Signature of Witness (2) Anne M. Grassey

Printed Name of Witness (2) Anne M. Grassey

STATE OF Massachusetts
COUNTY OF Norfolk

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 29 day of October, 2024 by Kevin O'Brien as CEO who is ☑ personally known to me or ☐ who produced License as identification.

Witness my hand and official seal this 29 day of October, 2024

Cindy O'Donnell
NOTARY PUBLIC Signature
Printed Name: Cindy O'Donnell
Commission No.: _____
Expiration Date: 4/14/2028

Cindy O'Donnell
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
4/14/2028

SEAL

Official use only

APPROVED

BOARD OF COUNTY COMMISSIONERS

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:
for ANGELA VICK, CLERK

BOARD OF COUNTY COMMISSIONERS SEAL CITRUS COUNTY, FL

BY: _____
Holly L. Davis, CHAIRMAN

DATE: 11/7/2024

Exhibit A

Statement of Work

Introduction
This Statement of Work (SOW) scopes the high-level integration overview for the {Citrus County, Florida} (Biller).

The InvoiceCloud (IC) suite of services (The Service) will give the Biller and its customers the ability to accept electronic payments for invoiced and non-invoiced items. The Service will allow the Biller to offer electronic payment processing in a securely hosted real-time environment. Customers will be able to locate, view and print bills or invoices and payment records online and pay using credit cards, debit cards, digital wallets, and electronic checks.

This SOW contains many products, services, and payment methods. Only the specific products, services and payment methods selected by Biller, as outlined in the Biller Order Form for each Invoice Type, are included in the delivery of products, services, and payment methods.

Definitions:

1. Biller – Merchant / {Citrus County, Florida}
2. Payer – Client customer, resident, person paying a bill or invoice.
3. EBPP – Electronic Bill Presentment & Payment
4. Bill – Bill and Invoice are used synonymously throughout this document.
5. RTDR - Real-Time Data Refresh – collects and aggregates the data as soon as a user accesses a specific function.
6. NTDR – Near-Time Data Refresh – integration that happens periodically; the data is collected immediately but it is not aggregated until later – data can be processed every day, every hour or even every few minutes.
7. EMV - **EMV** is a payment method based on a technical standard for smart payment cards and for payment terminals and automated teller machines which can accept them. EMV stands for "Europay, Mastercard, and Visa", the three companies that created the standard.
8. P2PE - Point-to-Point Encryption

1. Security and Industry Compliance

InvoiceCloud maintains full compliance with current applicable Payment Card Industry (PCI) standards, Cardholder Information Security Program (CISP) regulations and National Automated Clearinghouse Association (NACHA) rules and guidelines. InvoiceCloud will abide by such guidelines for the security of all cardholder data that InvoiceCloud possesses.

a. **PCI** - InvoiceCloud will provide compliant storage of Biller's customer payment information that is certified by Visa/MasterCard. Data security measures are addressed during collection and transmission via SSL with our patent pending encryption technology. All confidential information will be treated in accordance with the PCI standards.

b. **Software as a Service (SaaS) Architecture** – All Biller customer financial and payment information and the invoice presentment and payment processing application is housed offsite from Biller.

c. **Browser Compatibility** - InvoiceCloud supports the most current version of the industry's most common browsers. Web browsers which do not support Transport Layer Security (TLS)versions 1.2 or 1.3 will be unable to connect to the InvoiceCloud platform. Unsupported browsers include Internet Explorer running on Windows XP, Server 2003, and Vista operating systems.

2. Data Integration

The integration(s) matrix for the Biller will include the functionality found in Appendix B.

3. EBPP Customer Portal

The Customer Portal is an electronic bill presentment and online payment portal (EBPP) where a Biller's customer (Payer) can view a bill and then proceed, within the same user interface, to make an online payment.

a. InvoiceCloud will present bills electronically through a payer portal that is branded for Biller or via an email notification, if the Payer provides an email address.
b. The electronic invoice presentment will simulate the paper invoice Biller uses and will be available in PDF and/or html format.
c. The Service may provide the Payer the option of making a payment via credit/debit card, digital wallet, or e-check (EFT/ACH).
d. The Service provides the Payer a one-time online payment option without registration, and the capability to register to access Payer's account history, schedule a payment, or set up AutoPay payments.
e. A Payer will have the ability to choose their payment date (also known as scheduled payments).
f. Payers will have the option to enroll in Pay by Text:
   - Provides interactive SMS registration and enrollment confirmation
   - Sends notification when new bills are available for viewing and payment
   - Allows for payment utilizing a stored-payment method (default payment method) or payment via URL
g. The system will accept partial, full, or overpayments as defined by the Biller.
h. The Payer will register with the Service using the authentication method designated by Biller.
i. Linking Accounts - After registering with the Service, the Payer will be able to login into their account(s). If the Payer has multiple accounts and uses the same authentication information for all accounts, the Payer will be able to link their account and view from a single registration. The Payer will then have the option to choose which account they would like to pay or view in further detail.
j. The Payer will receive an email confirmation of payment after any payment process.
k. The Payer will have the ability to search and access historical bills once they register with the Service. The Service will store twenty-four (24) months of rolling history from the point of Biller's first invoice file upload to the Service. This includes invoice history and account history.
l. Payers who have scheduled a payment or registered for AutoPay will receive email notification from the Service of pending payments.
m. The Service includes shopping cart functionality.
n. The Service will allow the Payer the option to elect paperless billing.
o. A Payer registered for paperless billing will be automatically placed back on paper billing if their email address is undeliverable; notification of the Payer's undeliverable email address will be sent to Biller via email.
p. Billers will have the option to enable an in-line Donations Invoice Type:
   - Payers can make a one-time monetary donation to a particular fund, in addition to their primary bill payment, which appears as a line item on the transaction receipt.
   - Biller may choose from several configuration options including but not limited to, round up, fixed amount, other donation amount, start and end date.
   - IC supports up to 10 unique donation invoice types with logo and informational text box. Changes are made by request through the

HelpDesk.

- Transaction reporting is made available in the Biller Portal.
- Biller may choose to deposit donation funds into a separate bank account.

q. Biller website online form URLs: Virtual site configuration allows for Biller specific URLs, text and images on the landing page Welcome Message area and Right-Side Menu (right menu not rendered in the mobile view).

4. Biller Portal

The Biller Portal is our comprehensive administrative portal where Biller staff will have access to reporting, reconciliation, view SaaS product release notes and send feedback, customer profile management tools, search real time payments, manage customer email templates, contact support, sign up for training, and other general reporting functions.

- Customer Profile – Management Tools (subject to applicable user permissions)
  - Ability to assist a customer with payments using a new or saved payment method
  - View 24-months billing and payment history, with PDF/HTML bill view
  - Ability to enroll or modify customer enrollment in AutoPay, Paperless, Pay by Text, or Recurring Scheduled Payments
  - Login as Account Owner
  - Re-send first email notifications, send on demand Pay by Text SMS
  - Compatible with POSPay to facilitate EMV transactions
  - View summary Email History with send dare and click through history
  - View Customer History, including CSR activity on account
  - Facilitate Password Reset
- User Permissions – The Biller Portal includes a table of permissions for each individual User, determined by the Biller's System Administrator. Each permission is applied to a user ID on an individual basis to maximize flexibility. The system administrator can allow or disallow access to functions such as viewing data, creating reports, resending email notices, processing payments, credits or refunds, editing email templates and more. Since it is controlled by Biller administrator, changes can be made quickly on an as needed basis.
- Maintenance Window – InvoiceCloud provides the option to create maintenance windows, which are time spans in which users are not allowed to process transactions. If a payment attempt is made during an active maintenance window, the user will be redirected to a page with a message that the system is undergoing maintenance. Biller Portal users with sufficient permissions can manage maintenance window timing and messages as needed. This includes an option to apply a maintenance window to all customer-facing pages, when you need to go further than blocking new payment attempts and restrict all customer access to InvoiceCloud (bill search, login, browsing) during the time span provided. Two types of maintenance windows can be enabled:
  - Daily Maintenance Window – a recurring maintenance window that runs daily during a provided time span (from HH:MM to HH:MM).
  - Scheduled Maintenance Window – a continuous maintenance window that runs during a provided date range with start and end times (from DD/MM/YYYY at HH:MM to DD/MM/YYYY at HH:MM).

5. Reporting

The reports listed below are standard in the Biller Portal. They do not require any customization and are available on demand. All reports can be scheduled by the user to be delivered by email with a CSV file download. Available reporting may vary, depending on your billing system integration method (batch vs real-time) or portal delivery method (InvoiceCloud direct vs Single Sign-On).

- Please note that by selecting "All Rows" in a report, the user can schedule it for

email delivery.

- User can customize the report name and frequency.
- Multiple email addresses can be added to receive reports.
- All reports can be exported to Excel.

General Reports:

- Search Customers
- Search Files:
  - Adjustment Files
  - Invoice Files
  - Payment Files
- Search Payments
- AutoPay
- Customers:
  - Customer Conveyance
  - Data Pump History
  - Expiring Cards
  - Pay by Text Registrations
- Donations:
  - Donors Report
  - Donation Summary
- Email:
  - Email Change
  - Email Do Not Send List
  - Email Notification Summary
  - Email Statistics
  - Email Tracking
- Invoices: Total Outstanding Invoices
- Paperless:
  - Paperless Billing
  - Paperless Bounce
  - Paperless Registration History
  - Paperless
- Payments:
  - Daily Payments Received
  - Monthly Summary
  - Recurring Scheduled Payments
  - Registration
  - View Scheduled Payments

Custom Scheduled Reports:

- Active Customers
- Email Click Through from Current Month
- Email Click through from Last Month
- Inactive Customers
- Outstanding Invoices
- Paperless Customers with Address
- Paperless Customers Email Address
- Payment Details from last Month
- Payment Details from Yesterday

Reconciliation Reports:

- Batch:
  - Open Batch
  - Settled Batch History
- Chargebacks
- Deposit Reconciliation
- Payment Reconciliation
- EFT/ACH Rejects
- EFT/ACH Support: EFT/ACH Reject Codes

Product Reports:

- Cloud Store:
  - Biller Summary
  - Consumer Summary
  - Detail Export
  - Payment Summary
  - Transaction Detail
- Online Bank Direct
  - Deposits
  - Pending Payments
  - Processed Payments
  - Reconciliation
  - Returned Payments
  - Reversals
  - Unmatched Payments
- Request System
  - Search Requests
  - Open Requests
  - Configuration
- Outbound Campaigns

Reports by Subscription (Email Recipients):

These reports are designed for Biller's individual users or distribution groups, who want to receive updates, whenever the event is triggered.

- ACH Reject
- AutoPay
- Batch Close
- Chase Retrieval Requests
- Cloud Payments Receipts
- Cloud Store Receipts
- Cloud Burst Newsletter
- Daily Management Report
- Data Pump Error Summary
- File Processing
- Month End Billing Invoice
- Online Bank Direct
- Paperless Customer Email Bounce Daily Report
- Request System Notifications
- Service Updates
- Stratus Notifications

6. Payer Email Notifications

The Service provides a set of customizable email notification templates for each invoice type that are delivered for numerous events surrounding electronic invoice presentment and payment activity.

Email notifications may be customized through the Biller Portal using a Word style editor and options to insert secure hyperlinks to website, links to electronic documents such as newsletter or bill inserts, and/or variable fields selected from the Biller's data file.

7. Implementation Process

InvoiceCloud assigns an Implementations Manager (IM) for each project. The IM will be the Biller's primary contact during the implementation process and coordinates all necessary resources from Biller, Biller software company, InvoiceCloud, and any sub-contractors. The IM will provide the Biller with the following documents to facilitate the project:

a. **New Biller Questionnaire & Questionnaire Key** – Documents critical information needed to setup and initiate the service including information on business rules and feature selection.
b. **Project Timeline** – Details project schedule and milestones.
c. **Testing & Training Plan** – This plan walks the Biller through a set of user acceptance testing criteria and facilitates training on the service.

8. Support

InvoiceCloud's Client Services team is available to assist you Monday – Friday from 7:00 am – 8:00 pm Eastern Time, excluding holidays. You may submit a ticket (at any time) via Support Central in your Biller Portal, or, during these hours, speak to a Product Specialist who will answer questions, troubleshoot problems, and assist as needed to enable you to get the most from your partnership with InvoiceCloud and your use of the Service. You will also be provided with a special telephone number that you can use should you encounter an emergency after hours. We use the following severity levels to guide our team:

- "Critical Severity" support issues are responded to within 1 hour and must be reported via phone so we can most quickly troubleshoot with you. Examples of these issues include unavailability of the InvoiceCloud portal, platform, integrations, or APIs, or a problem that is severely adversely impacting your ability to use the platform.
- "High Severity" support issues are responded to within 2 hours and should be reported via telephone or by emailing helpdesk@invoicecloud.com. Examples of these issues include degraded performance of the InvoiceCloud platform or APIs, although the portal and processing are still available.
- Other support issues are responded to by the next business day and should be reported via telephone or by emailing helpdesk@invoicecloud.com. Examples include general questions, feature requests, data pulls, multi-factor authentication resets, integration troubleshooting, etc.

9. Success Manager

A Customer Success Manager (CSM) will be assigned to the client during the implementation. The CSM is there to help ensure the Biller receives the maximum value from the platform and has an internal advocate, adoption resource, and point of escalation if/when needed.

10. Biller Training

Biller staff will be guided in how to use the system through in-house training, documentation, remote live sessions, and access to our client support team.

- All standard training will be done remotely. InvoiceCloud's training personnel will at minimum provide sessions for Payer Portal, Biller Portal, and Reconciliation.

- Separate training is conducted for Biller's technical staff regarding the uploading of bill files and any other applicable processes.
- Live Training Enrollment is available in the Biller Portal.
- A library of pre-recorded training videos is also available in the Biller Portal.

11. Marketing

InvoiceCloud provides marketing support that our Billers can use to promote the EBPP and IC payment solutions to its Payers, at no charge. InvoiceCloud's marketing group will schedule a 1-hour conference call to review InvoiceCloud's recommended best practices for promoting the service.

Sample templates will be provided for each item and customizations can be made upon request. The marketing collateral that InvoiceCloud provides may include:

- Bill Inserts
- Newsletters
- Envelope Teasers
- Pay Button Link
- Posters with Acrylic Stands for Payment Counters
- Business card sized take-away cards with QR code
- Local cable/TV station announcement

12. IVR

CloudIVRConnect allows Billers to accept payments via our interactive voice response system, offering payers 24-hour access to account balance and payment options.

- Provides for a toll-free call and a caller ID number set by the Biller
- Supports messaging in both English and Spanish
- Additional languages may be scoped upon request
- Provides for a customizable initial greeting (includes Citrus County, FL) – all remaining prompts are standard
- Ability to pay with credit card, debit card, or e-check (ACH)
- Replays information with InvoiceCloud generated confirmation #
- On Demand SMS URL, Cell Phone Number Authentication, Saved Payment Method, and Email confirmation available configuration options.

13. AgentConnect

The IC AgentConnect allows Biller Users (Agent/CSR/Other) to login to the Customer Portal and perform actions on behalf of a specific customer/account. The following options are available:

- Ability to pay with credit card, debit card, or e-check (ACH)
- Ability to enroll customer in AutoPay
- Ability to enroll customer in Paperless
- Ability to enroll customer in Pay by Text
- Option to require authorization/disclosure statement before Customer Portal entry
- Option to enable card swipe functionality at point of sale
- Provides built-in auditing to track Agent/CSR activity in the Biller Portal

14. Cloud Store™

The IC Cloud Store allows Billers to accept payments for non-invoiced services like books, t-shirts, etc., fire, police, building permits, or activity programs. The following options are available:

- Accept electronic check and or credit/debit cards.

- Customer receives immediate email confirmation of payment.
- Department receives email notification of purchase event for instant fulfillment services.
- Linked to Biller branded payment portal.
- Can be configured to accept POSPay transactions in the Biller Portal.

15. POSPay

The IC POSPay solution allows Billers to accept point-of-sale (POS) payments from customers using chip cards (EMV), contactless devices (Apple Pay, Google Pay), and RFID-enabled cards (tap-to-pay). POSPay terminals utilize point-to-point encryption (P2PE) for secure acceptance, tokenization, and transmission of card data to complete transactions. InvoiceCloud offers both wired terminals (Ethernet) for use at the counter and wireless handhelds (WiFi). POSPay can be integrated in Biller Portal for EBPP and Cloud Store invoice types, or third-party applications using CloudPay v2.

16. Online Bank Direct™

The IC Online Bank Direct (OBD) allows Billers to electronically import e-check (ACH) payments initiated from consumer bank bill sites. The following options are available:

- Auto-matching of payments with open invoices
- Email consumer a payment notification for those customers with an email address on file
- Ability to apply a single payment to multiple invoices
- Custom search capabilities to locate matching invoice(s)
- Electronic deposit of corresponding e-checks

17. Outbound Campaigns

Outbound Campaigns is a multi-modal broadcast platform that allows Biller delivery of automated Voice, SMS, and Email notices. Campaigns can be targeted to notify specific customers using preferred contact methods and configurable messages. Campaigns can be queued for instant delivery or scheduled to be sent out in the future. Whether you're sending out notifications for customer support, emergency alerts or appointment reminders, Outbound Campaigns allows you to contact and keep in touch with customers throughout their entire journey.

This statement of work contains many products, services, and payment methods. Only the specific products, services and payment methods selected by the Biller, as outlined in the Biller Order Form, are included in the delivery of products, services, and payment methods.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

{Citrus County, Florida}

Printed Name	Holly L. Davis
Title	Chairman
Date	11/7/2024
Signature	

InvoiceCloud, Inc.

Printed Name	Kevin O'Brien
Title	CEO
Date	October 29, 2024
Signature	

Appendix A: System Modifications

As outlined below, InvoiceCloud has agreed to make the following changes to the setup and functionality of our platform:

NONE

Appendix B: Integration Supported Features

Modules & Features	Harris Innoprise	
PRODUCTS		
Invoice Types	Utilities	
EBPP	Supported	
Cloud IVR Connect	Supported	
Pay by Text	Supported	
Apple Pay	Supported	
Google Pay	Supported	
PayPal	Supported	
DATA EXCHANGE	Method	Frequency
Invoices	SFTP	As Needed
Adjustments (Balance Updates)	Web Services (RTDR)	Real-Time
Payments	Web Services (Data Pump)	Near-Time
AutoPay Flags	Web Services (Data Pump)	Near-Time
Paperless Flags	Web Services (Data Pump)	Near-Time
INVOICE FILES		
IC Translates file	Supported	
Historical Data (2 years shown online)	Supported	
BILL PRESENTMENT		
PDF Extraction (Partial)	Supported	
Link to PDFs	Preferred	

Appendix C: Biller Deliverables

Deliverable
Sample Invoice File (BIF)
Sample Payment/Lockbox file
Sample Images of Bills
White Listing of Invoice Cloud IP Addresses
Auto Pay Conversion data if applicable
Paperless conversion data if applicable

InvoiceCloud™

Biller Order Form

SALES INFORMATION			
IC Sales Rep	Tim Fugger	Vertical	Local Gov (Util, Tax, Misc)
Order Date	9/24/2024	Billing Software	Harris - Innoprise

BILLER INFORMATION					
Ownership Type	Government	Phone	352-527-7648	Fax	
Legal Name	Citrus County, Florida, a political subdivision of the state of Florida	Website URL	www.citrusbocc.com		
Address 1	3600 West Sovereign Path	Bus. Open Date	1981		
Address 2		Federal Tax ID	59-6000548		
City	Lecanto	*Federal Tax ID and Legal Name must match on all documents			
State	FL ZIP 34461				

BILLER CONTACT	
Primary Contact Name	Bernadine Flood-Nichols
Phone	(352) 527-7648
Email Address	bernadine.flood@citrusbocc.com

SIGNING AUTHORITY					
Name				Title	Commissioner
Phone		Fax		Email Address	

BILLER BANK ACCOUNT (FOR INVOICE CLOUD AND NETWORK FEES, AND AS PROVIDED IN THE BILLER AGREEMENT)		
Note: Must include voided business check or bank letter for each unique account		
Billing Method	Direct Debit	
Routing #		Last 4 Acct #

PAYMENT METHODS ACCEPTED	
Payment Methods	[American Express] [VISA/Mastercard/Discover] [ACH/EFT]

BILLER PRICING (see Invoice Type Parameter Sheet(s) for invoice-type-specific pricing)*

Description	Interval	Cost Type	Cost
Biller Portal Access Fee	Monthly	Fixed ($)	$0.00
Credit Card - Chargeback Fee Submitter	Per Transaction	Fixed ($)	$10.00
Invoice Presentment For Paperless Customers	Per Transaction	Fixed ($)	$0.00
PayPal Brands - Chargeback Fee (PayPal Brands)	Per Transaction	Fixed ($)	$10.00
EFT - ACH Reject Fee Submitter	Per Transaction	Fixed ($)	$10.00

HARDWARE						
Card Reader Type	Swipe Only	Quantity	10	Cost per Reader	$10.00	
Card Reader	IDTech SREDKey			Billing Interval	Monthly	

Shipping Address (if different than location address)	

DATA RETENTION		
Months to Keep	24	*Additional Fees apply if greater than 24 months

IMPLEMENTATION CHARGES			
Description	**Interval**	**Cost**	
Implementation (per SOW)	One-Time	$0.00 *(WAIVED)*	

NOTES/SPECIAL HANDLING

[signature page follows]

CERTIFICATION AND AGREEMENT

A. By signing below, the Biller hereby ratifies its authorization for Invoice Cloud, Inc. ("Invoice Cloud") to execute debit/credit entries to the Biller Bank Account(s) indicated above at the depository financial institution(s) named above and to debit/credit the same such account(s). The Biller acknowledges that the origination of ACH transactions to its account(s) must comply with the provisions of U.S. law. This authority is to remain in full force and effect until (i) Invoice Cloud has received written notification (by electronic or U.S. mail) from the Biller of its revocation in such time and manner as to allow Invoice Cloud a reasonable opportunity to act on it, but not less than 10 business days notice; and (ii) all obligations of the Biller to Invoice Cloud that have arisen under this Agreement and all other agreements have been paid in full. The Biller must also notify Invoice Cloud, in writing, (by electronic or U.S. mail) when a change in Biller Bank Account number(s) or bank has occurred at which time this authorization shall apply to such new/changed Biller Bank Account. This notification must be received no less than 10 business days in advance of any change. A fee will be charged for any returned or rejected ACH debits.

B. By signing below, the Biller named: (1) certifies that all information and documents submitted in connection with this Order Form are true and complete; (2) authorizes Invoice Cloud or its agent to verify any of the information given, including credit references, and to obtain credit reports; (3) agrees that Biller and each transaction submitted will continue to be bound by the Order Form and the Biller Agreement in its entirety and any new agreement forms executed herewith; and (4) agrees that Biller will submit transactions only in accordance with the information in this Biller Order Form and Biller Agreement and will immediately inform Invoice Cloud, by email (contracts@invoicecloud.com) if any information in this Order Form changes.

C. Pay by Text: Standard data rates and text messaging rates may apply based on the payer's plan with their mobile phone carrier. Payer can opt out of text messaging at any time with Invoice Cloud. Partial payment or overpayment is not supported. Biller may not use the service for activities that violate any law, statute, ordinance or regulation.

D. This Biller Order Form will become effective only when signed by Invoice Cloud.

In WITNESS WHEREOF, the parties have executed this Agreement as of this day

Accepted by Biller:	Accepted by Invoice Cloud, Inc.:
X	X
Corporate Officer/Authorized Official	Corporate Officer
Holly L. Davis	Kevin W. O'Brien
Printed Name	Printed Name
Chairman	CEO
Title	Title

BILLER ORDER FORM
INVOICE TYPE PARAMETER SHEET

Invoice Type Parameters must be completed for each invoice type

Invoice Type	Counter Shelter Fees	Pricing Model	Submitter	
		Biller Pays Network Fees	No	

CURRENT BILLING DETAILS

Please indicate how many bills are sent monthly by placing the bill count for each month below:

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
300	300	300	300	300	300	300	300	300	300	300	300

Avg CC Transaction $	200.00	Max Invoice $	125,000.00	Bill Frequency	Monthly	Avg. Bills Per Month	300

PRODUCTS AND SERVICES

Products and Services	[Cloud Store] [IVR]

TRANSACTIONAL PRICING (Paid by Biller)

Payment Source Description	Payment Method	Fee Rate %	Fee Amount $	Additional Fee $

TRANSACTIONAL PRICING EXCEPTIONS

SERVICE FEES (Paid by Payer)

Payment Source Description	Payment Method	Fee Amount	Calculation Type	Min. Fee ($) per Transaction
All Payment Sources	Credit/Debit	2.75 %	Percent (%)	$1.95
All Payment Sources	ACH/EFT	$0.95	Fixed ($)	
IVR Surcharge	All Payment Methods	0.00		

SERVICE FEE EXCEPTIONS

MAX PAYMENT CAP

Card and PayPal Max ($)	125,000	ACH Max ($)	125,000	

BILLER BANK ACCOUNT (FOR DEPOSITS AND CHARGEBACKS)

Note: must include voided business check or bank letter for each unique account

Routing #		Last 4 Acct #		Last 4 Acct # for OBD	

NOTES / SPECIAL HANDLING

BID 1795

BILLER ORDER FORM
INVOICE TYPE PARAMETER SHEET

Invoice Type Parameters must be completed for each invoice type

Invoice Type	Growth Management	Pricing Model	Submitter	
		Biller Pays Network Fees	No	

CURRENT BILLING DETAILS

Please indicate how many bills are sent monthly by placing the bill count for each month below:

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
300	300	300	300	300	300	300	300	300	300	300	300

Avg CC Transaction $	200.00	Max Invoice $	125,000.00	Bill Frequency	Monthly	Avg. Bills Per Month	300

PRODUCTS AND SERVICES

Products and Services	[Cloud Pay] [IVR] [Point of Sale]

TRANSACTIONAL PRICING (Paid by Biller)

Payment Source Description	Payment Method	Fee Rate %	Fee Amount $	Additional Fee $
TRANSACTIONAL PRICING EXCEPTIONS				

SERVICE FEES (Paid by Payer)

Payment Source Description	Payment Method	Fee Amount	Calculation Type	Min. Fee ($) per Transaction
All Payment Sources	Credit/Debit	2.75 %	Percent (%)	$1.95
All Payment Sources	ACH/EFT	$0.95	Fixed ($)	
IVR Surcharge	All Payment Methods	0.00		
SERVICE FEE EXCEPTIONS				

MAX PAYMENT CAP

Card and PayPal Max ($)	125,000	ACH Max ($)	125,000

BILLER BANK ACCOUNT (FOR DEPOSITS AND CHARGEBACKS)

Note: must include voided business check or bank letter for each unique account

Routing #		Last 4 Acct #		Last 4 Acct # for OBD	

NOTES / SPECIAL HANDLING

BID 1564

BILLER ORDER FORM
INVOICE TYPE PARAMETER SHEET

Invoice Type Parameters must be completed for each invoice type

Invoice Type	Lien Agreements	Pricing Model	Submitter	
		Biller Pays Network Fees	No	

CURRENT BILLING DETAILS

Please indicate how many bills are sent monthly by placing the bill count for each month below:

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
200	200	200	200	200	200	200	200	200	200	200	200

Avg CC Transaction $	50.00	Max Invoice $	125,000.00	Bill Frequency	Monthly	Avg. Bills Per Month	200

PRODUCTS AND SERVICES

Products and Services	[EBPP] [IVR]

TRANSACTIONAL PRICING (Paid by Biller)

Payment Source Description	Payment Method	Fee Rate %	Fee Amount $	Additional Fee $
TRANSACTIONAL PRICING EXCEPTIONS				

SERVICE FEES (Paid by Payer)

Payment Source Description	Payment Method	Fee Amount	Calculation Type	Min. Fee ($) per Transaction
All Payment Sources	Credit/Debit	2.75%	Percent%	$1.95
All Payment Sources	ACH/EFT	$0.95	Fixed ($)	
IVR Surcharge	All Payment Methods	0.00		
SERVICE FEE EXCEPTIONS				

MAX PAYMENT CAP

Card and PayPal Max ($)	125,000	ACH Max ($)	125,000

BILLER BANK ACCOUNT (FOR DEPOSITS AND CHARGEBACKS)

Note: must include voided business check or bank letter for each unique account

Routing #		Last 4 Acct #		Last 4 Acct # for OBD	

NOTES / SPECIAL HANDLING

BILLER ORDER FORM
INVOICE TYPE PARAMETER SHEET

Invoice Type Parameters must be completed for each invoice type

Invoice Type	Web Donations	Pricing Model	Submitter	
		Biller Pays Network Fees	No	

CURRENT BILLING DETAILS

Please indicate how many bills are sent monthly by placing the bill count for each month below:

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
250	250	250	250	250	250	250	250	250	250	250	250

Avg CC Transaction $	200.00	Max Invoice $	125,000.00	Bill Frequency	Monthly	Avg. Bills Per Month	250

PRODUCTS AND SERVICES

Products and Services	[Cloud Store] [IVR]

TRANSACTIONAL PRICING (Paid by Biller)

Payment Source Description	Payment Method	Fee Rate %	Fee Amount $	Additional Fee $

TRANSACTIONAL PRICING EXCEPTIONS

SERVICE FEES (Paid by Payer)

Payment Source Description	Payment Method	Fee Amount	Calculation Type	Min. Fee ($) per Transaction
All Payment Sources	Credit/Debit	2.75 %	Percent (%)	$1.95
All Payment Sources	ACH/EFT	$0.95	Fixed ($)	
IVR Surcharge	All Payment Methods	0.00		

SERVICE FEE EXCEPTIONS

MAX PAYMENT CAP

Card and PayPal Max ($)	125,000	ACH Max ($)	125,000

BILLER BANK ACCOUNT (FOR DEPOSITS AND CHARGEBACKS)

Note: must include voided business check or bank letter for each unique account

Routing #		Last 4 Acct #		Last 4 Acct # for OBD	

NOTES / SPECIAL HANDLING

BID 1795

BILLER ORDER FORM
INVOICE TYPE PARAMETER SHEET

Invoice Type Parameters must be completed for each invoice type

Invoice Type	Utility	Pricing Model	Submitter	
		Biller Pays Network Fees	No	

CURRENT BILLING DETAILS

Please indicate how many bills are sent monthly by placing the bill count for each month below:

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
22000	22000	22000	22000	22000	22000	22000	22000	22000	22000	22000	22000

Avg CC Transaction $	70.00	Max Invoice $	125,000.00	Bill Frequency	Monthly	Avg. Bills Per Month	22000

PRODUCTS AND SERVICES

Products and Services	[EBPP] [IVR] [Point of Sale]

TRANSACTIONAL PRICING (Paid by Biller)

Payment Source Description	Payment Method	Fee Rate %	Fee Amount $	Additional Fee $
TRANSACTIONAL PRICING EXCEPTIONS				

SERVICE FEES (Paid by Payer)

Payment Source Description	Payment Method	Fee Amount	Calculation Type	Min. Fee ($) per Transaction
All Payment Sources	Credit/Debit	$2.95	Fixed ($)	
All Payment Sources	ACH/EFT	$0.95	Fixed ($)	
IVR Surcharge	All Payment Methods	0.00		
SERVICE FEE EXCEPTIONS				

MAX PAYMENT CAP

Card and PayPal Max ($)	300	ACH Max ($)	125,000

BILLER BANK ACCOUNT (FOR DEPOSITS AND CHARGEBACKS)

Note: must include voided business check or bank letter for each unique account

Routing #		Last 4 Acct #		Last 4 Acct # for OBD	

NOTES / SPECIAL HANDLING

BILLER ORDER FORM
INVOICE TYPE PARAMETER SHEET

Invoice Type Parameters must be completed for each invoice type

Invoice Type	Misc Utility	Pricing Model	Submitter	
		Biller Pays Network Fees	No	

CURRENT BILLING DETAILS

Please indicate how many bills are sent monthly by placing the bill count for each month below:

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
200	200	200	200	200	200	200	200	200	200	200	200

Avg CC Transaction $	50.00	Max Invoice $	125,000.00	Bill Frequency	Monthly	Avg. Bills Per Month	200

PRODUCTS AND SERVICES

Products and Services	[Cloud Store] [IVR]

TRANSACTIONAL PRICING (Paid by Biller)

Payment Source Description	Payment Method	Fee Rate %	Fee Amount $	Additional Fee $

TRANSACTIONAL PRICING EXCEPTIONS

SERVICE FEES (Paid by Payer)

Payment Source Description	Payment Method	Fee Amount	Calculation Type	Min. Fee ($) per Transaction
All Payment Sources	Credit/Debit	$2.95	Fixed ($)	
All Payment Sources	ACH/EFT	$0.95	Fixed ($)	
IVR Surcharge	All Payment Methods	0.00		

SERVICE FEE EXCEPTIONS

MAX PAYMENT CAP

Card and PayPal Max ($)	300	ACH Max ($)	125,000

BILLER BANK ACCOUNT (FOR DEPOSITS AND CHARGEBACKS)

Note: must include voided business check or bank letter for each unique account

Routing #		Last 4 Acct #		Last 4 Acct # for OBD	

NOTES / SPECIAL HANDLING

BILLER ORDER FORM
INVOICE TYPE PARAMETER SHEET

Invoice Type Parameters must be completed for each invoice type

Invoice Type	Fire Rescue/ EMS	Pricing Model	Submitter
		Biller Pays Network Fees	No

CURRENT BILLING DETAILS

Please indicate how many bills are sent monthly by placing the bill count for each month below:

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
60	60	60	60	60	60	60	60	60	60	60	60

Avg CC Transaction $	250.00	Max Invoice $	125,000.00	Bill Frequency	Monthly	Avg. Bills Per Month	60

PRODUCTS AND SERVICES

Products and Services	[Cloud Store] [IVR]

TRANSACTIONAL PRICING (Paid by Biller)

Payment Source Description	Payment Method	Fee Rate %	Fee Amount $	Additional Fee $

TRANSACTIONAL PRICING EXCEPTIONS

SERVICE FEES (Paid by Payer)

Payment Source Description	Payment Method	Fee Amount	Calculation Type	Min. Fee ($) per Transaction
All Payment Sources	Credit/Debit	2.75 %	Percent (%)	$1.95
All Payment Sources	ACH/EFT	$0.95	Fixed ($)	
IVR Surcharge	All Payment Methods	0.00		

SERVICE FEE EXCEPTIONS

MAX PAYMENT CAP

Card and PayPal Max ($)	125,000	ACH Max ($)	125,000

BILLER BANK ACCOUNT (FOR DEPOSITS AND CHARGEBACKS)

Note: must include voided business check or bank letter for each unique account

Routing #		Last 4 Acct #		Last 4 Acct # for OBD	

NOTES / SPECIAL HANDLING

BID 1564

BILLER ORDER FORM
INVOICE TYPE PARAMETER SHEET

Invoice Type Parameters must be completed for each invoice type

Invoice Type	Solid Waste Management	Pricing Model	Submitter
		Biller Pays Network Fees	No

CURRENT BILLING DETAILS

Please indicate how many bills are sent monthly by placing the bill count for each month below:

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700

Avg CC Transaction $	33.00	Max Invoice $	125,000.00	Bill Frequency	Monthly	Avg. Bills Per Month	2700

PRODUCTS AND SERVICES

Products and Services	[Cloud Pay] [IVR] [Point of Sale]

TRANSACTIONAL PRICING (Paid by Biller)

Payment Source Description	Payment Method	Fee Rate %	Fee Amount $	Additional Fee $
TRANSACTIONAL PRICING EXCEPTIONS				

SERVICE FEES (Paid by Payer)

Payment Source Description	Payment Method	Fee Amount	Calculation Type	Min. Fee ($) per Transaction
All Payment Sources	Credit/Debit	2.75 %	Percent (%)	$1.95
All Payment Sources	ACH/EFT	$0.95	Fixed ($)	
IVR Surcharge	All Payment Methods	0.00		
SERVICE FEE EXCEPTIONS				

MAX PAYMENT CAP

Card and PayPal Max ($)	125,000	ACH Max ($)	125,000

BILLER BANK ACCOUNT (FOR DEPOSITS AND CHARGEBACKS)

Note: must include voided business check or bank letter for each unique account

Routing #		Last 4 Acct #		Last 4 Acct # for OBD	

NOTES / SPECIAL HANDLING

BID 1564

Exhibit C
Biller Agreement

1. License Grant & Restrictions. Subject to execution by Biller of the Invoice Cloud Biller Order Form incorporating this Agreement, Invoice Cloud hereby grants Biller a non-exclusive, non-transferable, worldwide right to use the Service described on the Biller Order Form until termination as provided herein, solely for the following purposes, and specifically to bill and receive payment from Biller's own customers, for Services that are referenced in the Biller Order Form. All rights not expressly granted to Biller are reserved by Invoice Cloud and its licensors.

Biller will provide to Invoice Cloud all Biller Data generated for Biller's Customers. Unless otherwise expressly agreed to in writing by Invoice Cloud to the contrary, Invoice Cloud will process all of Biller's Customers' Payment Instrument Transactions requirements related to the Biller Data and will do so via electronic data transmission according to our formats and procedures for each electronic payment type selected in the Biller Order Form. In addition, Biller will execute all third-party applications and enter into all agreements required for the Service without unreasonable delay, including without limitation Payment Processing Agreements and merchant agreements that may be required upon implementation, or later at such time as the Service operates with different or multiple payment processors. Throughout the Term of this Agreement, for "Invoice Types" listed on the Biller Order Form (e.g., real estate taxes, utility bills, parking tickets, insurance premium, loans, etc.), Biller will not use the credit card processing, ACH or check processing of any bank, payment processor, entity, or person, other than Invoice Cloud via electronic data transmission or the authorization for processing of Biller's Customers' Payment Instrument Transactions, for each electronic payment method selected in the Biller Order Form.

Biller shall not: (i) license, sublicense, sell, resell, transfer, assign, distribute or otherwise commercially exploit or make available to any third party the Service in any way; (ii) modify or make derivative works based upon the Service; (iii) recreate, "frame" or "mirror" any portion of the Service on any other server or wireless or Internet-based device; (iv) reverse engineer or access the Service; or (v) copy any features, functions or graphics of the Service.

2. Privacy & Security. Invoice Cloud's privacy and security policies may be viewed at http://www.invoicecloud.com/privacy.html. Invoice Cloud reserves the right to modify its privacy and security policies in its reasonable discretion from time to time which modification shall not materially adversely impact such policies.

3. Account Information and Data. Invoice Cloud does not and will not own any Customer Data, in the course of providing the Service. Biller, not Invoice Cloud, shall have sole responsibility for the accuracy, quality, integrity, legality, and reliability of, and obtaining the intellectual property rights to use and process all Customer Data. In the event this Agreement is terminated, Invoice Cloud will make available to Biller a file of the Customer Data (to the extent that Invoice Cloud is permitted to provide pursuant to applicable law and PCI-DSS standards), within 30 days of termination of this Agreement (or at a later time if required by applicable law), if Biller so requests at the time of termination. Invoice Cloud will retain Customer Data for a period from its creation for the time frame that is listed in the Biller Order under "Data Retention", and reserves the right to remove and/or delete remaining Customer Data no less than 60 days after termination or expiration except as prohibited by applicable law or in the event of exigent circumstances.

4. Confidentiality / Intellectual Property Ownership. Invoice Cloud agrees that it may be furnished with or otherwise have access to Customer Data that the Biller's customers consider confidential. Invoice Cloud agrees to secure and protect the Customer Data in a manner consistent with the maintenance of Invoice Cloud's own Confidential Information, using at least as great a degree of care as it uses to maintain the confidentiality of its own confidential information, but in no event use less than commercially reasonable measures. Invoice Cloud will not sell, transfer, publish, disclose, or otherwise make available any portion of the Customer Data to third parties, except as permitted under this Agreement or required to perform the Service or otherwise required by applicable law.

Invoice Cloud (and its licensors, where applicable) owns all right, title and interest, including all related Intellectual Property Rights, in and to the Invoice Cloud Technology, the Content and the Service and any enhancement requests, feedback, integration components, suggestions, ideas, and application programming interfaces, recommendations or other information provided by Biller or any other party relating to the Service. In the event any such intellectual property rights in the Invoice Cloud Technology, the Content or the Service do not fall within the specifically enumerated works that constitute works made for hire under applicable copyright laws or are deemed to be owned by Invoice Cloud, Biller hereby irrevocably, expressly and automatically assigns all right, title and interest worldwide in and to such intellectual property rights to Invoice Cloud. The Invoice Cloud name, the Invoice Cloud logo, and the product names associated with the Service are trademarks of Invoice Cloud or third parties, and no right or license is granted to use them.

Biller agrees that during the course of using or gaining access to the Service (or components thereof) it may be furnished with or otherwise have access to information that Invoice Cloud considers to be confidential including but not limited to Invoice Cloud Technology, the Agreement, customer and/or prospective customer information, product features and plans, the marketing/sales collateral, pricing and financial information of the parties which are hereby deemed to be Invoice Cloud Confidential Information, or any other information that by its very nature constitutes information of a type that any reasonable business person would conclude was intended by Invoice Cloud to be treated as proprietary, confidential, or private (the "Confidential Information"). Biller agrees to secure and protect the Confidential Information in a manner consistent with the maintenance of Invoice Cloud's rights therein, using at least as great a degree of care as it uses to maintain the confidentiality of its own confidential information, but in no event

use less than reasonable efforts. Biller will not sell, transfer, publish, disclose, or otherwise make available any portion of the Confidential Information of the other party to third parties (and will ensure that its employee and agents abide by the requirements hereof), except as expressly authorized in this Agreement or otherwise required by applicable law.

5. Limited Warranty. EXCEPT AS PROVIDED IN SECTION 7, THE SERVICE AND ALL CONTENT AND TRANSACTION DATA IS PROVIDED WITHOUT ANY EXPRESS, OR IMPLIED WARRANTY, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND ALL OTHER WARRANTIES ARE HEREBY DISCLAIMED TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW BY INVOICE CLOUD AND ITS LICENSORS AND PAYMENT PROCESSORS. INVOICE CLOUD AND ITS LICENSORS AND PAYMENT PROCESSORS DO NOT REPRESENT OR WARRANT THAT (A) THE USE OF THE SERVICE WILL BE UNINTERRUPTED OR ERROR-FREE, OR OPERATE IN COMBINATION WITH ANY OTHER HARDWARE, SOFTWARE, SYSTEM OR DATA, (B) THAT THE SERVICE WILL NOT EXPERIENCE DELAYS IN PROCESSING OR PAYING, OR (C) THE SERVICE WILL MEET REQUIREMENTS WITH RESPECT TO SIZE OR VOLUME. Invoice Cloud's service may be subject to limitations, delays, and other problems inherent in the use of the internet and electronic communications. Invoice cloud is not responsible for any delays, delivery failures, or other damage resulting from such problems.

6. Biller's Responsibilities. Biller represents and warrants that it has the legal power and authority to enter into this Agreement. Biller is responsible for all activity occurring under Biller's accounts and shall abide by all applicable laws, and regulations in connection with Biller's and/or its customers' and/or any payers' use of the Service, including those related to data privacy, communications, export or import of data and the transmission of technical, personal or other data. Biller represents and warrants that Biller has not falsely identified itself nor provided any false information to gain access to the Service and that Biller's billing information is correct. Biller shall: (i) notify Invoice Cloud immediately of any unauthorized use of any password or account or any other known or suspected breach of security; (ii) report to Invoice Cloud and immediately stop any copying or distribution of Content that is known or suspected to be unauthorized by Biller or Biller's Users; and (iii) obtain consent from Biller's customers and payers to receive notifications and invoices from Invoice Cloud. Invoice Cloud is not responsible for any Biller postings in error due to delayed notification from credit card processors, ACH, bank and other related circumstances. Biller agrees and acknowledges that in the event that Biller has access to, receives from, creates, or receives protected health information, or Biller has access to, creates, receives, maintains or transmits on behalf of electronic protected health information (as those terms are defined under the privacy or security regulations issued pursuant to the Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and Subtitle D of the Health Information Technology for Economic and Clinical Health Act provisions of the American Recovery and Reinvestment Act of 2009 ("ARRA"), during the performance under this Agreement, it will comply with all such law, regulations and rules related thereto.

Biller is required to ensure that it maintains a fair policy with regard to the refund, return or cancellation of payment for services and adjustment of Transactions. Biller is also required to disclose all refund, return and cancellation policies to Invoice Cloud and any applicable payment processors and Biller's Customers, as requested. Any change in a return/cancellation policy must be submitted to Invoice Cloud, in writing, not less than 21 days prior to the effective date of such change. If Biller allows or is required to provide a price adjustment, or cancellation of services in connection with a Transaction previously processed, Biller will prepare and deliver to Invoice Cloud Transaction Data reflecting such refund/adjustment within 2 days of resolution of the request resulting in such refund/adjustment. The amount of the refund/adjustment cannot exceed the amount shown as the total on the original Transaction Data. Biller may not accept cash or any other payment or consideration from a Customer in return for preparing a refund to be deposited to the Customer's account; nor may Biller give cash/check refunds to a Customer in connection with a Transaction previously processed by credit card, debit card, ACH, or other electronic payment method, unless required by applicable law. Biller shall cooperate with Invoice Cloud to effect a timely Implementation by Biller allocating sufficient and properly trained personnel to support the implementation process and fully cooperating with Invoice Cloud and by securing the cooperation of Biller's software and service providers and providing to Invoice Cloud the information required to integrate with Biller's billing, CIS and other applicable systems.

7. Omitted Intentionally

8. Limitation of Liability. INVOICE CLOUD'S AGGREGATE LIABILITY SHALL BE UP TO AND NOT EXCEED THE AMOUNTS ACTUALLY PAID BY AND/OR DUE FROM BILLER IN THE TWELVE (12) MONTH PERIOD IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO SUCH CLAIM. IN NO EVENT SHALL INVOICE CLOUD AND/OR ITS LICENSORS BE LIABLE TO ANYONE FOR ANY INDIRECT, PUNITIVE, SPECIAL, EXEMPLARY, INCIDENTAL, CONSEQUENTIAL (INCLUDING LOSS OF DATA, REVENUE, PROFITS, USE OR OTHER ECONOMIC ADVANTAGE) DAMAGES ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE SERVICE, EVEN IF THE PARTY FROM WHICH SUCH DAMAGES ARE BEING SOUGHT OR SUCH PARTY'S LICENSORS HAVE BEEN PREVIOUSLY ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Certain states and/or jurisdictions do not allow the exclusion of implied warranties or limitation of liability for incidental, consequential or certain other types of damages, so the exclusions set forth above may not apply to Biller.

9. Export Control. The Biller agrees to comply with United States export controls administered by the U.S. Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, and other U.S. agencies.

10. Notice. Either party may give notice by electronic mail to the other party's email address (for Biller, that address on record on the Biller Order Form) or by written communication sent by first class mail or pre-paid post to the other party's address on record in Invoice Cloud's account information for Biller, and for Invoice Cloud, to Invoice Cloud, Inc., 30 Braintree Hill Office Park, Suite 101, Braintree, MA 02184 Attention: Client Services or helpdesk@invoicecloud.com. Such notice shall be deemed to have been given upon the expiration of 48 hours after mailing or posting (if sent by first class mail or pre-paid post) or 12 hours after sending (if sent by email).

11. Immigration Laws. Invoice Cloud represents and warrants that it has complied and will comply with all applicable immigration laws with respect to the personnel assigned to the Biller.

12. Beta Products. In the event that there is any functionality labelled "Beta" on the Biller Order Form, such functionality is provided "AS IS" WITHOUT ANY EXPRESS, OR IMPLIED WARRANTY, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND ALL OTHER WARRANTIES ARE HEREBY DISCLAIMED TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW BY INVOICE CLOUD AND ITS LICENSORS AND PAYMENT PROCESSORS. INVOICE CLOUD'S AGGREGATE LIABILITY WITH RESPECT TO SUCH FUNCTIONALITY SHALL BE UP TO AND NOT EXCEED $10.

13. General.

(a) With respect to agreements with municipalities, localities or governmental authorities, this Agreement shall be governed by the law of the state wherein such municipality, locality or governmental authority is established, without regard to the choice or conflicts of law provisions of any jurisdiction. With respect to Billers who are not with municipalities, localities or governmental authorities, this Agreement shall be governed by Massachusetts law and controlling United States federal law, without regard to the choice or conflicts of law provisions of any jurisdiction. No text or information set forth on any other purchase order, preprinted form or document (other than a Biller Order Form and any add on Biller Order Form, if applicable), and no documentation (including any implementation planning documents) except as specifically referenced in this Biller Agreement, shall modify, add to or vary the terms and conditions of this Agreement. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, then such provision(s) shall be construed, as nearly as possible, to reflect the intentions of the invalid or unenforceable provision(s), with all other provisions remaining in full force and effect. No joint venture, partnership, employment, or agency relationship exists between Biller and Invoice Cloud as a result of this agreement or use of the Service. The failure of either party to enforce any right or provision in this Agreement shall not constitute a waiver of such right or provision unless acknowledged and agreed to by Invoice Cloud in writing. All rights and obligations of the parties in Sections 4, 8, 10, 12 and 13(a) and (b) shall survive termination of this Agreement. This Agreement, together with any applicable Biller Order Form, comprises the entire agreement between Biller and Invoice Cloud and supersedes all prior or contemporaneous negotiations, discussions or agreements, whether written or oral between the parties regarding the subject matter contained herein. Biller agrees that Invoice Cloud can disclose the fact that Biller is a paying customer and the version of the Service that Biller is using. Where this Agreement is incorporated into, embedded in or otherwise made a part of a separate agreement between Invoice Cloud, Biller and a third party service provider ("Third Party Agreement"), and such Third Party Agreement is terminated or expires, Biller and Invoice Cloud agree that the terms and conditions of this Agreement shall survive and remain in effect as between Biller and Invoice Cloud until this Agreement expires or is otherwise terminated by either Biller or Invoice Cloud in accordance with the terms herein.

(b) Additional terms and conditions and definitions applicable to this Agreement and the Biller Order Form are attached at Exhibit C (the "Biller T+C") and are agreed to by Invoice Cloud and the Biller.

EXHIBIT D

BILLER TERMS AND CONDITIONS

1. Definitions.

The following definitions apply as used in the Agreement and in any Biller Order Form and add on Biller Order Form, now or hereafter:

"Agreement" or "Biller Agreement" means these terms and conditions, the Biller Agreement, the General Terms of the Hosted Software Agreement, any Biller Order Form, add on Biller Order Form, whether written or submitted online and any materials available on the Invoice Cloud website specifically incorporated by reference herein;

"Biller", "you", or "your" means the Invoice Cloud customer that has executed or agreed to the Biller Agreement, Biller Order Form and Billers Terms and Conditions whether written or submitted online;

"Biller Data" means invoices and bills of the Biller as well as the Content of such invoices and bills;

"Biller Order Form" means the order form referencing the service to be performed by Invoice Cloud and any add on services under any add on Biller Order Form;

"Chargeback" is a reversal of a Transaction initiated by a credit card company, processor, bank or other financial institution including chargebacks, ACH rejects or reversals, disputes and other refunds or credits, that Biller previously presented to Invoice Cloud under this Agreement and includes, but is not limited to: (i) failure to issue a refund to a Customer as required; (ii) Invoice Cloud did not receive Biller's response to a Retrieval Request within 7 days or any shorter time period required by the Payment Brand Rules; (iii) a Customer disputes the Transaction or claims that the Transaction is subject to a set-off, defense or counterclaim, or (iv) the Biller Bank Account designated by the Customer for an ACH transaction is invalid, or has insufficient funds to complete a Transaction;

"Content" means the information and documents contained or made available to Biller by Invoice Cloud in the course of using the Service;

"Customer" shall include customers, payers, taxpayers and users of services of Biller;

"Customer Data" means name, address and contact information of Customers and associated credit card numbers and bank account numbers, excluding any data that Invoice Cloud acquired other than from the Biller or Customers;

"Effective Date" means the date this Agreement is accepted by executing a Biller Order Form;

"Go Live Date" means the date on which those invoice types listed on the Biller Order Form are publicly available to Customers for online payment;

"Intellectual Property Rights" means unpatented inventions, patent applications, patents, design rights, copyrights, trademarks, service marks, trade names, domain name rights, mask work rights, know-how and other trade secret rights, and all other intellectual property rights, derivatives, integration components and application programming interfaces thereof, and forms of protection of a similar nature anywhere in the world;

"Integration Components" means software, which integrates the Service with third party software, and any updates or revisions thereto;

"Invoice Cloud" or "we" means Invoice Cloud, Inc., a Delaware corporation;

"Invoice Cloud Technology" means all of Invoice Cloud's proprietary technology (including software, hardware, products, processes, algorithms, user interfaces, know-how, techniques, designs and other tangible or intangible technical material or information) made available to Biller or otherwise developed by Invoice Cloud in providing the Service;

"IVR" means the software as a service which provides interactive voice and communication response functionality, automated payments by voice and text, text (SMS) messaging, and related functionality, including inbound and outbound communications;

"Network" is any Payment Method provider whose payment method is accepted by Biller from Customers and which is accepted by Invoice Cloud for processing, including, but not limited to, Visa, Inc., MasterCard International, Inc., American Express, PayPal (including Pay Pal, Venmo, Pay In 4 and PayPal Credit), Discover Financial Services, LLC, and any other Payment Methods, digital wallets, credit and debit card providers, debit network providers. Network also includes the National Automated Clearing House Association ("NACHA"), with respect to Transactions involving any credit or debit entry processed over the ACH network, and any other network or clearinghouse over which any electronic check processing Transactions may be processed;

"Network Fees" means all pass-through costs including interchange, PayPal brand fees, dues, assessment fees, processing fees, and similar fees, assessed by any Network, credit card or payment processers, bank card issuers, payment associations, ACH and check processers;

"Network Liabilities" means any and all fines, fees, penalties, liabilities, charges and other amounts which may be imposed or assessed by the Networks or payment processors as a result of Biller's actions, omissions, , Transactions or Chargebacks, including without limitation, Biller's failure to comply with the Network Rules, or this Agreement and/or any agreement with any payment processor;

"Order Form" or "Biller Order Form" means the form evidencing the initial subscription for the Service and any subsequent Biller Order Form, specifying, among other things, the services contracted for, the applicable Biller Pricing fees and Transactional Fees and Service Fees by Invoice Type (as listed on one or more Invoice Parameter Sheets which are part of the Biller Order Form), the billing period, and other charges, terms and conditions as agreed to between the parties, each such Biller Order Form to be incorporated into and to become a part of this Agreement;

"Payment Instrument Transaction(s)" or "Transaction(s)" means a transaction conducted between Biller and its Customers with respect to an account, or evidence of an account, utilizing Payment Methods for payment in connection with the sale, lease, financing or provision of goods and/or services by Biller and/or payment of taxes (either directly or through Invoice Cloud). "Payment Instrument Transaction(s)" or "Transaction(s)" may also be used to refer to the written or electronic record of such a transaction, including, without limitation, an authorization code, settlement record, ECP file, or a credit or debit entry pursuant to and consistent with NACHA Rules or card association rules which is submitted to a processor to initiate or evidence a Transaction;

"Payment Processing Agreements" means the payment and card processing agreements and merchant agreements which Invoice Cloud has directed the Biller to

enter into to enable Invoice Cloud to provide the Service;

"Payment Methods" means credit and debit cards, ACH, EFT and Check 21 transactions, digital wallets including but not limited to Visa, MasterCard, Amex and Discover, PayPal, Venmo, Apple Pay, Google Pay, credit instruments including PayPal Credit and PayPal Pay in 4, stored value cards, loyalty cards, electronic gift cards, authorized account or access numbers, paper certificates and credit accounts that are used for Payment Instrument Transactions and listed on the Biller Order Form. From time to time Invoice Cloud may offer Biller new Payment Methods, and, in such event, Invoice Cloud will provide Biller with notice by email disclosing the pricing under which the added Payment Methods are made available. Biller will have at least thirty (30) days after the date of the notice to opt-out of the additional Payment Methods in the manner provided in the notice. If Biller does not opt-out in such time frame, then on introduction of the additional Payment Methods, Biller will be bound by the additional terms as disclosed in the notice, and the Biller Order Form will be deemed amended to reflect the changes;

"Reserve Account" means a Biller account which is maintained in order to protect Invoice Cloud against the risk of, among other things, existing, potential, or anticipated Chargebacks and to satisfy the other obligations under the Agreement;

"Service(s)" means Invoice Cloud's billing and payment service, the Content, the Invoice Cloud Technology and other services identified on the Biller Order Form, developed, operated, provided, and/or maintained by Invoice Cloud, accessible via www.invoicecloud.com or another designated website or IP address, or ancillary online and/or offline products and services provided to Biller by Invoice Cloud, to which Biller is being granted access under this Agreement.

2. Biller's Responsibilities.

(a) Biller is responsible for all activity occurring under Biller's account(s) and shall abide by all applicable laws and regulations as well as card association rules, NACHA rules and Payment Processing Agreements, in connection with Biller's and/or its customers' use of the Service, including those related to data privacy, communications, export or import of data and the transmission of technical, personal or other data. Biller shall: (i) notify Invoice Cloud immediately in writing of any unauthorized use of any password or account or any other known or suspected breach of security; (ii) report to Invoice Cloud and immediately stop any copying or distribution of Content that is known or suspected to be unauthorized by Biller or Customers; and (iii) not impersonate another Invoice Cloud user or provide false identity information to gain access to or use the Service. Biller shall not: (i) send or store material containing software viruses, worms, Trojan horses or other harmful computer code, files, scripts, agents or programs; (ii) interfere with or disrupt the integrity or performance of the Service or the data contained therein; (iii) attempt to gain unauthorized access to the Service or its related systems or networks; (iv) license, sublicense, sell, resell, transfer, assign, distribute or otherwise commercially exploit or make available to any third party the Service in any way; (v) modify or make derivative works based upon the Service; (vi) recreate, "frame" or "mirror" any portion of the Service on any other server or wireless or Internet-based device; (vii) reverse engineer or access the Service; or (viii) copy any features, functions or graphics of the Service.

(b) Biller must designate on the Biller Order Form (and/or subsequent to execution of the Biller Order Form as requested by Invoice Cloud), at least one bank account for the deposit and settlement of funds and the debit of any Chargebacks, fees and costs, including, but not limited to Network Fees and Network liabilities, associated with the Service or the Transactions (all such designated bank accounts and all bank accounts substituted for accounts listed on the Biller Order Form shall be collectively referred to herein as the "Biller Bank Account"). You authorize Invoice Cloud to instruct its processors to initiate electronic credit entries, debit entries, and adjustments to a Biller Bank Account for amounts due to or from you in connection with this Agreement. Invoice Cloud will not be liable for any delays in receipt of funds or errors in Biller Bank Account entries caused by third parties, including but not limited to delays or errors by the Networks, payment processors, merchant acquirors or the bank.

(c) The dollar amount payable to Biller for Biller's Transactions will be equal to the amount submitted by Biller in connection with your sale Transactions, minus the sum of amounts due from Biller or debited from a Biller Bank Account, including Chargebacks, Network Fees, Network Liabilities, other fees and charges referenced on the Biller Order Form and all applicable charges and adjustments. If, however, Invoice Cloud or the processor fails to withhold Chargebacks, Network Fees or other charges or amounts due from the proceeds payable to a Biller Bank Account (including where such proceeds are insufficient to cover such obligations), or if a Biller Bank Account does not have a sufficient balance to pay amounts due from Biller under these guidelines, Invoice Cloud may pursue one or more of the following options: (i) demand and receive immediate payment from Biller for such amounts; (ii) debit the Biller Bank Account for the amount of the negative balance; (iii) reduce future settlement payments by the amount owed, (iv) withhold settlement payments to the Biller Bank Account until all amounts are paid, (v) delay presentation of refunds until a payment is made to Invoice Cloud of a sufficient amount to cover the negative balance; and (vi) pursue any remedies we may have at law or in equity.

(d) To enable Invoice Cloud to process transactions for the Biller, Biller authorizes and directs Invoice Cloud, its affiliates, the Payment Method providers, and the payment processors: (1) that, with respect to any Payment Instrument Transactions processed by the payment processor, the payment processor will disburse funds to and collect funds from the Biller in accordance with instructions provided to the payment processor by Invoice Cloud, and as otherwise permitted pursuant to any applicable Payment Processing Agreement that Biller has entered into; (2) that outstanding sums due and owing to Invoice Cloud, including, but not limited to Chargebacks and Network Fees, will automatically be debited from the Biller Bank Account for such purpose on a daily or monthly basis at Invoice Cloud's sole discretion. Biller shall maintain sufficient funds in the Biller Bank Accounts to pay all periodic fees, Chargebacks, Network Fees and other fees due hereunder; and non-sufficient funds for these debits, or blocking or otherwise rendering inaccessible any Biller Bank Account, are grounds for an increase in fees, suspension of the Service, and/or termination of this Agreement.

(e) Invoice Cloud is not responsible for any Biller postings in error due to delayed notification from credit card processor, ACH bank, and/or other related circumstances. Biller agrees to provide Invoice Cloud with timely, complete, and accurate billing and contact information. This information includes Biller's legal company name, street address, e-mail address, and name and telephone number of an authorized billing contact and License Administrator. Biller agrees to update this information within 30 days of any change to it.

(f) Biller is required to ensure that it maintains a fair policy in compliance with applicable laws, regulations, and all Network rules with regard to the refund, return or cancellation of services and adjustment of Transactions. Biller is also required to disclose any refund, return or cancellation policies to Invoice Cloud and any applicable payment processors and Biller's Customers, as requested. Any change in a return or cancellation policy for the transactions underlying the Payment Instrument Transactions must be submitted to Invoice Cloud, in writing, not less than 21 days prior to the effective date of such change.

If Biller allows or is required to provide a price adjustment, or cancellation of services in connection with a Transaction previously processed, Biller will prepare and deliver to Invoice Cloud, Transactions reflecting such refund/adjustment within 2 days of resolution of the request resulting in such refund/adjustment. The amount of the refund/adjustment with respect to Transactions under the Service cannot exceed the amount shown as the total on the original Transaction. Biller may not accept cash or any other payment or consideration from a Customer in return for preparing a refund to be deposited to the Customer's account; nor, with respect to credit card transactions, may Biller give cash/check refunds to a Customer in connection with a Transaction previously processed, unless required by applicable law.

Individual users, when they initially log in, may be asked whether or not they wish to receive marketing and other non-critical Service-related

communications from Invoice Cloud from time to time. They may opt out of receiving such communications at that time or at any subsequent time by changing their preference at http://www.invoicecloud.com/privacy.html. Note that because the Service is a hosted, online application, Invoice Cloud occasionally may need to notify all users of the Service (whether or not they have opted out as described above) of important announcements regarding the operation of the Service.

(g) As to all Transactions that Biller submits to Invoice Cloud for processing, Biller represents and warrants that:

(1) The Transactions represent payment or refund of payment, for a bona fide transaction.

(2) The Transactions represent an obligation of the Customer for the amount of the Transaction, and that the Transaction is valid and accurate.

(3) The Transactions do not involve any element of credit for payment of a previously dishonored payment or for any other purpose than payment for a current transaction and future payments as agreed upon by the Customer.

(4) The Transactions are free from any material alteration not authorized by the Customer.

(5) The amount charged for the Transaction is not subject to any dispute, setoff, or counterclaim.

(6) Neither Biller nor its employees has advanced any cash to the Customer in connection with the Transaction, nor have you accepted payment for effecting credits to a Customer.

(7) Biller has made no representation or agreement for the issuance of refunds except as it states in your return/cancellation policy, which has been previously submitted to Invoice Cloud in writing, and which is available to the Customer.

(8) Any Transaction submitted to Invoice Cloud to credit a Customer's account represents a valid refund or adjustment to a Transaction previously submitted to Invoice Cloud.

(9) Biller has no knowledge or notice of information that would lead it to believe that the enforceability or collectability of the subject Transaction is in any manner impaired. The Transactions, including but not limited to total due fields, are complete, accurate and in compliance with all Network rules, applicable laws, ordinances, and regulations. The Transactions are originated in compliance with this Agreement and any applicable agreements.

(10) For a Transaction in which the Customer pays in installments or on a deferred payment plan, a Transaction record has been prepared separately for each installment transaction or deferred payment on the date(s) the Customer agreed to be charged. All installments and deferred payments, whether or not they have been submitted to Invoice Cloud for processing, shall be deemed to be a part of the original Transaction.

(11) Biller has not submitted any Transaction that it knows or should have known to be unauthorized, fraudulent, illegal, or otherwise in violation of any provision of this Agreement or other applicable agreements.

(h) Communications with Customers and Biller Website.

Biller hereby grants to Invoice Cloud and its providers a worldwide, non-exclusive, assignable, perpetual, and royalty-free license and right to copy, use, publish and distribute Customer names, physical addresses, and email addresses as well as obtain email addresses of Biller's Customers by using data Biller has provided or made accessible to Invoice Cloud or any of its affiliates, solely for the purposes of: (i) communicating or sending to Customers (and/or their agents) information designed to inform, promote, and encourage Customers (and/or their agents) to use the Service including, without limitation, paying bills online, enrolling in autopay, and enrolling in paperless billing, and (ii) in conjunction with information relating to feedback and response regarding such communications, creating and using aggregated and anonymized data and analysis for purposes of improving the Service. Biller hereby grants to Invoice Cloud and its providers a worldwide, non-exclusive, assignable, and royalty-free license and right during the Term, to copy, use, modify, and publish the Biller's name, logos, trade dress, photographs, website materials, and other works of authorship for the purpose of implementing and providing the Service and performing their obligations under this Agreement. Biller represents and warrants it has all necessary rights, permissions, and licenses to grant and provide to Invoice Cloud and its service providers the license, rights, and permissions described in this Section and will comply with all applicable laws and regulations with respect to any personal information of any of its Customers. For purposes of clarity, the license, rights, and permission grants described in this Section are part of the "Service" under the Biller Agreement.

(i) American Express Compliance only.

(1) Biller agrees to comply with all applicable laws, rules and regulations, including the American Express Merchant Operating Guide requirements, which are incorporated into this Agreement by reference as if they were fully set forth in the Agreement. The American Express Merchant Operating Guide may be viewed at: www.americanexpress.com/merchantopguide.

(2) Processing Restrictions. Biller is prohibited from processing Transactions or receiving payments on behalf of, or (unless required by law) re-directing payments to any other party.

(3) Third Party Beneficiary Rights.

- Biller confers on American Express the third-party beneficiary rights, but not obligations, to the Biller Agreement and subsequent addenda (collectively the "Agreement") between Biller and Invoice Cloud and, as such, American Express has the express right to enforce the terms of the Agreement against the Biller.

- Biller agrees and warrants that it does not hold third party beneficiary rights to any agreements between Invoice Cloud and American Express and at no time will attempt to enforce any such agreements against American Express.

(4) American Express Limitation of Liability. BILLER ACKNOWLEDGES AND AGREES THAT IN NO EVENT SHALL AMERICAN EXPRESS, ITS AFFFILIATES, AGENTS, SUCCESSORS, OR ASSIGNS BE LIABLE TO BILLER FOR ANY DAMAGES, LOSSES, OR COSTS INCURRED, INCLUDING INCIDENTAL, INDIRECT, SPECULATIVE, CONSEQUENTIAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND (WHETHER BASED ON CONTRACT, TORT, INCLUDING NEGLIGENCE, STRICT LIABILITY, FRAUD, OR OTHERWISE, OR STATUTES, REGULATIONS, OR ANY OTHER THEORY), ARISING OUT OF OR IN CONNECTION WITH THE AGREEMENT.

3. **Chargebacks, Fees, Reserve Account, Etc.** If Biller incurs excessive Chargebacks, in Invoice Cloud's sole determination, or otherwise fails to pay fees or charges, or there are insufficient funds for Invoice Cloud to debit amounts for which Biller is responsible hereunder, in addition to other remedies under this Agreement, Invoice Cloud (or the payment processor) may take the following actions: (i) notify Biller of a new rate that will be charged to process Chargebacks; (ii) collect from Biller an amount reasonably determined by Invoice Cloud (or the payment processor) to be sufficient to cover anticipated Chargebacks and all related fees, penalties, expenses, and fines, or increase a reserve amount; (iii) require Biller to promptly establish a Reserve Account as determined by Invoice Cloud, or (iv) terminate the Agreement. Biller shall be responsible to Invoice Cloud for and shall promptly pay to Invoice Cloud such charges required to be paid by Biller; and any Chargebacks, by any party, including without limitation Chargebacks claimed by any payment and credit card processors, bank, or other financial services organization.

To the extent permitted by applicable law, Biller shall indemnify, defend, and hold Invoice Cloud, its licensors and Invoice Cloud's subsidiaries, affiliates, officers, directors, employees, attorneys, agents, and payment processors harmless from and against any and all claims, costs, damages, losses, liabilities and expenses arising out of or in connection with any claim, cause of action, lawsuit, administrative or criminal investigation, charge, action or claim alleging: (i) any charge against any reserves required by payment or credit card processors; (ii) Chargebacks, Network Fees and insufficiency of funds in any Biller Bank Account, by any party, including without limitation Chargebacks claimed by any payment and credit card processors, bank, or other financial services organization; (iii) that use of any Customer Data infringes the rights of a third party; (iv) a violation by Biller of Biller's representations and warranties or the breach by Biller or Biller's users or Customers of this Agreement including without limitation incomplete or inaccurate Transactions; (v) Biller's violation of any third party payment and credit card processing agreement and merchant agreement, or (vi) relating directly or indirectly to Biller's or its authorized users' use of the Service. Biller represents and warrants that the Biller Bank Account(s) will contain sufficient funds to cover any estimated financial exposure based on reasonable criteria for Chargebacks, ACH rejects or reversals, credits, returns, and all additional liabilities anticipated under this Agreement, including, but not limited to Chargebacks, fines, fees and penalties. Invoice Cloud may, at its sole discretion, collect fees related to Chargebacks and ACH rejects and reversals, or other refunds or credits from Biller's customers.

4. **Encrypted Card Readers (Applicable where Card Readers as designated on the Biller Order Form).**

Encrypted Card Readers (or Card Readers as described in the Biller Order Form) are provided to the Biller for their use under license fees provided in the Biller Order Form. Invoice Cloud provides to Biller all products on a license basis. Biller will be fully responsible for all products including without limitation all risk of loss and damage to products while in its possession or control, save normal wear and tear.

Where Invoice Cloud provides encrypted card readers, the following additional terms apply (with "products" or "device" in this Section 5 referring to the encrypted card readers):

a. Invoice Cloud and the manufacturer warrants that the products provided pursuant to this Agreement will perform in accordance with the manufacturer's published specifications. Should a product fail to conform to applicable manufacturer's specifications, repair parts and replacement products will be furnished on an exchange basis and will be either reconditioned or new as specified below. This limited warranty does not include service to repair damage to the product resulting from accident, disaster, unreasonable use, misuse, abuse, customer's, Reseller's, or any other third party's negligence, or non-manufacturer modification of the product. Invoice Cloud reserves the right to examine the alleged defective product to determine whether the warranty is applicable. Without limiting the generality of the foregoing, Invoice Cloud and the product manufacturer specifically disclaim any liability or warranty for any product resold in other than manufacturer's original packages, and for products modified, altered, repaired, maintained, or treated by Biller, its customers, and/or any third party. Service on a defective product may be obtained by delivering the product during the warranty period as instructed by Invoice Cloud.

b. The following is the repair and replacement policy for a defective product:

Replacement Requests – Biller shall promptly notify Invoice Cloud that the device is not working, via email, phone call or help desk ticket. Invoice Cloud will update and/or open a new help desk ticket for the product swap replacement request. Biller must provide the serial number of the device that is not working.

Replacement device will be shipped to the Biller as noted on the help desk ticket issued by Invoice Cloud.

Shipping Method: Replacement devices will be shipped via a commercial shipping service at no charge to the Biller. If Biller needs the device sent via overnight shipping there is an additional cost of $35.00 per device.

Biller has 14 business days to return a device that is not working to an address specified by Invoice Cloud on the return help desk ticket, delivery or postage pre-paid. Failure to return the non-working device may result in additional fees and charges to Biller.

Invoice Cloud shall use reasonable efforts to provide the encrypted card reader service in an uninterrupted, continuous manner. Biller understands and agrees that services may be periodically off line or otherwise inoperable in order for Invoice Cloud to perform maintenance, install or test software, or for other commercially reasonable business purposes and that during such time card reader service services may not be provided. Biller further understands and agrees that from time to time card reader service services may be off line or otherwise inoperable as a result of the failure of equipment or services provided to the manufacturer by third parties (for example, public or private telecommunications services or internet nodes or facilities, overall Internet congestion, unavailability of internet services, such as DNS services), and that during such time Services may not be provided. Furthermore, Biller understands and agrees

that the provisions of any services and other performances hereunder will be excused for any of the reasons set forth herein. In the event of unforeseen network or equipment failure, manufacturer will use commercially reasonable efforts to restore the Services in a reasonability prompt fashion. Manufacturer may from time to time, in its sole discretion, modify the manner in which it provides services, and modify its software and systems, all of which may result in a change in the manner in which manufacturer provides the software and systems provided, however, that such modifications and/or changes do not degrade the level of, or have a material adverse impact upon the features and functionality of the Services.

c. EXCEPT AS PROVIDED IN THIS SECTION 6, INVOICE CLOUD AND THE DEVICE MANUFACTURER MAKE NO OTHER WARRANTY, EXPRESS OR IMPLIED, AND INVOICE CLOUD AND THE DEVICE MANUFACTURER DISCLAIM ANY WARRANTY OF ANY OTHER KIND INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. BILLER AGREES AND ACKNOWLEDGES THAT ALL PRODUCTS AND DEVICES ARE OFFERED AND PROVIDED ON AN "AS IS" BASIS.

d. Responsibilities of Biller. Biller is responsible for the following: (i) providing Invoice Cloud with a static IP address or a specific range of static IP addresses, (ii) confidentiality of each End User's Data. Biller is solely responsible for ensuring the secure transmission of any data that Biller transmits to Invoice Cloud ("Biller Transmitted Information"), and Invoice Cloud and the manufacturer will have no liability therefore (provided that the manufacturer will use Biller Information only for purposes of this Agreement). Biller is solely responsible for adopting, implementing, and maintaining appropriate and effective security measures, procedures, policies, and standards and any other best practices available to protect the confidentiality of Biller Data, (iii) protecting the confidentiality of any information stored on Biller's servers, and (iv) using the Services in the manner instructed by Invoice Cloud and the manufacturer and otherwise in the manner intended.

e. Network Security. Biller shall be solely responsible for ensuring that authorized Biller employees and contractors are not security risks. Upon Invoice Cloud's request, Biller will promptly provide Invoice Cloud with any information reasonably necessary for Invoice Cloud to evaluate security issues and/or concerns relating to any authorized Biller employee and/or contractor. Each party will be solely responsible for the selection, implementation, and maintenance of security procedures and policies that are sufficient to ensure that (a) such party's use of any network or internet connection is secure and is used only for authorized purposes, and (b) such party's business records and data are protected against improper access, use, loss, alteration, and/or destruction.

f. Biller shall provide Invoice Cloud with physical access to the devices upon request after reasonable advance notice. Biller shall not, nor allow any Third Party to, modify, repair, replace, relocate, sell, lease, assign, encumber, or otherwise tamper with any of the devices without Invoice Cloud's express written consent. Any change of the location of any device may warrant that Biller pay Invoice Cloud any additional installation and related charges associated with such relocation, charged by Invoice Cloud's third-party vendors. At the end of the term, Biller shall be responsible to promptly return all devices, freight prepaid by Invoice Cloud, to Invoice Cloud at the place from which devices was shipped (or as otherwise designated by Invoice Cloud) in as good condition as exists at the commencement of the term, reasonable wear and tear, and casualty, in respect thereto excepted. Biller shall use each device at all times in a proper, diligent, and workmanlike manner and in such manner as will not damage or injure the device except by the ordinary wear and tear of such device. In the event of damage to any device, Biller shall notify Invoice Cloud who shall replace or repair the device at Biller's expense.

g. Devices and all parts and components thereof shall retain their character as personal property and all right, title and interest in and to shall not pass to Biller or any third party, but title and ownership shall remain exclusively with Invoice Cloud. Biller shall be and shall have the duties of a bailee of the devices. Biller shall not remove, conceal, or otherwise interfere with the title or ownership plate of Invoice Cloud affixed to any device until and unless such device is purchased, and full payment is made as herein provided. If Biller sells, assigns, pledges, or attempts to sell or assign devices or any interest therein, or if Biller defaults in any of the covenants, conditions or provisions of this Agreement, it is agreed that Invoice Cloud may immediately and without notice take possession of the devices where found and remove and keep or dispose of the same and any unpaid fees shall at once become due and payable by Biller. If any step is taken by legal action or otherwise by Invoice Cloud to recover possession of any device(s) or otherwise enforce this Agreement or to collect moneys due hereunder, Biller shall promptly reimburse Invoice Cloud for all expenses and charges incurred by Invoice Cloud.

5. Kiosks (applicable where kiosks that are provided by Invoice Cloud as designated on the Biller Order Form).

Kiosks (as described in the Biller Order Form) are provided to Biller for use by Invoice Cloud under a license fee provided in the Biller Order Form. Invoice Cloud provides to Biller the products (as defined below) on a license basis. Biller will be fully responsible for all kiosks including without limitation all risk of loss and damage to products while in its possession or control, save normal wear and tear.

Where Invoice Cloud provides kiosks, the following additional terms apply (with "Products" and "kiosks" in this Section 6 referring to the kiosks and any firmware and software and applicable documentation included with the kiosks and/or Product, as the same may be upgraded, modified, and enhanced from time to time):

a. License. Invoice Cloud grants to Biller a non-exclusive, non-transferrable, non-sublicensable right to use the Products for its Customers during the term of this Agreement, and subject to the terms hereof. The foregoing right includes, without limitation, the right to install and use the Products for purposes reasonably related to the subject matter of this Agreement, including, but not limited to, testing, and staging of the Products. All rights not specifically granted to Biller hereunder are reserved by Invoice Cloud and the kiosk manufacturer. Any and all intellectual property rights to the Products shall belong solely to Invoice Cloud and the manufacturer. Without limiting the generality of the foregoing, delivered Products shall not be (a) copied, distributed, modified, translated, adapted or altered, in part or in whole, in any way or (b) decompiled, disassembled or reverse engineered or unbundled from any product nor may Biller seek, in any manner, to discover, disclose or use any source code, proprietary algorithms, techniques or other Confidential Information contained therein. In addition, Biller may not produce, copy, alter, or modify any of the Products or Product packaging or labeling, or combine Products with any other product or services for sale without prior written consent of Invoice Cloud; such consent may be given or withheld in the sole discretion of Invoice Cloud. Biller shall not erase, remove, cover, deface, obscure, or alter any copyright, trademark, or patent notice, guarantee, or other statement or marking, affixed or applied by Invoice Cloud or the manufacturer on or to either the Products or any other technical or promotional material related to the Products.

b. Manufacturer Limited Warranty. Where Invoice Cloud provides kiosks to Biller (as opposed to Biller contracting directly with a third party for the provision of a kiosk), the manufacturer warrants that the Products provided pursuant to this Agreement will materially perform in accordance with the manufacturer's published specifications. Warranty service is detailed in Section 6(d) below. Should the Product fail to conform to manufacturer's specifications, repair parts and replacement Products will be furnished on an exchange basis and will be either reconditioned or new as specified below. This limited warranty does not include service to repair damage to the Product resulting from accident, disaster, unreasonable use, misuse, abuse, the negligence of Biller or any third party, or

non-manufacturer modification of the Product. Invoice Cloud and the manufacturer reserve the right to examine the alleged defective Product to determine whether the warranty is applicable. THE PRODUCTS FROM INVOICE CLOUD ARE PROVIDED STRICTLY "AS IS" AND INVOICE CLOUD AND KIOSK.COM SPECIFICALLY DISCLAIM ALL WARRANTIES AND CONDITIONS, WHETHER WRITTEN, ORAL, EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES WITH RESPECT TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, OR WARRANTIES ARISING FROM USAGE OF TRADE, COURSE OF PERFORMANCE OR DEALING.

c. Term and Effect of Termination for Kiosk Orders Minimum fee charges as provided in the Biller Order Form shall apply from the earlier of four weeks from date of delivery to Biller of each applicable kiosk or the date that the kiosk is operational. Notwithstanding anything to the contrary in the Biller Agreement, and notwithstanding anything to the contrary in any limitation of liability provision in the Biller Agreement, in the event that the Biller Agreement or other agreement between Invoice Cloud and the Biller permits Biller to terminate the Agreement or any order relating to kiosks for the Biller's convenience, Biller shall pay on the effective date of such termination: (a) all amounts due for the use of and all transaction fees due for use of the kiosks as of the effective date of termination; (b) all amounts that would have been due to Invoice Cloud through the end of the later of the term referenced in the Biller Agreement or the term of the kiosks referenced in the Biller Order Form, notwithstanding the termination, based on the minimum transaction fees on the Biller Order Form times the number of months remaining in the term in the Biller Order Form immediately prior to the effective date of termination, (c) all amounts due from Biller to the manufacturer for services or parts procured, and (d) any committed and non-cancellable amounts for equipment, Products or kiosks, purchased by Invoice Cloud as a result of Biller's order of kiosks.

d. Warranty Service. Service may be obtained as follows under the Advanced Exchange and Field Service Warranty from Kiosk.com:

Advanced Exchange and Field Service Warranty provides a factory parts stocking plan with overnight shipping designed to minimize business disruption. The bundled warranty covers replacement of any failed part or workmanship, as well as the Field Service Technician site visit expense to implement the replacement part swap.

Expectations surrounding the scope of the Kiosk.com Advanced Exchange & Field Service Warranty are as follows:

i. Advanced Exchange & Field Service Description

- **Phone and Warranty Parts Shipment Support.** In the event that there is a warranty or support issue with any Kiosk, please contact Invoice Cloud support. The Exchange Warranty outlined below applies.
- If replacement part and/or Field Service Technician is required, Invoice Cloud (through the manufacturer) arranges for overnight shipment of replacement parts and schedules the Kiosk.com Field Technician Visit to arrive (typically within 24 hours of call receipt).
- Service will be provided pursuant to service level provided in the SLA addendum at www.invoicecloud.net/sla
- No charge for replacement components to the extent warranted hereunder and subject to the terms and conditions herein.
- Kiosk.com covers inbound and outbound shipping costs for failed/replacement parts except as provided herein. The manufacturer provides the Biller with an RMA number and a pre-paid return shipping label with each replacement component. When the Biller receives the replacement, the failed part is then returned with the Kiosk.com pre-paid label.

ii. Exchange Warranty – Out of Scope Items

- The warranty and support commitments include the original kiosk enclosure and all components as shipped from the manufacturer's factory but does not include consigned components, any Biller or customer software application, network connectivity service, custom modifications, or changes made to the system, cleaning, installation, or repositioning of any system.
- Returned parts with No Defect Found (following the manufacturer failure analysis) will be billed back to the Biller. No Defect Found fees include reversal of any component credit, any applicable shipping and handling fees, and an hourly RMA diagnostic fee of $125 / hour.
- The most common source of No Defect Found parts is component maintenance and cleaning neglect in the field. Biller is responsible for keeping each kiosk clean through occasional wiping down with damp cloth, dusting, etc.
- Warranty does not include any customer application software, drivers, or special interface equipment and configuration unless specifically noted in the purchase contract.
- The warranty does not apply to expendable items (i.e., normal wear and tear of external graphics, etc.). Paint damage due to normal wear and tear is not covered under this warranty. Paint damage resulting from manufacturing defects will be covered by this warranty.
- Damage caused by cleaning, neglect, vandalism, physical abuse, or environmental acts of God are not covered under this warranty.

iii. Additional Exchange & Field Service Warranty Terms and Conditions

- Warranty service is guaranteed for 30 days for workmanship after the service is complete.

- Replacement components are not guaranteed to be new components and may come from the manufacturer refurbished and tested stock (at the discretion of the manufacturer).

- The three-year warranty on part defects is not extended if replacement parts are provided in a maintenance action.

- This warranty is voided by misuse, accident, modification, and unsuitable physical or operating environment, improper maintenance by Biller, a Customer or any other third party, or customer's other service organizations, removal or alteration of part identification, or failure caused by a product or component not supplied by Invoice Cloud or manufacturer, or for which Invoice Cloud or the manufacturer is not responsible, or any modifications or changes to components or to the kiosk without Invoice Cloud's written approval.

- Requests for optional Hourly Field Service Technician service calls must be received by 1:00 pm MST, Monday through Friday (except national holidays), to be eligible for the next business day site arrival (24-hour) service metric. Technician request calls received after 1:00 pm MST will be scheduled on the following business day. Field service charge is $175 /hour.

- Biller will provide onsite contacts for each location. Exceptions to fulfillment of onsite service can include holidays or events that prohibit access to the location.

- Keys must be on-site and available prior to the dispatch of a Field Technician.

- Payment of out-of-scope service fees is due upon invoice. Invoice Cloud reserves the right to suspend service and support until delinquent account payments are settled in full. Invoice Cloud and the manufacturer shall use reasonable efforts to provide the kiosks in an uninterrupted, continuous fashion. Biller understands and agrees that services may be periodically off line or otherwise inoperable in order for Invoice Cloud or the manufacturer to perform maintenance, install or test software, or for other commercially reasonable business purposes and that during such time services may not be provided. Biller further understands and agrees that from time to time services may be off line or otherwise inoperable as a result of the failure of products, equipment or services provided to manufacturer by third parties (e.g. public or private telecommunications services or internet nodes or facilities, overall internet congestion, unavailability of internet services, such as DNS services), and that during such time Services may not be provided. Furthermore, Biller understands and agrees that the provisions of services and other performances hereunder will be excused for any of the reasons set forth herein. In the event of unforeseen network or equipment failure, the manufacturer will use commercially reasonable efforts to restore the services in a reasonably prompt fashion. The manufacturer may from time to time, in its sole discretion, modify the manner in which it provides services and modify its software and systems, all of which may result in a change in the manner in which the manufacturer provides the software and systems; provided, however, that such modifications and/or changes will not degrade the level of, or have a material adverse impact upon, the features and functionality of the product or services.

h. Responsibilities of Biller.

1. Biller will be responsible for the following: (i) providing Invoice Cloud with a static IP address or a specific range of static IP addresses, and (ii) confidentiality of End User's Data. Biller is solely responsible for ensuring the secure transmission of any data that Biller transmits to Invoice Cloud ("Biller Transmitted Information"), and Invoice Cloud and manufacturer will have no liability therefore. Biller is solely responsible for adopting, implementing, and maintaining appropriate and effective security measures, procedures, policies, and standards, and any other best practice available to protect the confidentiality of Biller Transmitted Information, (iii) protecting the confidentiality of any information stored on Biller's servers, and (iv) using the Services in the manner instructed by Invoice Cloud and the manufacturer and otherwise in the manner intended.

2. Biller shall be solely responsible for ensuring that Biller's employees and contractors are not security risks. Biller will be solely responsible for the selection, implementation, and maintenance of security procedures and policies that are sufficient to ensure that (a) Biller's use of the Network Connection is secure and is used only for authorized purposes, and (b) Biller's business records and data are protected against improper access, use, loss, alteration or destruction.

3. Biller shall provide Invoice Cloud or the manufacturer with physical access to the kiosks upon request after reasonable advance notice. Biller shall not, nor allow any third party to, modify, repair, relocate, sell, lease, assign, encumber, or otherwise tamper with any of the kiosks without Invoice Cloud's or the manufacturer's express written consent. Any change of the location of the kiosks may warrant that Biller pay Invoice Cloud any additional installation and related charges associated with such relocation, charged by Invoice Cloud's third-party vendors. At the end of the term, Biller shall be responsible to de-install all kiosks, return all kiosks, freight prepaid by Biller, to Invoice Cloud at the place from which kiosks was shipped (or as otherwise designated by Invoice Cloud) in as good condition as exists at the commencement of the term, reasonable wear and tear, excepted. Biller shall use and ensure that the kiosks are at all times used in a workmanlike manner and in such manner as will not damage or injure the kiosks except by the ordinary wear and tear of such kiosks. In the event of damage to any kiosks, Biller shall promptly notify Invoice Cloud who shall replace or repair the kiosks at Biller's expense.

i. Personal Property of Invoice Cloud. Kiosks and all parts and components thereof shall retain its character as personal property and all right, title and interest thereto shall not pass to Biller, but title and ownership shall remain exclusively with Invoice Cloud. Biller shall be and shall have the duties of a bailee of the kiosks. Biller shall not remove, conceal or otherwise interfere with the title or ownership plate of Invoice Cloud affixed to kiosks. If Biller sells, assigns or attempts to sell or assign kiosks or any interest therein, or if Biller defaults in any of the covenants, conditions or provisions of this Agreement, it is agreed that Invoice Cloud may immediately and without notice take possession of kiosks where found and remove and keep or dispose of the same and any unpaid fees including all fees as provided herein and in the Biller Order Form will be due and payable. If any step is taken by legal action or otherwise by Invoice Cloud to recover possession of kiosks or to collect moneys due pursuant to this Section 6, Biller shall pay Invoice Cloud the equivalent of the moneys expended or charges incurred by Invoice Cloud in such behalf.

6. Interactive Voice Response Functionality and Outbound Communications ("IVR")

a. **License.** For and in consideration for the payment of all fees and charges paid to Invoice Cloud, as provided in the Biller Order Form, Invoice Cloud hereby licenses to Biller, non-exclusive access to its proprietary IVR for Biller's internal use only.

b.. **Indemnification for IVR Service.** Biller agrees it will not use the IVR in any manner, shape or form that violates any local, state or federal law or regulation (including without limitation violations of Fair Debt Collection Practices Act, 15 U.S.C. § 1692 –1692p) and will defend and hold Invoice Cloud and its licensor harmless from and against any and all claims and will indemnify Invoice Cloud and its licensor against any and all costs, fines, penalties, causes of action, allegations, suits, and claims, including reasonable attorney's fees and expenses as a result of any act by Biller. Likewise, Invoice Cloud agrees it will not use the design or establish service in any manner, shape or form that results in an intellectual property rights infringement claim by any third party and will hold Biller harmless from any and all claims and will indemnify Biller from and against any and all costs and claims, including reasonable attorney's fees as a result of any third party intellectual property rights infringement claim against Invoice Cloud or its licensor.

c. **Legal Compliance.** Biller shall comply with all applicable laws, regulations, or other requirements of any governmental authority which relate to or affect this Agreement and the Biller's performance hereunder. Notwithstanding anything to the contrary in the Biller Agreement and these terms and conditions or other agreement between the parties, Biller shall be responsible for compliance with all applicable laws and regulations related to the call flows, content, prompts, and data flows and the Biller's benefits and uses of the IVR, and the instructions and directions in the use of the IVR that it has provided. Although neither Invoice Cloud nor its licensor provides legal advice to Biller, Biller understands and acknowledges and shall comply with all laws, rules, and regulations regarding do not call lists, legal calling times, and dialing cellular numbers, and shall abide by all applicable laws, rules, and regulations while implementing or using IVR.

d. **No Warranty for IVR Service.** NEITHER INVOICE CLOUD NOR ITS LICENSOR MAKES ANY WARRANTY OR ANY REPRESENTATION, EXPRESS OR IMPLIED WRITTEN OR ORAL, RELATING TO THE IVR UNDER THIS AGREEMENT OR OTHERWISE INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY THAT THE SERVICES ARE FIT FOR ANY PARTICULAR PURPOSES OR OF MERCHANTABILITY, AS THE IVR IS PROVIDED "AS IS". BILLER AGREES THAT NEITHER INVOICE CLOUD NOR LICENSOR WARRANTS THE IVR OR ITS SERVICES WILL BE ERROR FREE OR OPERATED UNINTERRUPTED, AND THAT NEITHER INVOICE CLOUD NOR LICENSOR WILL BE HELD RESPONSIBLE IN ANY MANNER, SHAPE OR FORM FOR ANY FAILURE OF THE IVR OR ITS SERVICES TO PERFORM ANY PARTICULAR FUNCTION. In the event of a breach of this warranty by Invoice Cloud or any licensor, Invoice Cloud will use reasonable efforts to attempt to resume provision of the IVR. Biller acknowledges IVR or its services is provided through telephone and electronic devices and shall not hold Invoice Cloud or any licensor responsible for any failure due to technical or electronic failures. Further, neither Invoice Cloud nor licensor is responsible for any poor result as a result of judgments and choices made by Biller in using any IVR service.

7. California Consumer Privacy Act of 2018

All capitalized terms used in this Section 9, not otherwise defined, shall have the meaning established in the California Consumer Privacy Act of 2018, as amended (Cal. Civ. Code §§1798.100 to 1798.199), and any related regulations or guidance provided by the California Attorney General ("CCPA"). Regardless of Biller's status as a Business, Invoice Cloud is a "Service Provider" pursuant to CCPA. Invoice Cloud's obligations as a Service Provider include:

a. Invoice Cloud will not Sell Personal Information.
b. Invoice Cloud will not retain, use, or disclose Personal Information for any purpose other than for the specific purpose of providing the Service, as set out in the Agreement, or as otherwise permitted by CCPA.
c. Invoice Cloud will not retain, use, or disclose Personal Information for any commercial purpose other than providing the Service.
d. Invoice Cloud shall provide reasonable assistance to Biller in facilitating compliance with Consumer rights requests.
e. Upon direction by Biller, and with a commercially reasonable amount of time, Invoice Cloud shall delete the Personal Information.
f. Invoice Cloud shall not be required to delete any of the Personal Information to comply with a Consumer's request directed by the Biller if it is necessary to maintain such information in accordance with Cal. Civ. Code §1798.105(d). Invoice Cloud shall promptly inform Biller of the exceptions relied upon under §1798.105(d) and Invoice Cloud shall not use the Personal Information retained for any other purpose than provided for by the exception or as otherwise permitted by CCPA.
g. Invoice Cloud certifies it understands the prohibitions in this Section 8 and will comply with them.
h. If Invoice Cloud, in its sole discretion, uses a Service Provider to provide the Service, Invoice Cloud will enter into written agreements with such Service Providers requiring the Service Provider abide by terms substantially similar to this Section 9.

InvoiceCloud™

Add-On to the Biller Order Form

SALES INFORMATION

IC Sales Rep	Gretchen Schmitt			Vertical	Utility
Order Date	5/5/2025	Sales Partner		Software Partner	In-House

PRODUCTS AND SERVICES

Products	[Point of Sale]

PAYMENT METHODS ACCEPTED

Payment Types	[American Express] [VISA/Mastercard/Discover] [ACH/EFT]

BILLER INFORMATION

Ownership Type	Government		Phone	352-527-7648	Fax
Legal Name	Citrus County, Florida, a political subdivision of the state of Florida		Website URL	www.citrusbocc.com	
Address 1	3600 West Sovereign Path		Bus. Open Date	1981	
Address 2			Federal Tax ID	59-6000548	
City	Lecanto				
State	FL	ZIP 34461			

**Federal Tax ID and Legal Name must match on all documents*

BILLER CONTACT

Primary Contact Name	Karin McMahon
Phone	352-527-5228
Email Address	karin.mcmahon@citrusbocc.com

SIGNING AUTHORITY

Name	Rebecca Bays		Title	Chairman	
Phone	352-527-7648	Fax	Email Address	rebecca.bays@citrusbocc.com	

BILLER PRICING

Description	Interval	Cost Type	Cost

HARDWARE

Card Reader Type	EMV	Quantity 4		Cost per Reader	50.00
Card Reader	PAX A920Pro			Billing Interval	Monthly
Shipping Addr. *(if different than location address)*	Ship To: Attn: Joshua Younce Citrus County Solid Waste Management 230 W. Gulf to Lake Hwy. Lecanto, Fl. 34461				

Kiosk Type	Device Quantity	Per Device Txn Min
Standard/In-Door		750
Thru-Wall		800
Outdoor Model		850

Note: Biller will be charged for the minimum number of transactions listed to left each month per kiosk unity. In addition, if the Biller's order includes kiosks then the terms and conditions of Kiosk Managed Standard SOW (and applicable schedules) are hereby agreed and incorporated by reference

BILLER BANK INFO

Note: Must include voided business check or bank letter for each unique account

Billing Method	Monthly Invoice		
Name on Account	Citrus County Florida	Bank Name	Truist
Bank Address	200 Venice Ave South	Phone	(941) 486-4017
	Venice, FL 34285		

Routing #	063102152	Last 4 Acct #	0517

DATA RETENTION

Months to Keep	24	*Additional Fees apply if greater than 24 months

NOTES/SPECIAL HANDLING

EMV for all Invoice Types on BID#4491 Solid Waste (Citrus County, FL)

CERTIFICATION AND AGREEMENT

A. By signing below, the Biller hereby ratifies its authorization for Invoice Cloud, Inc. ("Invoice Cloud") to execute debit/credit entries to its checking/deposit account(s) indicated above at the depository financial institution(s) named above and to debit/credit the same such account(s). The Biller acknowledges that the origination of ACH transactions to its account(s) must comply with the provisions of U.S. law. This authority is to remain in full force and effect until (i) Invoice Cloud has received written notification (by electronic or U.S. mail) from the Biller of its revocation in such time and manner as to allow Invoice Cloud a reasonable opportunity to act on it, but not less than 10 business days notice; and (ii) all obligations of the Biller to Invoice Cloud that have arisen under this Agreement and all other agreements have been paid in full. The Biller must also notify Invoice Cloud, in writing, (by electronic or U.S. mail) when a change in account number(s) or bank has occurred at which time this authorization shall apply to such new/changed account. This notification must be received within 10 business days of change. A fee will be charged for any returned ACH debits.

B. By signing below, the Biller named: (1) has read, agreed to, ratifies the Biller Agreement, Biller T+C and other Order Forms previously executed by the Biller, and (2) certifies to Invoice Cloud that he/she is authorized to sign this Add on to the Biller Order Form; (3) certifies that all information and documents submitted in connection with this Order Form are true and complete; (4) authorizes Invoice Cloud or its agent to verify any of the information given, including credit references, and to obtain credit reports (including a spouse if in a community property state); (5) agrees to pay the Monthly Access Fee through the last day of the month following the effective date of termination as provided in the Billing Agreement; (6) agrees that Biller and each transaction submitted will continue to be bound by the Order Form and the Biller Agreement in its entirety and any new agreement forms executed herewith; (7) If the Biller's order includes kiosks, then the terms and conditions of Kiosk Managed Services Standard SOW (and applicable schedules) are hereby agreed and incorporated by reference.(8) agrees that Biller will submit transactions only in accordance with the information in this Add on to the Biller Order Form and Biller Agreement and will immediately inform Invoice Cloud, by email (contracts@invoicecloud.com) if any information in this Order Form changes, and (9) the Biller agrees and understands that outstanding sums due and owing to Invoice Cloud., will be charged daily or monthly and debited from its current depository account. Non-sufficient funds for these debits are grounds for a change in fees or termination of this Agreement. In the event of non-payment of any sums due, Invoice Cloud reserves the right to withdraw such sums from the current depository account at any time to ensure payment of the same.

C. Pay by Text: Standard data rates and text messaging rates may apply based on the payer's plan with their mobile phone carrier. Payer can opt out of text messaging at any time with Invoice Cloud. Partial payment or overpayment is not supported. Service fees may apply based on the biller set up with Invoice Cloud. Biller may not use the service for activities that violate any law, statute, ordinance or regulation.

D. By signing below, the Biller hereby gives permission to Invoice Cloud to access his / her credit history via Trans Union, Equifax, or other credit-reporting agency.

E. This Add on to the Order Form will become effective only when counter-signed by Invoice Cloud and upon execution by the Biller of such third party agreement required by Invoice Cloud to permit use of the payment function of the Service.

F. If the Biller's order includes kiosks, then the terms and conditions of Kiosk Managed Services Standard SOW (and applicable schedules) are hereby agreed and incorporated by reference.

In WITNESS WHEREOF, the parties have executed this Agreement as of this day

Accepted by Biller:

X

Corporate Officer

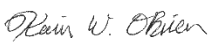
Rebecca Bays

Printed Name

Chairman

Title

Accepted by Invoice Cloud, Inc.:

X 

Corporate Officer

Kevin W. O'Brien

Printed Name

CEO

Title

formstack sign Document Completion Certificate

Document Reference : 5389d14c-543d-4f7a-a088-ddf9c94f9bf0
Document Title : Add On Order Form_Citrus County_EMV_Solid Waste Management
Document Region : Northern Virginia
Sender Name : Gretchen Schmitt
Sender Email : gschmitt@invoicecloud.com
Total Document Pages : 3
Secondary Security : Not Required
Participants

1. Linda Morse (LINDA.MORSE@citrusbocc.com)

Document History

Timestamp	Description
05/06/2025 01:11PM UTC	Sender downloaded document.
05/06/2025 01:15PM UTC	Document sent by Gretchen Schmitt (gschmitt@invoicecloud.com).
05/06/2025 01:15PM UTC	Email sent to Linda Morse (LINDA.MORSE@citrusbocc.com).
05/06/2025 01:15PM UTC	Email sent to Gretchen Schmitt (gschmitt@invoicecloud.com).
05/06/2025 01:22PM UTC	Document viewed by Linda Morse (LINDA.MORSE@citrusbocc.com). 24.129.169.66 Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/136.0.0.0 Safari/537.36 Edg/136.0.0.0
05/06/2025 01:22PM UTC	Linda Morse (LINDA.MORSE@citrusbocc.com) has agreed to terms of service and to do business electronically with Gretchen Schmitt (gschmitt@invoicecloud.com). 24.129.169.66 Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/136.0.0.0 Safari/537.36 Edg/136.0.0.0
05/06/2025 01:22PM UTC	Approved by Linda Morse (LINDA.MORSE@citrusbocc.com). 24.129.169.66 Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/136.0.0.0 Safari/537.36 Edg/136.0.0.0
05/06/2025 01:22PM UTC	Document copy sent to Gretchen Schmitt (gschmitt@invoicecloud.com).
05/06/2025 01:22PM UTC	Document copy sent to Linda Morse (LINDA.MORSE@citrusbocc.com).

AGENDA MEMORANDUM

FROM:	Barbara Luckham, Interim Budget Director
SUBJECT:	ITB 25-106 Right-of-Way Mowing Services-Districts 5, 6, 7, 8A, and 13; Inshape Maintenance Inc
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

On February 15, 2025, an Invitation to Bid, ITB 25-106 Right-of-Way Mowing Services-Districts 5, 6, 7, 8A, and 13, was advertised to interested parties for the purpose of controlling vegetative growth on the shoulders, ditches, back-slopes, and other grassed areas. County received fifteen (15) responses.

Staff have reviewed the bids and recommend awarding Inshape Maintenance, Inc., as the lowest qualified bidder for the purpose of controlling vegetative growth on the shoulders, ditches, back-slopes, and other grassed areas, at the cost of $12,776.96 per cut for each mowing.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
4102-53409	Contractual Ser	$540,200	$67,476	$277,965	$194,758

Road Maintenance-Contractual Service Mowing

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Inshape Maintenance Inc for the purpose of controlling vegetative growth on

shoulders, ditches, back-slopes, and other grassed areas, at the cost of $12,776.96 per cut. **(Carlton Hall, Public Works Director)**

ATTACHMENTS:

1. 5-27-25 AGENDA DOCS
2. Updated WC exempt exp 5-8-27

Board of County Commissioners

Department of Public Works

Road Maintenance Division

1300 S. Lecanto Hwy. Lecanto, FL 34461

Telephone: (352) 527-7610 Fax: (352) 527-7607

www.citrusbocc.com

Memorandum April 7, 2025

TO : Linda Morse, Purchasing & Contracts Manager, Department of Management & Budget

FROM : James L. Sterling, Road Maintenance Director

THRU : Carlton Hall Public Works Director

SUBJECT : Bid Award – ITB 25-106 – Contract Mowing County Rights-of-Way for Districts 5, 6, 7, 8A, and 13

The Division of Road Maintenance has reviewed the bids and recommends awarding ITB 25-106, Contract Mowing County Right of Way Districts 5, 6, 7, 8A, and 13, to the lowest qualified bidder Inshape Maintenance Inc.

Please place this item on the Agenda.

JLS/lms

PROCUREMENT AUTHORIZATION FORM

FOR PURCHASES IN EXCESS OF $ 35,000

Only complete the sections that apply and leave the rest blank. The last two pages are only if requesting an RFP/RFI/RFQ. Once completed send to Linda Morse at linda.morse@citrusbocc.com or interoffice mail.

(USE THE TAB KEY TO MOVE BETWEEN FIELDS)

NAME OF PROJECT: Contract Mowing County Rights of Way - Districts 5, 6, 7, 8A, and 13
(Two lines maximum)

DEPARTMENT / DIVISION: Public Works / Road Maintenance

ACCOUNT NUMBER: 102-4102-53409 **BUDGET AMOUNT:** 89100.00
(Four lines maximum)

FINANCING REQUIRED: YES ☐ NO ☑ **GRANT FUNDED:** YES ☐ NO ☑

DESCRIPTION OF COMMODITY / SERVICE / PROJECT AND JUSTIFICATION FOR EXPENDITURE:

Bids are requested for the contract mowing with litter pickup of County maintained roadways. It is the intent of this bid to cover the work involved with routine mowing of County rights-of-way for the purpose of controlling vegetative growth on the shoulders, ditches, back-slopes, and other grassed areas with litter pickup as specified.

REQUESTOR (SIGNATURE) Lena Slaven **DATE** 11/4/2024

REQUESTOR (PRINT NAME) Lena Slaven **DATE** 11/04/2024

DIVISION DIRECTOR [signature] **DATE** 11/5/2024

DEPARTMENT DIRECTOR [signature] **DATE** 11/06/2024

MANAGEMENT & BUDGET DIRECTOR [signature] **DATE** 11/19/24

NAICS 561730 Exp 5-11-25 040-[illegible]

Bid Tabulation Summary
ITB 25-106
Right-of-Way Mowing Services-Districts 5, 6, 7, 8A, and 13

	Districts					
Company Name	**District 5**	**District 6**	**District 7**	**District 8A**	**District 13**	**Vendor Totals**
American Grounds Service LLC *(Dunnellon, Florida)*	$3,273.60	$475.20	$7,483.00	$5,126.40	$1,228.80	**$17,587.00**
Bookman's Property Maintenance Fl LLC *(Crystal River, Florida)*	$3,410.00	$495.00	$7,479.00	$5,340.00	$1,280.00	**$18,004.00**
Bunch Lawn Care LLC. *(Crystal River, Florida)*	$6,820.00	$990.00	$15,101.00	$10,680.00	$2,560.00	**$36,151.00**
BWC Services USA, LLC *(Ocala, Florida)*	$4,433.00	$643.50	$9,451.00	$6,942.00	$1,664.00	**$23,133.50**
ESB Light LLC *(Minneola, Florida)*	$2,550.68	$370.26	$5,430.70	$3,994.32	$957.44	**$13,303.40**
Extreme Enterprises of Marion County, Inc. *(Ocala, Florida)*	$3,751.00	$544.50	$8,255.50	$5,874.00	$1,408.00	**$19,833.00**
Faithworks Total Ground Maintenance LLC *(Mt. Dora, Florida)*	$7,279.67	$1,056.73	$15,628.63	$11,399.83	$2,732.54	**$38,097.40**
GMR Fence Land Services LLC *(Brooksville, Florida)*	$3,205.40	$455.40	$6,669.90	$5,126.40	$1,177.60	**$16,634.70**
Home Care Pressure Cleaning, LLC dba 2nd Mile M.C. *(Palm Bay, Florida)*	$2,455.20	$356.40	$5,204.70	$3,844.80	$921.60	**$12,782.70**
Inshape Maintenance Inc *(Homestead, Florida)*	$2,519.99	$365.90	$5,127.05	$3,818.10	$945.92	**$12,776.96**
JCM Outdoor Services LLC. *(Anthony, Florida)*	$3,410.00	$495.00	$7,550.50	$5,340.00	$1,280.00	**$18,075.50**
JDMF, LLC *(Gotha, Florida)*	$6,479.00	$940.50	$13,681.00	$10,146.00	$2,432.00	**$33,678.50**
Sage Services Inc. *(Port St. Lucie, Florida)*	$5,387.80	$881.10	$11,282.00	$8,437.20	$2,278.40	**$28,266.50**
Schaeffers Commerical Landscaping & Hauling, LLC *(Citrus Springs, Florida)*	$2,728.00	$396.00	$5,783.00	$4,272.00	$1,024.00	**$14,203.00**
Superior Landscaping & Lawn Service Inc. *(Miami, Florida)*	$13,435.40	$2,306.70	$29,131.20	$21,039.60	$6,809.60	**$72,722.50**

Bid Tabulation Detailed
ITB 25-106
Right-of-Way Mowing Services-Districts 5, 6, 7, 8A, and 13

District 5					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
American Grounds Service LLC *(Dunnellon, Florida)*	Each Mowing	68.2	Mile	$48.00	$3,273.60
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$3,273.60**
Bookman's Property Maintenance Fl LLC *(Crystal River, Florida)*	Each Mowing	68.2	Mile	$50.00	$3,410.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$3,410.00**
Bunch Lawn Care LLC. *(Crystal River, Florida)*	Each Mowing	68.2	Mile	$100.00	$6,820.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$6,820.00**
BWC Services USA, LLC *(Ocala, Florida)*	Each Mowing	68.2	Mile	$65.00	$4,433.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$4,433.00**
ESB Light LLC *(Minneola, Florida)*	Each Mowing	68.2	Mile	$37.40	$2,550.68
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$2,550.68**
Extreme Enterprises of Marion County, Inc. *(Ocala, Florida)*	Each Mowing	68.2	Mile	$55.00	$3,751.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$3,751.00**
Faithworks Total Ground Maintenance LLC *(Mt. Dora, Florida)*	Each Mowing	68.2	Mile	$106.74	$7,279.67
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$7,279.67**
GMR Fence Land Services LLC *(Brooksville, Florida)*	Each Mowing	68.2	Mile	$47.00	$3,205.40
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$3,205.40**
Home Care Pressure Cleaning, LLC dba 2nd Mile M.C. *(Palm Bay, Florida)*	Each Mowing	68.2	Mile	$36.00	$2,455.20
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$2,455.20**
Inshape Maintenance Inc *(Homestead, Florida)*	Each Mowing	68.2	Mile	$36.95	$2,519.99
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$2,519.99**
JCM Outdoor Services LLC. *(Anthony, Florida)*	Each Mowing	68.2	Mile	$50.00	$3,410.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$3,410.00**
JDMF, LLC *(Gotha, Florida)*	Each Mowing	68.2	Mile	$95.00	$6,479.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$6,479.00**

District 5 (Continued)					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
Sage Services Inc. *(Port St. Lucie, Florida)*	Each Mowing	68.2	Mile	$79.00	$5,387.80
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$5,387.80**
Schaeffers Commerical Landscaping & Hauling, LLC *(Citrus Springs, Florida)*	Each Mowing	68.2	Mile	$40.00	$2,728.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$2,728.00**
Superior Landscaping & Lawn Service Inc. *(Miami, Florida)*	Each Mowing	68.2	Mile	$197.00	$13,435.40
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$13,435.40**

District 6					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
American Grounds Service LLC *(Dunnellon, Florida)*	Each Mowing	9.9	Mile	$48.00	$475.20
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$475.20**
Bookman's Property Maintenance Fl LLC *(Crystal River, Florida)*	Each Mowing	9.9	Mile	$50.00	$495.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$495.00**
Bunch Lawn Care LLC. *(Crystal River, Florida)*	Each Mowing	9.9	Mile	$100.00	$990.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$990.00**
BWC Services USA, LLC *(Ocala, Florida)*	Each Mowing	9.9	Mile	$65.00	$643.50
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$643.50**
ESB Light LLC *(Minneola, Florida)*	Each Mowing	9.9	Mile	$37.40	$370.26
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$370.26**
Extreme Enterprises of Marion County, Inc. *(Ocala, Florida)*	Each Mowing	9.9	Mile	$55.00	$544.50
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$544.50**
Faithworks Total Ground Maintenance LLC *(Mt. Dora, Florida)*	Each Mowing	9.9	Mile	$106.74	$1,056.73
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$1,056.73**
GMR Fence Land Services LLC *(Brooksville, Florida)*	Each Mowing	9.9	Mile	$46.00	$455.40
	Each Litter Pick-Up per	0	Mile		
	Total				**$455.40**
Home Care Pressure Cleaning, LLC dba 2nd Mile M.C. *(Palm Bay, Florida)*	Each Mowing	9.9	Mile	$36.00	$356.40
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$356.40**

District 6 (Continued)					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
Inshape Maintenance Inc *(Homestead, Florida)*	Each Mowing	9.9	Mile	$36.96	$365.90
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$365.90**
JCM Outdoor Services LLC. *(Anthony, Florida)*	Each Mowing	9.9	Mile	$50.00	$495.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$495.00**
JDMF, LLC *(Gotha, Florida)*	Each Mowing	9.9	Mile	$95.00	$940.50
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$940.50**
Sage Services Inc. *(Port St. Lucie, Florida)*	Each Mowing	9.9	Mile	$89.00	$881.10
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$881.10**
Schaeffers Commerical Landscaping & Hauling, LLC *(Citrus Springs, Florida)*	Each Mowing	9.9	Mile	$40.00	$396.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$396.00**
Superior Landscaping & Lawn Service Inc. *(Miami, Florida)*	Each Mowing	9.9	Mile	$233.00	$2,306.70
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$2,306.70**

District 7					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
American Grounds Service LLC *(Dunnellon, Florida)*	Each Mowing	141	Mile	$48.00	$6,768.00
	Each Litter Pick-Up per Cut	14.3	Mile	$715.00	$715.00
	Total				**$7,483.00**
Bookman's Property Maintenance Fl LLC *(Crystal River, Florida)*	Each Mowing	141	Mile	$50.00	$7,050.00
	Each Litter Pick-Up per Cut	14.3	Mile	$30.00	$429.00
	Total				**$7,479.00**
Bunch Lawn Care LLC. *(Crystal River, Florida)*	Each Mowing	141	Mile	$100.00	$14,100.00
	Each Litter Pick-Up per Cut	14.3	Mile	$70.00	$1,001.00
	Total				**$15,101.00**
BWC Services USA, LLC *(Ocala, Florida)*	Each Mowing	141	Mile	$65.00	$9,165.00
	Each Litter Pick-Up per Cut	14.3	Mile	$20.00	$286.00
	Total				**$9,451.00**
ESB Light LLC *(Minneola, Florida)*	Each Mowing	141	Mile	$37.40	$5,273.40
	Each Litter Pick-Up per Cut	14.3	Mile	$11.00	$157.30
	Total				**$5,430.70**

District 7 (Continued)					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
Extreme Enterprises of Marion County, Inc. *(Ocala, Florida)*	Each Mowing	141	Mile	$55.00	$7,755.00
	Each Litter Pick-Up per Cut	14.3	Mile	$35.00	$500.50
	Total				**$8,255.50**
Faithworks Total Ground Maintenance LLC *(Mt. Dora, Florida)*	Each Mowing	141	Mile	$106.74	$15,050.34
	Each Litter Pick-Up per Cut	14.3	Mile	$40.44	$578.29
	Total				**$15,628.63**
GMR Fence Land Services LLC *(Brooksville, Florida)*	Each Mowing	141	Mile	$47.00	$6,627.00
	Each Litter Pick-Up per Cut	14.3	Mile	$3.00	$42.90
	Total				**$6,669.90**
Home Care Pressure Cleaning, LLC dba 2nd Mile M.C. *(Palm Bay, Florida)*	Each Mowing	141	Mile	$36.00	$5,076.00
	Each Litter Pick-Up per Cut	14.3	Mile	$9.00	$128.70
	Total				**$5,204.70**
Inshape Maintenance Inc *(Homestead, Florida)*	Each Mowing	141	Mile	$35.50	$5,005.50
	Each Litter Pick-Up per Cut	14.3	Mile	$8.50	$121.55
	Total				**$5,127.05**
JCM Outdoor Services LLC. *(Anthony, Florida)*	Each Mowing	141	Mile	$50.00	$7,050.00
	Each Litter Pick-Up per Cut	14.3	Mile	$35.00	$500.50
	Total				**$7,550.50**
JDMF, LLC *(Gotha, Florida)*	Each Mowing	141	Mile	$95.00	$13,395.00
	Each Litter Pick-Up per Cut	14.3	Mile	$20.00	$286.00
	Total				**$13,681.00**
Sage Services Inc. *(Port St. Lucie, Florida)*	Each Mowing	141	Mile	$79.00	$11,139.00
	Each Litter Pick-Up per Cut	14.3	Mile	$10.00	$143.00
	Total				**$11,282.00**
Schaeffers Commerical Landscaping & Hauling, LLC *(Citrus Springs, Florida)*	Each Mowing	141	Mile	$40.00	$5,640.00
	Each Litter Pick-Up per Cut	14.3	Mile	$10.00	$143.00
	Total				**$5,783.00**
Superior Landscaping & Lawn Service Inc. *(Miami, Florida)*	Each Mowing	141	Mile	$192.00	$27,072.00
	Each Litter Pick-Up per Cut	14.3	Mile	$144.00	$2,059.20
	Total				**$29,131.20**

District 8A					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
American Grounds Service LLC *(Dunnellon, Florida)*	Each Mowing	106.8	Mile	$48.00	$5,126.40
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$5,126.40**
Bookman's Property Maintenance Fl LLC *(Crystal River, Florida)*	Each Mowing	106.8	Mile	$50.00	$5,340.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$5,340.00**
Bunch Lawn Care LLC. *(Crystal River, Florida)*	Each Mowing	106.8	Mile	$100.00	$10,680.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$10,680.00**
BWC Services USA, LLC *(Ocala, Florida)*	Each Mowing	106.8	Mile	$65.00	$6,942.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$6,942.00**
ESB Light LLC *(Minneola, Florida)*	Each Mowing	106.8	Mile	$37.40	$3,994.32
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$3,994.32**
Extreme Enterprises of Marion County, Inc. *(Ocala, Florida)*	Each Mowing	106.8	Mile	$55.00	$5,874.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$5,874.00**
Faithworks Total Ground Maintenance LLC *(Mt. Dora, Florida)*	Each Mowing	106.8	Mile	$106.74	$11,399.83
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$11,399.83**
GMR Fence Land Services LLC *(Brooksville, Florida)*	Each Mowing	106.8	Mile	$48.00	$5,126.40
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$5,126.40**
Home Care Pressure Cleaning, LLC dba 2nd Mile M.C. *(Palm Bay, Florida)*	Each Mowing	106.8	Mile	$36.00	$3,844.80
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$3,844.80**
Inshape Maintenance Inc *(Homestead, Florida)*	Each Mowing	106.8	Mile	$35.75	$3,818.10
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$3,818.10**
JCM Outdoor Services LLC. *(Anthony, Florida)*	Each Mowing	106.8	Mile	$50.00	$5,340.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$5,340.00**
JDMF, LLC *(Gotha, Florida)*	Each Mowing	106.8	Mile	$95.00	$10,146.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$10,146.00**
Sage Services Inc. *(Port St. Lucie, Florida)*	Each Mowing	106.8	Mile	$79.00	$8,437.20
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$8,437.20**

District 8A (Continued)					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
Schaeffers Commerical Landscaping & Hauling, LLC *(Citrus Springs, Florida)*	Each Mowing	106.8	Mile	$40.00	$4,272.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$4,272.00**
Superior Landscaping & Lawn Service Inc. *(Miami, Florida)*	Each Mowing	106.8	Mile	$197.00	$21,039.60
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$21,039.60**

District 13					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
American Grounds Service LLC *(Dunnellon, Florida)*	Each Mowing	25.6	Mile	$48.00	$1,228.80
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$1,228.80**
Bookman's Property Maintenance Fl LLC *(Crystal River, Florida)*	Each Mowing	25.6	Mile	$50.00	$1,280.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$1,280.00**
Bunch Lawn Care LLC. *(Crystal River, Florida)*	Each Mowing	25.6	Mile	$100.00	$2,560.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$2,560.00**
BWC Services USA, LLC *(Ocala, Florida)*	Each Mowing	25.6	Mile	$65.00	$1,664.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$1,664.00**
ESB Light LLC *(Minneola, Florida)*	Each Mowing	25.6	Mile	$37.40	$957.44
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$957.44**
Extreme Enterprises of Marion County, Inc. *(Ocala, Florida)*	Each Mowing	25.6	Mile	$55.00	$1,408.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$1,408.00**
Faithworks Total Ground Maintenance LLC *(Mt. Dora, Florida)*	Each Mowing	25.6	Mile	$106.74	$2,732.54
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$2,732.54**
GMR Fence Land Services LLC *(Brooksville, Florida)*	Each Mowing	25.6	Mile	$46.00	$1,177.60
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$1,177.60**
Home Care Pressure Cleaning, LLC dba 2nd Mile M.C. *(Palm Bay, Florida)*	Each Mowing	25.6	Mile	$36.00	$921.60
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$921.60**

District 13 (Continued)					
Company Name	**Description**	**Quantity**	**Unit of Measure**	**Price Per Mile**	**Total**
Inshape Maintenance Inc *(Homestead, Florida)*	Each Mowing	25.6	Mile	$36.95	$945.92
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$945.92**
JCM Outdoor Services LLC. *(Anthony, Florida)*	Each Mowing	25.6	Mile	$50.00	$1,280.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$1,280.00**
JDMF, LLC *(Gotha, Florida)*	Each Mowing	25.6	Mile	$95.00	$2,432.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$2,432.00**
Sage Services Inc. *(Port St. Lucie, Florida)*	Each Mowing	25.6	Mile	$89.00	$2,278.40
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$2,278.40**
Schaeffers Commerical Landscaping & Hauling, LLC *(Citrus Springs, Florida)*	Each Mowing	25.6	Mile	$40.00	$1,024.00
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$1,024.00**
Superior Landscaping & Lawn Service Inc. *(Miami, Florida)*	Each Mowing	25.6	Mile	$266.00	$6,809.60
	Each Litter Pick-Up per Cut	0	Mile		
	Total				**$6,809.60**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

GEICO Commercial Lines Program
PO Box 5316
Binghamton NY 13902

CONTACT NAME: GEICO Commercial Lines Program
PHONE (A/C, No, Ext): (877) 515-2191 **FAX (A/C, No):**
E-MAIL ADDRESS: commercialservice@homesite.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Midvale Indemnity Company	27138
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Inshape Maintenance Inc
91 FIR DR
Ocala FL 34472

COVERAGES **CERTIFICATE NUMBER: 00003503290987** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY	Y	Y	CP00129306	02/16/2025	02/16/2026	EACH OCCURRENCE	$1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
							MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	[X] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	[ ] OTHER:							
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	
	[ ] ANY AUTO						BODILY INJURY (Per person)	
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY(Per accident)	
	[ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	
	[ ] DED [ ] RETENTION $							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECU -TIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	
							E.L. DISEASE - EA	
							E.L. DISEASE - POLICY LIMIT	
	PROFESSIONAL LIABILITY						OCCURRENCE AGGREGATE	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Lawn Care Services. Citrus County, Florida IS LISTED AS AN ADDITIONAL INSURED. WAIVER OF SUBROGATION APPLIES. PROJECT NUMBER: ITB 25-106.

CERTIFICATE HOLDER

CITRUS COUNTY, FLORIDA

3600 W. SOVEREIGN PATH
STE. 266
LECANTO FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE 04/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INFINITY INSURANCE AGENCY INC 900 E Laurel Ave McAllen, TX 78501-5792	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **EMAIL ADDRESS:** **INSURER(S) AFFORDING COVERAGE** **NAIC#** **INSURER A:** Infinity Assurance Insurance Company 39497
INSURED INSHAPE MAINTENANCE INC 1211 S Independent Dr Unit I Homestead, FL 33034	**INSURER B:** **INSURER C:** **INSURER D:** **INSURER E:** **INSURER F:**

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY							
☐	☐ CLAIMS-MADE ☐ OCCUR	☐	☐				EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
X	**AUTOMOBILE LIABILITYAUTOMOBILE**	X	X	50005342902	10/11/2024	10/11/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)**	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project Number: ITB 25-106 - Citrus County, Florida listed as waiver of subrogation.

Vehicle:

CERTIFICATE HOLDER

Citrus County, Florida

3600 W. Sovereign Path Ste. 266

Lecanto, FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

*** * CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW * ***

NON-CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 5/9/2023 **EXPIRATION DATE:** 5/8/2025

PERSON: PAUL T MCINTYRE **EMAIL:** JONESALLISON191@GMAIL.COM

FEIN: 743220792

BUSINESS NAME AND ADDRESS:

INSHAPE MAINTENANCE INC

1211 S INDEPENDENCE DR #I

HOMESTEAD, FL 33034

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT E01718358 QUESTIONS? (850) 413-1609
RULE 69L-6.012, F.A.C. REVISED 01/2023

Midvale Indemnity Company

BestLink **AMB #: 022001 NAIC #: 27138 FEIN #: 362705935**

Mailing Address
6000 American Parkway
Madison, Wisconsin 53783-0001
United States

View Additional Address Information

Web: www.amfam.com
Phone: 312-443-0700

AM Best Rating Unit: AMB #: 000124 - American Family Insurance Group

Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 046495 - American Family Ins Mutual Holding Co is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A (Excellent)
Affiliation Code:	r (Reinsured)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	October 24, 2024
Initial Rating Date:	November 26, 2013

Long-Term Issuer Credit View Definition

Rating (Rating Category):	a+ (Excellent)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	October 24, 2024
Initial Rating Date:	November 26, 2013

Financial Size Category View Definition

Financial Size Category: XV (Greater than or Equal to USD 2.00 Billion)

u Denotes Under Review Best's Rating

Best's Credit Rating Analyst

Rating Office: A.M. Best Rating Services, Inc.

Senior Financial Analyst: Scott Foley

Director: Edin Imsirovic

Note: *See the Disclosure information Form or Press Release below for the office and analyst at the time of the rating event.*

Disclosure Information

Disclosure Information Form
View AM Best's Rating Disclosure Form

Press Release
AM Best Revises Issuer Credit Rating Outlook to Stable for American Family Mutual Insurance Company, S.I., Core Affiliates and American Family Life Insurance Company
October 24, 2024

Infinity Assurance Insurance Company

BestLink **AMB #: 002515 NAIC #: 39497 FEIN #: 751227771**

Mailing Address
200 East Randolph Street, Ste. 3300
Chicago, Illinois 60601
United States

View Additional Address Information

Web: www.infinityauto.com
Phone: 205-870-4000
Fax: 205-803-8080

AM Best Rating Unit: AMB #: 000914 - Kemper P&C Group

Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058711 - Kemper Corporation is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A- (Excellent)
Affiliation Code:	r (Reinsured)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	September 13, 2024
Initial Rating Date:	June 30, 1967

Long-Term Issuer Credit View Definition

Rating (Rating Category):	a- (Excellent)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	September 13, 2024
Initial Rating Date:	April 21, 2005

Financial Size Category View Definition

Financial Size Category: XIV (USD 1.50 Billion to Less than 2.00 Billion)

u Denotes Under Review Best's Rating

Best's Credit Rating Analyst

Rating Office: A.M. Best Rating Services, Inc.

Senior Financial Analyst: Cristian Sieira, CFA, CPCU

Director: Alan Murray

Note: *See the Disclosure information Form or Press Release below for the office and analyst at the time of the rating event.*

Disclosure Information

Disclosure Information Form
View AM Best's Rating Disclosure Form

Press Release
AM Best Affirms Credit Ratings of Kemper Corporation, Its Affiliates and Subsidiaries
September 13, 2024

View AM Best's Rating Review Form

ITB 25-106 Right-of-Way Mowing Services-Districts 5, 6, 7, 8A, and 13

Contract #: ITB 25-106

CITRUS COUNTY, FLORIDA
A political subdivision of the State of Florida
3600 W Sovereign Path
Lecanto, FL 34461

For more information, please visit our online supplier portal, located at
https://procurement.opengov.com/portal/citrusfl

This Agreement is entered into by the parties on the _____ of _____ 2025.

1. Parties

Citrus County, Florida, a political subdivision of the State of Florida, (County)

and

Inshape Maintenance Inc, (Contractor)

2. Designated Contact Person as to County

James Sterling, Division Director
Citrus County Road Maintenance
3600 W Sovereign Path
Lecanto, Florida 34461
Phone: 352-527-7610
Fax: 352-527-7607
Email: james.sterling@citrusbocc.gov

3. Designated Contact Person as to Contractor

Paul Mcintyre, Owner
Inshape Maintenance Inc
1211 S independence Dr #i
Homestead, Florida 33034
Phone: (786)-255-2647
Email: jonesallison191@gmail.com

4. Notices

All notices between County and Contractor, as required under the Agreement, shall be by telephone, facsimile, e-mail, mail, or by personal delivery to the respective designated contact person identified above. Either designated recipient may notify the other, in writing, if someone else is designated to receive notice.

5. Entire Agreement

This Agreement, and its associated Documents referenced herein, together with any executed Addenda, shall constitute the entire Agreement between Contractor and County (hereinafter referred to as the "Agreement"). In resolving conflicts, errors, discrepancies, and disputes concerning the scope of Services or other rights or obligations of the parties, precedence shall be given in the following order (1) a fully executed Addendum to this Agreement (later executed Addenda taking precedence over earlier dated Addenda), (2) provisions of this Agreement, (3) provisions of the Invitation to Bid, (4) provisions of Contractor's Bid, (5) provisions of the Purchase Order, and (6) provisions contained in any governmental regulation incorporated herein by reference. There are no understandings or agreements except as herein expressly stated.

6. Agreement Documents

Exhibit A- Scope of Services

Exhibit B- Compensation

Exhibit C – Street Listings

7. Term of Agreement and Commencement of Services

The duration of the Agreement shall be for a period of two (2) years from the date that the Parties have executed the Agreement, with an option to renew for three (3) additional, one (1) year periods. The renewal option will be conditioned upon satisfactory performance by Contractor and will be subject to availability of funds. The renewal option can only be exercised through mutual agreement between County and Contractor. The date that Contractor shall commence the provision of Services shall be the date on which a Purchase Order and/or a Notice to Proceed is received by Contractor. The County reserves the right to automatically extend any agreement for a maximum period not to exceed one hundred twenty (120) calendar days in order to provide County departments with continual service and supplies while a new agreement is being solicited, evaluated, and/or awarded.

8. Modification of Agreement

The Agreement may only be modified or amended upon mutual written agreement of County and Contractor. No oral agreements or representations shall be valid or binding upon County or Contractor. No alteration or modification of the Agreement terms, including substitution of product, shall be valid or binding against County. Contractor may not unilaterally modify the terms of the Agreement by affixing additional terms by incorporating such terms onto Contractor's documents forwarded by Contractor to County for payment. County's acceptance of Services or processing of documentation on forms furnished by Contractor to County for approval or payment shall not constitute acceptance of the proposed modification to terms and conditions.

9. Services Provided by Contractor

The Services to be provided by Contractor are summarized in Exhibit "A", attached to this Agreement. If County identifies any additional Services to be provided by Contractor that are not covered under the original Agreement, such additional Services shall be made a part of this Agreement by written amendment to the Agreement.

10. Compensation to Contractor

Compensation to be paid to Contractor for the provision of the Commodity and/or Services agreed to herein shall be per the unit pricing noted in Exhibit "B", attached to this Agreement.

An increase in Pricing may be considered by County for each year after the initial term. The request to increase the price must be made in writing to County supported by a detailed justification by furnishing bona-fide manufacturer's documents or a price list reflecting the changes that warrant the requested increase. The request must be submitted at least ninety (90) calendar days prior to a renewal period. Such increase may be no greater than the annual consumer price index (CPI) or five percent (5%), whichever is less.

11. Payment of Payment Requests

11.1. Payment Requests

Requests for payment for the Services provided under the Agreement shall be submitted no more frequently than once per month, unless stipulated differently in the Agreement. At a minimum, the payment requests shall include the Purchase Order Number, a description of the Services performed, and the amount of the payment request. All requests for payment shall be submitted in sufficient detail to demonstrate compliance with the terms of the Agreement and to allow for the proper pre-audit and post-audit thereof. Requests for payment that include travel expenses shall be in accordance with Section 112.061, Florida Statutes. County reserves the right to require any information from Contractor that

County deems necessary to substantiate claims for remuneration. Upon receipt of Contractor's payment request, County will review such to ensure that it is in proper order, and that the Services have been completed in accordance with this Agreement. If it is found that the payment request is not in proper order, or the Services covered under the payment request do not satisfy this Agreement, the payment request may be rejected.

11.2. Prompt Payment

County shall make payment of a payment request in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act" from the date which a payment request in proper order is recorded as received by County, for Services completed to the satisfaction of County.

11.3. Form of Request

If the payment request is not received in proper order, County may reject the payment request within ten (10) business days after the date on which the payment request is recorded as received by County. County shall provide Contractor with a written notification of the rejection specifying the deficiency and corrective measures necessary to make the payment request proper. Upon receipt of a payment request that corrects the deficiency, County shall make payment in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act".

11.4. Resolution of Payment Request Disputes

In the event of a dispute between Contractor and County concerning the full or partial payment of a payment request, such disagreement shall be finally determined by County. If the dispute between Contractor and County involves a portion of a payment request, the undisputed portion shall be paid by County in a timely manner, as long as the payment request for the undisputed portion is in proper order. Proceedings to resolve the dispute will be commenced within forty-five (45) business days after the date the payment request in dispute was recorded as being received by County and will be concluded by final decision of County within sixty (60) business days after the date on which the payment request was recorded as being received by County. Such procedures do not constitute an administrative proceeding that prohibits a court from deciding de novo any action arising out of the dispute.

11.5. Purchase Order

Although an Agreement will be executed by County and Contractor for the Services being performed by Contractor, a purchase order will also be issued to Contractor for the purpose of facilitating payment to Contractor. Except under an "emergency request", Contractor shall not perform any Services for County until Contractor has received a purchase order and/or Notice to Proceed from County. Contractor will be permitted to accept an order to perform Services under an emergency purchase without a purchase order; however, such request from County must be transmitted to the Contractor via facsimile or e-mail. The written transmission order must be submitted with any payment request submitted by the Contractor for such emergency requests.

11.6. Payments to Subcontractors

When Contractor receives from County any payment for Services covered under the Agreement, Contractor must pay such moneys received to each subcontractor or supplier in proportion to the percentage of the Services completed by each subcontractor or supplier within ten (10) business days after Contractor's receipt of the payment. If Contractor receives less than full payment, then Contractor shall be required to disburse only the funds received on a pro rata basis to its subcontractors and suppliers, each receiving a prorated portion based on the amount due on the payment. If a subcontractor receives payment from Contractor for labor, Services or materials furnished by subcontractors or suppliers hired by the subcontractor, the subcontractor must remit payment due to those subcontractors or suppliers within seven (7) business days after the subcontractor's receipt of payment from Contractor.

11.7. ACH Enrollment

All Contractors will be required to complete an "Authorization Agreement for ACH Credits Enrollment Form". Payments will be deposited directly into Contractor's bank account. This means there is no need

to wait for the check to come in the mail and eliminates the possibility of a lost check. The Clerk's Accounts Payable Department will provide confirmation via email when payments are transmitted, ensuring immediate notification.

12. Warranties

12.1. Warranty of Ability to Perform

Contractor warrants that, to the best of its knowledge, there are no pending or threatened actions, proceedings, investigations, or any other legal or financial conditions, that would in any way prohibit, restrain, or diminish Contractor's ability to satisfy its obligations under the Agreement.

12.2. Warranty Against Defects in Workmanship

Contractor shall warrant its Services against defects in materials and workmanship for a minimum period of one (1) year from acceptance of the Services by County. Should any defects in materials or workmanship appear during the warranty period, Contractor shall replace the materials or equipment, or repair or re-do the service, immediately upon receipt of written notice from County, at no additional expense to County. Contractor shall warrant such replaced materials or equipment, or repaired or re-done Services, for a period of one (1) year after acceptance of such by County.

12.3. Warranty of Standard Care

In the performance of professional Services, Contractor will use that degree of care and skill ordinarily exercised by other similar professionals in the field under similar conditions in similar localities. Contractor will use due care in performing the Services and will have due regard for acceptable professional standards and principles. Contractor's standard of care shall not be altered by the application, interpretation, or construction of any other provision of this Agreement. If any of the Services performed by Contractor does not comply with the foregoing warranties and County notifies Contractor of such, then Contractor shall (at its sole expense) promptly re-execute the nonconforming Services. All such re-executed Services shall be performed on a mutually agreed upon schedule. Contractor shall and does hereby assign to County the benefits of any of Contractor's suppliers or subcontractor's warranties. Such assignment shall not relieve Contractor of its warranty obligations for performance or standard of care to County under this Agreement.

12.4. Warranty of Title

Title to any work product furnished by Contractor under the Agreement shall pass to County to the extent of the payments made for such by County, or on the date that County accepts the completed Services of Contractor. When title passes to County in accordance with the Agreement, Contractor warrants that the Services furnished will be free and clear of all security interests, liens and encumbrances or claims of any party.

13. Public Records

Contractor will keep and maintain public records required by the County to perform the Service. Upon request from the County's custodian of public records, Contractor will provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. Contractor will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if Contractor does not transfer the records to the County. Upon completion of the Agreement, Contractor will transfer, at no cost, to the County all public records in possession of the Contractor or keep and maintain public records required by County to perform the service. If Contractor transfers all public records to County upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian

of public records, in a format that is compatible with the information technology system of the County. If Contractor does not comply with the County's request for public records, the County shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; PHONE: (352)527-5235 EMAIL: RMLO@CITRUSBOCC.COM.

14. Insurance

During the term of the Agreement, Contractor, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of Contractor. The Contractor shall provide County a certificate(s) of insurance, evidencing such coverage.

14.1. Minimum Insurance Requirements

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services hereunder by the Contractor, his agents, representatives, employees, or subcontractors. The coverage's, limits or endorsements required herein protect the primary interests of County, and these coverage's, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect Contractor against any loss exposures, whether as a result of the Project or otherwise. The requirements contained herein, as well as County's review or acknowledgement, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under a contract.

14.2. Commercial General Liability

Contractor must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

14.3. Automobile Liability

Contractor must obtain coverage for all for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event Contractor does not own vehicles, Contractor shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

14.4. Workers Compensation and Employer's Liability

14.4.1 Contractor must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident, $500,000 disease policy limit and $100,000 disease each employee must be included.

14.4.2 For any officer of a Contractor that has exempt status as an individual, the County requires proof of workers compensation insurance coverage for that Contractor/employer/owner's employees. If the Contractor/employer/owner or individual has applied for a workers compensation exemption, the County does not recognize this exemption to extend to the employees of the Contractor/employer/owner.

14.4.3 The purpose of this section is to ensure that all Contractors, subcontractors, sole proprietors, or business entities of any kind who contract with the County for provision of goods or services, provide workers compensation coverage for all employees, and principles of subcontractors, sole proprietors, or other business entities. All provisions of this section shall be construed in accord with this intent.

14.5. Cyber Insurance

If any operations to be undertaken by Contractor include interfacing with County information technology (IT), operation technology (OT), computer hardware or software, or accessing, processing, or storing personally identifiable information (PII), payment card industry data security standard (PCI), personal health information (PHI), confidential or protected data, Contractor must obtain Claims-Made coverage in an amount not less than $1,000,000 per claim for actual or alleged breaches of data and loss of data. The Claims-Made policy form shall provide continuous coverage that remains in place for three (3) years after contract completion.

14.6. Other Insurance Provisions

14.6.1 Contractor shall provide a Certificate of Insurance to County with a thirty (30) day notice of cancellation and/or changes in policy language, and ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims made" or "occurrence" form. If any coverage is provided under a claims made form the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

14.6.2 The project's Bid number shall be noted on the certificate. **ITB 25-106**

14.6.3 All required insurance policies must be maintained until the contract work has been accepted by County.

14.6.4 Citrus County, Florida, a political subdivision of the State of Florida, and Florida Department of Environmental Protection, its officials, employees, and volunteers are to be covered as an Additional Insured on all policies except Worker's Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees, or volunteers.

14.6.5 Contractor's insurance coverage shall be primary insurance as respects County, its officials, employees, and volunteers. Any insurance or self-insurance maintained by County, its officials, employees, or volunteers shall be excess of Contractor's insurance and shall be non-contributory.

14.6.6 For all policies of insurance: Contractor and its insurance carrier waive all subrogation rights against County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of Our Right to Recover from Others for Workers Compensation coverage.

14.6.7 The Certificate Holder should read as follows: Citrus County, Florida, political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.

14.6.8 It is the Contractor's responsibility to ensure that all subcontractors comply with these insurance requirements. The Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

14.6.9 All required insurance policies must be written with an insurance carrier having a minimum A.M. Best rating of A-.

14.6.10 All Certificates must show that the Contractor's policies have been endorsed per the requirements.

14.6.11 Once ALL paperwork is completed and received by the County, an email will be sent to Contractor requesting online registration with myCOI. It is critical that the County is provided with an accurate email address. The cost to register is $19.95 per year and a credit/debit card will be needed. Part of the registration process includes providing contact information for Contractor's insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (COI) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed or faxed to County. Contractor will not be allowed to begin work and no payments will be made until registration is completed and a compliant Certificate of Insurance is received from Contractor's agent(s). This is a yearly requirement for the duration of the Agreement.

15. Indemnification

Contractor shall indemnify, save, and hold harmless the County and all its officers, agents or employees from all causes of action, claims, demands, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by intentional or negligent acts of, or omissions of Contractor, its subcontractors, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither Contractor, nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the County or any of its officers, agents, or employees. In the event any lawsuit or other proceeding is brought against County by reason of any such claim, cause of action or demand, Contractor shall, upon written notice from County, resist and defend such lawsuit or proceeding by counsel satisfactory to County or, at County's option, pay for an attorney selected by County to defend County. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by the County, any sums due Contractor under this Agreement may be retained by County until all of the County's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by County.

16. Change Orders

County may at any time, as the need arises, order changes within the scope of the Services without invalidating the Agreement. If such changes result in an increase or decrease in the Contract Price, or in the time required for performance of the Services, an equitable adjustment shall be authorized by way of a Change Order. The County also may at any time, by issuing a Field Order, make changes in the details of the Services. Contractor shall proceed with the performance of any changes in the Services so ordered by County unless Contractor believes that such Field Order entitles it to a change in Contract Price or Time, or both, in which event Contractor shall give County written notice thereof within fifteen (15) calendar days after the receipt of the ordered change, and Contractor shall not execute such changes pending the receipt of an executed Change Order or further instruction from County.

17. Termination of Agreement

Either party may terminate this Agreement by giving the other party thirty (30) days written notice. In the event of termination, County will be responsible for compensating Contractor only for those Services satisfactorily completed or partially completed up to the date of termination. Contractor shall not be entitled to compensation for loss of anticipated profit.

18. Licenses and Certifications

Contractor, or its Subcontractor(s), shall possess and maintain during the term of this Agreement any and all licenses required to perform the Services covered under this Agreement, as stipulated by the State of Florida and Citrus County Florida.

19. Additional Terms and Conditions

19.1. Advertising

Subject to Chapter 119, Florida Statutes, Contractor shall not publicly disseminate any information concerning the Agreement without prior written approval from County, including, but not limited to mentioning the Agreement in a press release or other promotional material, identifying County as a reference, or otherwise linking Contractor's name and either a description of the Agreement or the name of County in any material published, either in print or electronically, to any entity that is not a party to the Agreement.

19.2. Assignment

Neither County nor Contractor shall sell, assign, or transfer any of its rights, duties, or obligations under the Agreement without the prior written consent of the other Party. In the event of any assignment, Contractor remains secondarily liable for performance of the Agreement, unless County expressly waives such secondary liability.

19.3. Bankruptcy or Insolvency

Contractor shall promptly notify County in writing of the filing of any voluntary or involuntary petition for bankruptcy and/or of any insolvency of Contractor or any of its subcontractors who are involved in the performance of the Services under this Agreement.

19.4. Compliance with Laws

Contractor shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws shall include, but not be limited to, Chapter 287 of the Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Southwest Florida Water Management District and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

19.5. Conflict of Interest

Contractor covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Contractor to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Contractor any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Contractor, and its subcontractors at any tier, certify that they have not entered into any contract, subcontract, or arrangement in connection with the Services covered under this Agreement, or of any property included or planned to be included in the Services, in which any member, officer, of employee of Contractor or its subcontractors, during its tenure, or for two years thereafter, has any interest, direct or indirect. Contractor, and its subcontractors at any tier, shall insert the following provision into each of their contracts and subcontracts:

> *"No member, officer, or employee of the subcontractor, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."*

19.6. Cooperative Purchasing

If applicable, pursuant to Contractor's own governing laws, and subject to agreement of Contractor, other government entities may be permitted to make purchases at the terms and conditions contained herein. Non-County purchases are independent of the Agreement between County and Contractor, and

County shall not be a party to any transaction between Contractor and any other government entity. Another government entity may attach additional contractual and technical terms and conditions to this Agreement. These "special conditions" shall take precedence over the terms and conditions in this Agreement unless the conflicting term in this Agreement is statutorily required, in which case the term contained in this Agreement shall take precedence.

19.7. Correction of Services

Contractor shall promptly remove from the premises all Services rejected by County for failure to comply with the Contract Documents, whether incorporated into the Project or not, and Contractor shall promptly replace and re-execute the Services in accordance with the Contract Documents, without additional expense to County, and shall bear the expense of making good all Services of other Contractor's work destroyed or damaged by such removal or replacement. All removal and replacement of Services shall be done at Contractor's expense. If Contractor does not take action to remove such rejected Services within ten (10) calendar days after receipt of written notice from County, County may remove such Services on their own and store the materials at the expense of Contractor.

19.8. County Funds

If sufficient funding is not available for Contractor to complete the Services, County reserves the right to modify the terms and conditions of the Agreement to change the Scope of Services to reduce the cost to match any available funding. If such modifications to the Scope of Services are not feasible, or if funding has been totally exhausted prior to Contractor's completion of its Services, the Agreement shall be terminated on terms reasonably acceptable to both parties. Additionally, in accordance with Section 216.347, Florida Statutes, and as provided herein, Contractor may not expend any County funds for the purpose of lobbying the legislature, or local, state, or federal agencies.

19.9. Debarment

Contractor certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise County immediately if their status changes and will provide an explanation for the change in status.

19.10. Discriminatory Vendor

Contractor certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a Contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

19.11. Disposal of Wastes

Contractor shall handle any waste materials generated in the performance of the Services in full compliance with all laws, regulations, and requirements of all governmental authorities and those of County. Contractor shall use only disposal facilities which have proper permits and are in full compliance with all Laws. Contractor agrees that County has the right to reject, for any reason, Contractor's use of any particular disposal facility.

19.12. Dispute Resolution

For any dispute concerning performance of the Agreement, which includes without limitation controversies based upon breach of contract, mistake, misrepresentation, or other cause for contract modification or rescission, County shall attempt to reach a mutual agreement as to the settlement and resolution of the dispute with Contractor. Should a mutual agreement not be reached, County shall render a decision and reduce such to writing and serve a copy on Contractor. The decision shall be final and conclusive.

19.13. Documentation

All tracings, plans, specifications, maps, computer files and/or reports prepared or obtained under this Agreement, as well as all data collected, together with summaries and charts derived there from, will be considered works made for hire and will become the property of County upon expiration or termination of the Agreement without restriction or limitation on their use. Upon delivery to the County of said document(s), County will become the custodian thereof in accordance with Chapter 119, Florida Statutes. Contractor will not copyright any material and products or patent any invention developed under this Agreement. Copies of these documents are not to be sold or distributed to third parties without the written consent of County.

19.14. Drug Free Workplace

Contractor certifies that it has in place a Drug-Free Workplace Program in accordance with the Drug-Free Workplace Act of 1988 (41 U.S.C. 702-706).

19.15. Employees, Subcontractors and Agents

All Contractor employees, subcontractors, and agents performing any of the Services under the Agreement shall be properly trained to meet or exceed any specified training qualifications. Upon request, Contractor shall furnish a copy of certification or other proof of qualification. All employees, subcontractors, and agents of Contractor must comply with all security and administrative requirements of County. County may conduct, and Contractor shall cooperate in, a security background check or otherwise assess any employee, subcontractor, and agent of Contractor. County may refuse access to, or require replacement of, any of Contractor's employee, subcontractor, and agent for cause, including, but not limited to, technical or training qualifications, quality of Work, change in security status, or non-compliance with County's security or other requirements. Such refusal shall not relieve Contractor of its obligation to perform all Services in compliance with the Agreement. County may reject and bar from any facility for cause any of Contractor's employees, subcontractors, or agents. County shall have the right to review and approve any subcontractor used by Contractor. Contractor shall be fully responsible to County for the acts and omissions of its subcontractors, and persons directly or indirectly employed by them. It is Contractor's responsibility to ensure that their subcontractors are properly licensed to do business in the State of Florida and Citrus County, as required by law.

19.16. Environmental Issues

All notifications regarding environmental issues or requirements shall be sent immediately to County's Contact Person. Unless directed otherwise by County, Contractor is not to contact any local, state, or federal governmental agencies concerning environmental issues involving the Project Site.

19.17. Equal Employment Opportunity

Contractor shall not discriminate on the basis of race, color, sex, age, national origin, religion, and disability, sexual orientation, gender identity, or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Contractor shall furnish pertinent information regarding its

employment policies and practices as well as those of their proposed subcontractors as the State of Florida Department of Transportation, the Secretary of Labor, or County may require. The above shall be required of any subcontractor hired by Contractor. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Contractor. Subcontracts entered into by Contractor shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Contractor shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Contractor shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

19.18. E-Verification System

Contractor and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Contractor during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Contractor to perform work pursuant to this Contract. Contractors meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Contractor and its subcontractors shall provide County with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. County is obligated to terminate this Agreement upon a good faith belief that Contractor or its subcontractors has knowingly violated Section 448.095, Florida Statutes.

19.19. Force Majeure Event

Neither party shall be considered to be in default in the performance of its obligations under this Agreement, except obligations to make payments with respect to amounts already accrued, to the extent that performance of any such obligations is prevented or delayed by any cause, existing or future, which is beyond the reasonable control, and not a result of the fault or negligence of, the affected party (a "Force Majeure Event"). If a party is prevented or delayed in the performance of any such obligations by a Force Majeure Event, such party shall immediately provide notice to the other party of the circumstances preventing or delaying performance and the expected duration thereof. Such notice shall be confirmed in writing as soon as reasonably possible. The party so affected by a Force Majeure Event shall endeavor, to the extent reasonable, to remove the obstacles which prevent performance and shall resume performance of its obligations as soon as reasonably practicable. A Force Majeure Event shall include, but not be limited to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond Contractor's control, or for any of the foregoing that affect subcontractors or suppliers if not alternate source of supply is available to Contractor.

19.20. Governing Law and Venue

The Agreement shall be governed in accordance with the laws of the State of Florida. In the event of litigation with respect to the obligation of the parties to the Agreement, the jurisdiction and venue of such action shall be an appropriate State Court in Citrus County, Florida.

19.21. Governmental Restrictions

If Contractor believes that any governmental restrictions have been imposed that require alteration of the materials used, the quality, workmanship or performance of the Services offered under the Agreement, Contractor shall immediately notify County in writing, indicating the specific restriction. County reserves the right and the complete discretion to accept any such alteration or to cancel the Agreement at no further expense to County.

19.22. Immigration and Nationality Act

Contractor shall comply with all immigration laws as outlined in 8 USC § 1324a - Unlawful employment of aliens. County will not intentionally award County contracts to any Contractor who knowingly employs unauthorized Alien workers. Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with County may result in immediate termination of the Agreement. County will consider the employment of unauthorized aliens a violation of Section 274A(e)

of the Immigration and Nationality Act. Such violation will be cause for unilateral cancellation of the Agreement by County if Contractor knowingly employs unauthorized aliens.

19.23. Inspection, Performance, Supervision

County reserves the right to inspect the Services provided by Contractor, whether partially or fully completed, at any time, as deemed appropriate by County for the purpose of ensuring Contractor's performance under the Agreement. Such inspections performed by County shall not be construed as a final approval of Contractor's Service, and shall not relieve Contractor from its obligations under the Agreement. County reserves the right to inspect, at any reasonable time with prior notice, Contractor's facilities to assess conformity of the provision of the Services with the Agreement requirements. County reserves the right to investigate or inspect, at any time, whether the provision of the Services complies with the Agreement requirements. Contractor shall at all times during the Agreement term remain responsive and responsible. Contractor must be prepared, if requested by County, to present evidence of experience, ability, and financial standing, as well as a statement as to capacity of Contractor for the performance of the provision of the Services covered under the Agreement. This paragraph shall not mean or imply that it is obligatory upon County to make an investigation either before or after award of the Agreement, but should County elect to do so, Contractor is not relieved from fulfilling all Agreement requirements. Contractor shall supervise and direct the performance of its Services and shall be solely responsible for the means, methods, techniques, sequences, and safety. The Contractor will employ and maintain, at the Project Site a qualified supervisor or superintendent who shall have been designated in writing by Contractor as Contractor's representative at the Project Site. The supervisor or superintendent shall have full authority to act on behalf of Contractor and all communications given to the supervisor or superintendent shall be as binding as if given directly to Contractor. The supervisor or superintendent shall be present on the Project Site at all times as required to perform adequate supervision and coordination of Contractor's Services.

19.24. Lawful Claims and Demands

Should any outstanding claims by subcontractors or suppliers incurred in the performance of the Services materialize after County has made payment to Contractor, Contractor will indemnify and save County harmless from such claims. Acceptance by Contractor of payment shall be and shall operate as a release of County from all claims and all liabilities to Contractor, other than claims in stated amounts as may be specifically excepted by Contractor for things done or furnished in connection with the provision of the Services, and for every act and neglect by County and others relating to or arising out of the provision of the Services covered under this Agreement. Any payment, whether final or otherwise, shall not release Contractor or its sureties from any obligations under the Agreement.

19.25. Lobbying

Contractor shall not, in connection with the Agreement, directly or indirectly (1) offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any County officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or (2) offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any County officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Work, employment, or contracts of any kind.

19.26. Local Preference / Workforce Labor

County believes that the hiring of workforce labor by contractors to whom County awards contracts should, to the maximum extent, be citizens within its boundaries that are unemployed or seeking work for the first time. To that extent, County has agreed to notify CareerSource CLM of all awards involving construction and other types of services. CareerSource CLM is a local business-led organization that plans and coordinates quality employment and training services for businesses and individual career seekers in Citrus County. Contractor will be contacted by CareerSource CLM, to discuss hiring through its staff and services. Contractor's participation with CareerSource CLM is not required as a condition of award, but rather an opportunity for greater support of the community of Citrus County.

19.27. Materials, Work, and Facilities

It is understood that, except as otherwise specifically stated in the Contract Documents, Contractor shall provide and pay for all materials, labor, tools, equipment, water, light, power, transportation, supervision, temporary construction of any nature, and all other Services and facilities of any nature whatsoever necessary to execute, complete, and deliver the Services within the specified time.

19.28. Non-Collusion

Contractor agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Contractor intends to do the work with its own bonafide employees or subcontractors and has not provided a response for the benefit of another contractor. Furthermore, Contractor certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Bid/Response on any public contract.

19.29. Project Site Conditions

Contractor shall be deemed to have examined the Project Site, if applicable, and to have secured full knowledge of all conditions under which the Services are to be executed and completed.

19.30. Protection of Persons

Contractor will be responsible for the safety of its employees and the employees of its subcontractors, during the performance of the Services. Contractor will be responsible for initiating, maintaining, and supervising all safety programs in connection with the performance of the Services in accordance with applicable safety standards and regulations, as promulgated by the United States Occupational Safety and Health Act. Contractor shall report promptly to County any accident or unusual occurrence during performance of the Services, including personal injury or death to any Contractor employee, subcontractor employee or any member of the public, or any damage to any of County's property, the Project Site, or adjacent property.

19.31. Public Entity Crime

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or Work to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform services as a Contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

19.32. Relationship

Contractor is an independent Contractor to County in the provision of the Services under this Agreement and is not an employee, agent, joint-venture, or partner of County.

19.33. Risk of Loss

Until the Services have been accepted by County, risk of loss or damage to any materials, equipment, supplies, or work product, whether partially or fully completed, that are associated with the Services shall remain with Contractor.

19.34. Schedules, Reports and Records

Contractor shall submit to County cost schedules, progress schedules, estimates, records, reports, and any other data, as related to the performance of the Services covered under the Agreement. Furthermore, County reserves the right to inspect and audit Contractor's books and records relating to the Agreement,

when deemed appropriate by County. All schedules, reports, and records of Contractor, as they relate to the Agreement, shall be retained by Contractor for a period of three (3) years from the date of final payment under the Agreement.

19.35. Security and Confidentiality

19.31.1 Confidentiality: Contractor shall comply fully with all security procedures of County in the performance of the Agreement. Contractor shall not divulge to third parties any information obtained by Contractor or its agents, distributors, resellers, subcontractors, officers, or employees in the course of the provision of the Services without the written consent of County. However, Contractor shall be permitted to release information to third parties if such information is publicly available through no fault of Contractor, information that Contractor developed independently without relying on County's information, or information that is otherwise obtainable under State and Federal law as a public record. To ensure confidentiality, Contractor shall take appropriate measures as to its personnel, agents, and subcontractors. The warranties of this paragraph shall survive the Agreement.

19.31.2 Cybersecurity. The Contractor shall take commercially reasonable measures to protect and secure electronic data. Contractor's products and services shall comply with the standards and practices established by the National Institute of Standards and Technology Cybersecurity Framework and the Florida Cybersecurity Act, federal and state regulations, statutes, rules, and requirements applicable to any data in Contractor's or its affiliate's or subcontractor's control. Contractor's, its affiliate's, and subcontractors' employees shall have completed level II background checks when required by federal, state, or local law. The warranties of this paragraph shall survive the Agreement.

19.31.3 Security of Information. Contractor and its subcontractor's must implement technical and organizational measures to ensure security of processing personally identifiable information (PII), payment card industry data security standard (PCI), personal health information (PHI), confidential or protected data. Contractor must provide for the security of such information by using appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections and audits. Contractor agrees to maintain reasonable network security that, at a minimum, includes a network firewall. The warranties of this paragraph shall survive the Agreement.

19.31.4 Security Incident Notification and Action. If Contractor becomes aware of a cybersecurity event or security incident, Contractor must: notify County, in writing, within twenty-four (24) hours of becoming aware of any confirmed or suspected cybersecurity incident or threat; investigate such incident or threat; conduct an analysis of the cause of such incident; and provide County with periodic updates of any ongoing investigation. Contractor shall implement an appropriate plan to remediate the cause of such security incident and mitigate any loss or compromise of data due to the security incident. Contractor shall also provide notification of the security incident to potentially affected persons; credit monitoring services; identification protection services; a call center established and operated by Contractor; notification to any regulatory authorities; and any other functions, services or penalties as may be required by law. The warranties of this paragraph shall survive the Agreement.

19.36. Severability

If a court deems any provision of the Agreement void or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

19.37. Survival

All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

19.38. Taxes

Contractor shall pay all sales, consumer, use and other similar taxes required to be paid by Contractor in accordance with the laws and regulations of the State of Florida which are applicable to the performance of the Services under the Agreement. County will not pay for any personal property taxes levied on Contractor or for any taxes levied on Contractor's employees' wages. County is a political subdivision of the State of Florida and holds a State of Florida Sales Tax Exemption Certificate (No. 85-8012621778C-1). All purchases made by County directly from a dealer, distributor or manufacturer for materials, equipment, or supplies ("direct purchase") instead of through Contractor are exempt from sales, consumer, use and other similar taxes.

19.39. Waiver

The delay or failure by County to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of County's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right by County.

19.40. Inspector General

Contractor agrees to comply with the Inspector General in any investigation, audit, inspection, review, or hearing performed pursuant to Section 20.055, Florida Statutes.

19.41. Accessible Electronic Information Technology

Contractor must provide electronic and information technology resources in complete compliance with the accessibility standards provided in Rule 60-8.002, F.A.C., as modified from time to time.

20. Subcontracts

Contractor agrees to include in all subcontracts, that the subcontractor is bound by the terms of this Agreement, and the subcontractor is bound by all applicable county, state and federal laws and regulations.

21. Human Trafficking for Nongovernmental Entities

Contractor shall comply with the requirements set forth in Florida Statute Section 787.06.

22. Authority

Each person signing the Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

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IN WITNESS WHEREOF, this Agreement is accepted by the parties as of the date noted below.

INSHAPE MAINTENANCE INC

Signature of Witness (1)

Brenda Galindo
Printed Name of Witness (1)

Signature of Witness (2)

Kerri Rivera
Printed Name of Witness (2)

BY: _____
PAUL MCINTYRE, OWNER

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 14th day of April, 2025, by Paul McIntyre as Owner who is ☐ personally known to me or ☑ who produced FL Driver License as identification.

Witness my hand and official seal this 14th day of April, 2025.

Official use only

NOTARY PUBLIC Signature
Printed Name: Brenda B Galindo
Commission No.: HH 239248
Expiration Date: 04/16/26

BRENDA B GALINDO
Notary Public - State of Florida
Commission # HH 239248
My Comm. Expires Apr 16, 2026
SEAL

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

TRACI PERRY, CLERK

BY: _____
REBECCA BAYS , CHAIRMAN

DATE: _____

Exhibit "A"

Scope of Services

PURPOSE AND INTENT

Citrus County ("County") is soliciting bids from qualified Contractors for mowing specific sections of right-of-way throughout the County, referred to as Districts 5,6,7,8A, & 13 (see Exhibit C). Contractors may submit bids for one or more districts. Each district will be awarded in its entirety, and Contractors may be awarded one or more districts. County reserves the right to award the work in a manner that is in its best interest.

The County requires routine mowing of County rights-of-way for the purpose of controlling growth on shoulders, ditches, back-slopes, and other grassed areas to provide a stabilized recovery area. The Contractor is, therefore, responsible for proper procedures to assure the purpose of grassed recovery areas is not jeopardized by his activities.

METHODS AND PROCEDURES

The number and size of mowers and power equipment used is at the Contractor's option. It is a requirement of these specifications, however, that the work required be performed in a timely fashion, and that the rights-of-way be kept neat and reasonably clean.

Contractor shall furnish and erect such temporary signs as are necessary to protect the traveling public as well as his own equipment. Such signs shall be placed at intervals along the roadway and shall be maintained during the period of operations advising motorists of the potential hazard existing due to slow moving equipment.

Contractor shall be equipped with devices to curtail the discharge of objects from beneath the mower. Those devices may consist of chains or other methods which will, in the opinion of the Director of Road Maintenance, tend to hold rocks, glass and other potential projectiles under the mower housing. Tractors used to propel the mowers shall be rubber-tired such that the wheels will not penetrate the ground to such an extent as to create channels or ponding on shoulders and side slopes.

Mowing on steep slopes (3:1 or steeper) will not be required, nor will the Contractor be required to mow around guardrail. That work will be performed, as needed, by County forces.

Mowing equipment shall be set at a mowing height of (6") six inches, unless specifically otherwise ordered by the Director of Road Maintenance. Mowing shall proceed from the edge of pavement outward except as may be otherwise approved by the Director of Road Maintenance.

The Director of Road Maintenance shall be the sole judge of when mowing shall be performed. Also, any one or more scheduled mowing may be deleted if growth fails to reach the point where mowing is needed.

SCHEDULE

The mowing schedule will be 6 cuts per year, with 30 days to complete from the day the Notice to Proceed has been issued. First cut of the year is in the Spring (Apr-May) pending on weather (Growth) through Sep and one final cut in the Fall (Oct-Dec) pending on weather (Growth).

SPECIAL CONDITIONS

The Contractor shall have at least one individual certified in Maintenance of Traffic (MOT), Intermediate Level.

Litter pick up will be completed prior to mowing events on specified roads (* in Exhibit C) and will include the entire mowing area. Litter will be bagged and taken to the Citrus County Landfill. Citrus County will be responsible for the disposal cost.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Exhibit "B"

Compensation

District 5				
Line Item	**Description**	**Quantity**	**Unit of Measure**	**Price per Mile**
1	Each Mowing	68.2	Mile	$36.95
2	Each Litter Pick-Up per Cut	0	Mile	$0.00

District 6				
Line Item	**Description**	**Quantity**	**Unit of Measure**	**Price per Mile**
1	Each Mowing	9.9	Mile	$36.96
2	Each Litter Pick-Up per Cut	0	Mile	$0.00

District 7				
Line Item	**Description**	**Quantity**	**Unit of Measure**	**Price per Mile**
1	Each Mowing	141	Mile	$35.50
2	Each Litter Pick-Up per Cut	14.3	Mile	$8.50

District 8A				
Line Item	**Description**	**Quantity**	**Unit of Measure**	**Price per Mile**
1	Each Mowing	106.8	Mile	$35.75
2	Each Litter Pick-Up per Cut	0	Mile	$0.00

District 13				
Line Item	**Description**	**Quantity**	**Unit of Measure**	**Price per Mile**
1	Each Mowing	25.6	Mile	$36.95
2	Each Litter Pick-Up per Cut	0	Mile	$0.00

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

*** * CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW * ***

NON-CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 5/8/2025 **EXPIRATION DATE:** 5/8/2027

PERSON: PAUL T MCINTYRE **EMAIL:** JONESALLISON191@GMAIL.COM

FEIN: 743220792

BUSINESS NAME AND ADDRESS:

INSHAPE MAINTENANCE INC

91 FIR DR

OCALA, FL 34472

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT E02124455 QUESTIONS? (850) 413-1609
RULE 69L-6.012, F.A.C. REVISED 01/2023

AGENDA MEMORANDUM

FROM:	Barbara Luckham, Interim Budget Director
SUBJECT:	ITB 25-124 Landscaping Maintenance at Crystal River Airport and Inverness Airport; Hillstreet Enterprises, L.L.C.
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

On March 15, 2025, an Invitation to Bid, ITB 25-124 Landscaping Maintenance at Crystal River and Inverness Airport, was advertised for interested parties to provide comprehensive mowing, trimming, and vegetation control services for both Crystal River Airport and Inverness Airport. County received nineteen (19) responses.

Staff have reviewed the bids and recommend awarding Hillstreet Enterprises, L.L.C., as the lowest responsive and responsible bidder, to provide comprehensive mowing, trimming, and vegetation control services for both Crystal River Airport and Inverness Airport, at the cost of $68,742.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
7201CR-53409	Contractual Service Mowing	$44,000	$0	$0	$44,000
7201I-53409	Contractual Service Mowing	$57,250	$0	$0	$57,250

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Hillstreet Enterprises, L.L.C., to provide comprehensive mowing, trimming, and vegetation control services for both Crystal River Airport and Inverness Airport, at the cost of $68,742. **(Carlton Hall, Public Works Director)**

ATTACHMENTS:

1. 5-27-25 AGENDA DOCS

CITRUS COUNTY, FLORIDA

Department of Public Works
Administration
3600 W. Sovereign Path, Ste. 212
Lecanto, FL 34461
352-527-5477 | 352-527-5479

BOARD OF COUNTY COMMISSIONERS
Holly L. Davis
Janet Barek
Rebecca Bays
Diana Finegan
Jeff Kinnard

COUNTY ADMINISTRATOR
Steve Howard

COUNTY ATTORNEY
Denise Dymond Lyn

ASSISTANT COUNTY ADMINISTRATOR
Mariselle Rodriguez

DATE: 4/24/2025

TO: Linda Morse
Purchasing & Contract Manager, Office of Management & Budget

FROM: Todd Regan *Todd Regan* Todd Regan (Apr 24, 2025 15:39 EDT)
Aviation Project Manager

THROUGH: Carlton Hall Carlton Hall (Apr 25, 2025 10:31 EDT)
Public Works Director

SUBJECT: Recommendation of Award – ITB 25-124 Landscaping Maintenance at Crystal River and Inverness Airports

Following the formal solicitation process for ITB 25-124, the County received multiple competitive responses for landscaping maintenance services at both Crystal River Airport (CGC) and Inverness Airport (INF). After a thorough review of the bid tabulations and supporting documentation, I recommend the award of this contract to Hillstreet Enterprises, L.L.C. of Spring Hill, Florida, as the lowest responsive and responsible bidder, with a total bid amount of $68,742.00.

Hillstreet Enterprises submitted a complete and conforming response, and their pricing falls significantly below the budgeted threshold while remaining consistent across the required services. Though reference responses were limited, their submission satisfies the County's minimum requirements and presents no grounds for disqualification under the terms of the ITB.

Given their proximity to the airports, their competitive pricing, and their willingness to meet all contract conditions, I support moving forward with contract development and award. I also recommend a performance review checkpoint be established at the 90-day mark after work commences to verify compliance and quality standards.

Please advise on the next steps for contract execution.

Respectfully,

Todd Regan
Aviation Project Manager
Citrus County BOCC

PROCUREMENT AUTHORIZATION FORM

FOR PURCHASES IN EXCESS OF $ 35,000

Only complete the sections that apply and leave the rest blank. The last two pages are only if requesting an RFP/RFI/RFQ. Once completed send to Linda Morse at linda.morse@citrusbocc.com or interoffice mail.

(USE THE TAB KEY TO MOVE BETWEEN FIELDS)

NAME OF PROJECT: Contract Mowing for Crystal River Airport & Inverness Airport
(Two lines maximum)

DEPARTMENT / DIVISION: Public Works / Aviation

ACCOUNT NUMBER: 7201CR-53409
(Four lines maximum) 7201I-53409

BUDGET AMOUNT: ~~$45,000~~ CGC 39,200
~~$58,000~~ INF 42,850
TOTAL: ~~$103,000~~

FINANCING REQUIRED: YES ☐ NO ☑ **GRANT FUNDED:** YES ☐ NO ☑

DESCRIPTION OF COMMODITY / SERVICE / PROJECT AND JUSTIFICATION FOR EXPENDITURE:

This procurement request seeks to secure a qualified contractor to provide comprehensive mowing, trimming, and vegetation control services for both Crystal River Airport and Inverness Airport. The services encompass routine maintenance of grassed areas adjacent to runways, taxiways, and perimeter zones, as well as areas surrounding FBO offices, hangars, and public spaces at both locations. The contractor will ensure safe, clean, and aesthetically maintained grounds while supporting critical airport operations.

Justification for Expenditure

Maintaining safe and well-kept grounds at both airports is critical to ensuring uninterrupted operations and compliance with aviation safety standards. Overgrown vegetation poses risks to aircraft operations, including obstruction of visibility, increased potential for foreign object debris (FOD), and hazards to airport infrastructure. Additionally, well-maintained grounds enhance the aesthetic appeal for airport users and stakeholders. This expenditure supports the County's commitment to operational excellence, safety, and adherence to Federal Aviation Administration (FAA) standards. Outsourcing these services ensures cost-efficiency and access to specialized expertise and equipment, reducing the burden on County resources while maintaining a high standard of care.

**Subject to budget approval

REQUESTOR (SIGNATURE) Todd Regan Digitally signed by Todd Regan Date: 2025.01.27 10:16:56 -05'00' DATE _____

REQUESTOR (PRINT NAME) Todd Regan DATE 1/10/2025

DIVISION DIRECTOR _____ DATE _____

DEPARTMENT DIRECTOR Carlton Hall (Jan 30, 2025 18:49 EST) DATE _____

MANAGEMENT & BUDGET DIRECTOR _____ DATE 1/30/25

Bid Tabulation Summary
ITB 25-124
Landscaping Maintenance at Crystal River Airport and Inverness Airport

Company Name	Total Bid
Hillstreet Enterprises, L.L.C. *(Spring Hill, Florida)*	**$68,742.00**
BigKing Services LLC *(Clermont, Florida)*	**$70,976.13**
American Standard Landscaping LLC *(Spring Hill, Florida)*	**$75,234.00**
Synergy Contracting,LLC *(Bowling Green, Kentucky)*	**$77,792.00**
Curb Appeal Property Maintenance LLC *(Spring Hill, Florida)*	**$78,629.00**
J Walton Mowing Inc *(Webster, Florida)*	**$78,729.00**
Cleared to Mow LLC *(Crystal River, Florida)*	**$79,070.00**
BWC Services USA, LLC *(Ocala, Florida)*	**$80,000.00**
American Grounds Service LLC *(Dunnellon, Florida)*	**$80,094.00**
Bookman's Property Maintenance FL LLC *(Crystal River, Florida)*	**$81,700.00**
JCM Outdoor Services LLC. *(Anthony, Florida)*	**$83,855.00**
Able Business Services, Inc. *(Tampa, Florida)*	**$84,950.00**
Calloway & Clark Enterprises LLC *(Saint Cloud, Florida)*	**$92,050.00**
Colonial Landscape, LLC *(Wildwood, Florida)*	**$98,790.00**
Extreme Enterprises of Marion County, Inc. *(Ocala, Florida)*	**$102,145.00**
EarthScapes Unlimited Inc. *(Coleman, Florida)*	**$102,987.00**
Rotolo Consultants, Inc. *(Slidell, Louisiana)*	**$117,844.13**
JDMF, LLC *(Gotha, Florida)*	**$132,877.50**
Superior Landscaping & Lawn Service Inc. *(Miami, Florida)*	**$191,987.59**

Bid Tabulation Detailed
ITB 25-124
Landscaping Maintenance at Crystal River Airport and Inverness Airport

			Company Name									
			Able Business Services, Inc. *(Tampa, Florida)*		**American Grounds Service LLC** *(Dunnellon, Florida)*		**American Standard Landscaping LLC** *(Spring Hill, Florida)*		**BigKing Services LLC** *(Clermont, Florida)*		**Bookman's Property Maintenance FL LLC** *(Crystal River, Florida)*	
Description	**Quantity**	**Unit of Measure**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**
Mowing of Primary Areas for both airports	13	Each	$2,450.00	$31,850.00	$1,898.00	$24,674.00	$2,000.00	$26,000.00	$954.49	$12,408.37	$2,800.00	$36,400.00
Mowing of Secondary Areas for both airports	6	Each	$1,000.00	$6,000.00	$5,720.00	$34,320.00	$6,000.00	$36,000.00	$1,068.11	$6,408.66	$2,800.00	$16,800.00
Mowing of FBO/Hangers for both airports	30	Each	$1,200.00	$36,000.00	$600.00	$18,000.00	$252.00	$7,560.00	$1,424.15	$42,724.50	$800.00	$24,000.00
Asphalt Edging for both airports	5	Each	$800.00	$4,000.00	$120.00	$600.00	$268.80	$1,344.00	$757.32	$3,786.60	$400.00	$2,000.00
Hedge Trimming for both airports	6	Each	$1,000.00	$6,000.00	$250.00	$1,500.00	$55.00	$330.00	$787.00	$4,722.00	$300.00	$1,800.00
Tree Pruning for both airports	1	Each	$1,100.00	$1,100.00	$1,000.00	$1,000.00	$4,000.00	$4,000.00	$926.00	$926.00	$700.00	$700.00
		Totals		**$84,950.00**		**$80,094.00**		**$75,234.00**		**$70,976.13**		**$81,700.00**

			Company Name									
			BWC Services USA, LLC *(Ocala, Florida)*		**Calloway & Clark Enterprises LLC** *(Saint Cloud, Florida)*		**Cleared to Mow LLC** *(Crystal River, Florida)*		**Colonial Landscape, LLC** *(Wildwood, Florida)*		**Curb Appeal Property Maintenance LLC** *(Spring Hill, Florida)*	
Description	**Quantity**	**Unit of Measure**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**
Mowing of Primary Areas for both airports	13	Each	$4,000.00	$52,000.00	$2,450.00	$31,850.00	$2,190.00	$28,470.00	$2,190.00	$28,470.00	$2,409.00	$31,317.00
Mowing of Secondary Areas for both airports	6	Each	$1,750.00	$10,500.00	$6,425.00	$38,550.00	$6,600.00	$39,600.00	$6,600.00	$39,600.00	$5,742.00	$34,452.00
Mowing of FBO/Hangers for both airports	30	Each	$475.00	$14,250.00	$425.00	$12,750.00	$288.00	$8,640.00	$810.00	$24,300.00	$318.00	$9,540.00
Asphalt Edging for both airports	5	Each	$175.00	$875.00	$1,200.00	$6,000.00	$250.00	$1,250.00	$840.00	$4,200.00	$500.00	$2,500.00
Hedge Trimming for both airports	6	Each	$350.00	$2,100.00	$150.00	$900.00	$60.00	$360.00	$120.00	$720.00	$120.00	$720.00
Tree Pruning for both airports	1	Each	$275.00	$275.00	$2,000.00	$2,000.00	$750.00	$750.00	$1,500.00	$1,500.00	$100.00	$100.00
		Totals		**$80,000.00**		**$92,050.00**		**$79,070.00**		**$98,790.00**		**$78,629.00**

Bid Tabulation Detailed (continued)
ITB 25-124
Landscaping Maintenance at Crystal River Airport and Inverness Airport

			Company Name									
			EarthScapes Unlimited Inc. *(Coleman, Florida)*		**Extreme Enterprises of Marion County, Inc.** *(Ocala, Florida)*		**Hillstreet Enterprises, L.L.C.** *(Spring Hill, Florida)*		**J Walton Mowing Inc** *(Webster, Florida)*		**JCM Outdoor Services LLC.** *(Anthony, Florida)*	
Description	**Quantity**	**Unit of Measure**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**
Mowing of Primary Areas for both airports	13	Each	$2,146.56	$27,905.28	$2,555.00	$33,215.00	$700.00	$9,100.00	$1,533.00	$19,929.00	$2,190.00	$28,470.00
Mowing of Secondary Areas for both airports	6	Each	$5,819.00	$34,914.00	$6,090.00	$36,540.00	$7,367.00	$44,202.00	$4,400.00	$26,400.00	$5,220.00	$31,320.00
Mowing of FBO/Hangers for both airports	30	Each	$775.00	$23,250.00	$850.00	$25,500.00	$268.00	$8,040.00	$730.00	$21,900.00	$600.00	$18,000.00
Asphalt Edging for both airports	5	Each	$2,385.00	$11,925.00	$1,100.00	$5,500.00	$500.00	$2,500.00	$1,400.00	$7,000.00	$975.00	$4,875.00
Hedge Trimming for both airports	6	Each	$620.00	$3,720.00	$65.00	$390.00	$400.00	$2,400.00	$500.00	$3,000.00	$52.50	$315.00
Tree Pruning for both airports	1	Each	$1,272.72	$1,272.72	$1,000.00	$1,000.00	2,500.00	$2,500.00	$500.00	$500.00	875.00	$875.00
		Totals		**$102,987.00**		**$102,145.00**		**$68,742.00**		**$78,729.00**		**$83,855.00**

			Company Name							
			JDMF, LLC *(Gotha, Florida)*		**Rotolo Consultants, Inc.** *(Slidell, Louisiana)*		**Superior Landscaping & Lawn Service Inc.** *(Miami, Florida)*		**Synergy Contracting,LLC** *(Bowling Green, Kentucky)*	
Description	**Quantity**	**Unit of Measure**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**	**Price per Service**	**Total**
Mowing of Primary Areas for both airports	13	Each	$4,727.50	$61,457.50	$3,409.11	$44,318.43	$3,704.85	$48,163.05	$2,336.00	$30,368.00
Mowing of Secondary Areas for both airports	6	Each	$4,500.00	$27,000.00	$7,317.65	$43,905.90	$12,349.48	$74,096.88	$5,568.00	$33,408.00
Mowing of FBO/Hangers for both airports	30	Each	$864.00	$25,920.00	$891.74	$26,752.20	$1,728.93	$51,867.90	$307.20	$9,216.00
Asphalt Edging for both airports	5	Each	$3,000.00	$15,000.00	$512.95	$2,564.75	$1,684.78	$8,423.90	$500.00	$2,500.00
Hedge Trimming for both airports	6	Each	$500.00	$3,000.00	$24.90	$149.40	$1,234.95	$7,409.70	$50.00	$300.00
Tree Pruning for both airports	1	Each	500.00	$500.00	$153.45	$153.45	$2,026.16	$2,026.16	$2,000.00	$2,000.00
		Totals		**$132,877.50**		**$117,844.13**		**$191,987.59**		**$77,792.00**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Pascal Burke	
Pascal Burke Insurance Brokerage Inc. 2102 Business Center Drive., Ste. 280 Irvine, CA 92612 0L98468	PHONE (A/C, No, Ext): (877) 893-7629	FAX (A/C, No): (949) 340-8412
	E-MAIL ADDRESS: insure@pbibinc.com	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Kinsale Insurance Company	38920
INSURER B :	Kemper Auto Commercial	26050
INSURER C :	Kinsale Insurance Company	38920
INSURER D :	MIDSOUTH MUTUAL INSURANCE COMPANY	12839
INSURER E :	Evanston Insurance Company	35378
INSURER F :		

INSURED
Hillstreet Enterprises, L.L.C.
7280 Lagoon Rd
Spring Hill, FL 34606

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	0100338979-0	12/09/2024	12/09/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 100,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			50021186501	01/21/2025	01/21/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
C	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			0100339143-0	12/09/2024	12/09/2025	EACH OCCURRENCE AGGREGATE [ ]	$ 1,000,000 $ 1,000,000 $
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [Y] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WC 08347 2024	12/09/2024	12/09/2025	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
E	Pollution Liability Insurance	Y		CPLMOL127993	12/09/2024	12/09/2025	Aggregate Limit Deductible	1,000,000 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

As required by written contract.
Citrus County, Florida is listed as an Additional Insured.
Project number: ITB 25-124

CERTIFICATE HOLDER

Citrus County, Florida
3600 W. Sovereign Path
Lecanto, FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESEN

© 1988-2016 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

POLICY LIMITATION - AMENDED AGGREGATE PER PROJECT OR LOCATION

Attached To and Forming Part of Policy	*Effective Date of Endorsement*	*Named Insured*
0100338979-0	12/09/2024 12:01AM at the Named Insured address shown on the Declarations	Hillstreet Enterprises LLC
Additional Premium: $0	*Return Premium:* $0	

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE

SCHEDULE	
General Aggregate applies to EACH LOCATION in the amount of:	
Total ALL LOCATIONS Aggregate Limit:	
General Aggregate applies to EACH PROJECT in the amount of:	$2,000,000
Total ALL PROJECTS Aggregate Limit:	$5,000,000

SECTION III – LIMITS OF INSURANCE – 2, is amended by the addition of the following:

d. The General Aggregate Limit applies separately to each "project" of the Named Insured or to each “location” of the Named Insured as indicated in the Schedule above.

Notwithstanding the application of the General Aggregate Limit to each "project" or each “location” of the Named Insured, under no circumstances will we pay more than the TOTAL **ALL LOCATIONS** AGGREGATE LIMIT or the TOTAL **ALL PROJECTS** AGGREGATE LIMIT shown in the Schedule above for all claims arising out of all “locations” or all “projects” as applicable under this policy.

The following are added to the DEFINITIONS section of this policy:

"Project" means all work done by you or on your behalf, away from premises owned or rented to you, to complete an individual bid or negotiated contract to provide services for a specified period of time. Multiple jobs, work orders, purchase orders, change orders or work done at multiple locations under one contract are not separate "projects" within the meaning of this coverage.

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY ENDORSEMENT

Attached To and Forming Part of Policy	*Effective Date of Endorsement*	*Named Insured*
0100338979-0	12/09/2024 12:01AM at the Named Insured address shown on the Declarations	Hillstreet Enterprises LLC
Additional Premium: $0	*Return Premium:* $0	

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE
ENVIRONMENTAL CONTRACTING AND PROFESSIONAL SERVICES LIABILITY COVERAGE
PRODUCTS POLLUTION LIABILITY COVERAGE
PREMISES ENVIRONMENTAL LIABILITY INSURANCE COVERAGE
ENVIRONMENTAL COMBINED LIABILITY POLICY - ALL COVERAGE PARTS

The insurance provided to Additional Insureds shall be excess with respect to any other valid and collectible insurance available to the Additional Insured unless the written contract specifically requires that this insurance apply on a primary and non-contributory basis, in which case this insurance shall be primary and non-contributory.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

Attached To and Forming Part of Policy	*Effective Date of Endorsement*	*Named Insured*
0100338979-0	12/09/2024 12:01AM at the Named Insured address shown on the Declarations	Hillstreet Enterprises LLC
Additional Premium: $0	*Return Premium:* $0	

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE	
Name of Additional Insured Person(s) or Organization(s)	**Location(s) of Covered Operations**
Blanket, as required by written contract, executed prior to the start of work on the project.	Locations as required and specified by written contract, executed prior to the start of work on the project.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

© Insurance Services Office, Inc., 2018

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

Attached To and Forming Part of Policy	*Effective Date of Endorsement*	*Named Insured*
0100338979-0	12/09/2024 12:01AM at the Named Insured address shown on the Declarations	Hillstreet Enterprises LLC
Additional Premium: $0	*Return Premium:* $0	

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name of Additional Insured Person(s) or Organization(s)	Location and Description of Completed Operations
Blanket, as required by written contract, executed prior to the start of work on the project.	Locations as required and specified by written contract, executed prior to the start of work on the project.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

© Insurance Services Office, Inc., 2018

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS SCHEDULED PERSON OR ORGANIZATION

Attached To and Forming Part of Policy	*Effective Date of Endorsement*	*Named Insured*
0100338979-0	12/09/2024 12:01AM at the Named Insured address shown on the Declarations	Hillstreet Enterprises LLC
Additional Premium: $0	*Return Premium:* $0	

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE	
Name of Additional Insured Person(s) or Organization(s)	**Location(s) of Covered Operations**
Allstate Construction Inc. as required by written contract, executed prior to the start of work on the project.	TBD
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

© ISO Properties, Inc., 2004

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

Attached To and Forming Part of Policy	*Effective Date of Endorsement*	*Named Insured*
0100338979-0	12/09/2024 12:01AM at the Named Insured address shown on the Declarations	Hillstreet Enterprises LLC
Additional Premium: $0	*Return Premium:* $0	

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Additional Insured Person(s) or Organization(s)	Location and Description of Completed Operations
Allstate Construction Inc. as required by written contract, executed prior to the start of work on the project.	TBD
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

© ISO Properties, Inc., 2004

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or inderectly to benefit anyone not named in the Schedule.

Schedule

All person or organizations that, in a written contract executed by both parties prior to the date of injury covered by this policy, require you to obtain this agreement with us.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The Information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective Date: 12/9/2024 Policy No. WC-08347-2024 Endorsement No.

Policy Effective Dates: 12/09/2024 - 12/09/2025 Premium $

Insured: Hillstreet Enterprises LLC

Carrier Name / Code: MidSouth Mutual Insurance Company

WC 00 03 13
(Ed. 4-84) Countersigned by _____

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KEMPER Auto
COMMERCIAL

Kemper Auto Commercial
11700 Great Oaks Way, Suite 450
Alpharetta, GA 30022
Underwritten by: Infinity Assurance Insurance Company

Customer Service: (800) 722-3391
Claims Service: (800) 353-6737

ADDITIONAL INSURED/INTEREST ENDORSEMENT

Copy To	Policy ID Number	Expiration Date
Hillstreet Enterprises LLC **7280 Lagoon Rd** **Spring Hill, FL 34606**	**50021186501**	01/21/2026 12:01 a.m.
	Named Insured	
	Hillstreet Enterprises LLC	
	This endorsement is attached to and forms a part of the policy. This endorsement incepts at 12:01 a.m. on the Amend Date listed at the bottom of this form. No changes will be effective prior to the time changes are requested.	

Additional Insured/Lessor	BI/PD LIMITS
Citrus County, Florida	1000 CSL

1. Insurance under the liability coverages apply to each interest listed above except when the vehicle is operated by the additional interest party, their agent, or employee.
2. The additional interest(s) shall not increase **our** limits of liability.
3. We will pay for damages only if such damages arise out of acts or omissions of:
   a. You or an insured; or,
   b. Any other person except as listed in 1. above.

All other terms, limits and conditions of this policy remain unchanged.

KEMPER Auto
COMMERCIAL

Kemper Auto Commercial
11700 Great Oaks Way, Suite 450
Alpharetta, GA 30022
Underwritten by: Infinity Assurance Insurance Company

Customer Service: (800) 722-3391
Claims Service: (800) 353-6737

WAIVER OF SUBROGATION

FLORIDA

Copy To	Policy ID Number	Expiration Date
Hillstreet Enterprises LLC 7280 Lagoon Rd Spring Hill, FL 34606	**50021186501**	01/21/2026 12:01 a.m.
	Named Insured	
	Hillstreet Enterprises LLC	
	This endorsement is attached to and forms a part of the listed policy. No changes will be effective prior to the time changes are requested.	

In return for **your** premium payment shown below, **we** agree that **our** rights of subrogation or rights of recovery under the policy will not apply against the following person or organization:

Citrus County, Florida
3600 W. Sovereign Path
LECANTO, FL 34461

Additional premium in the amount of $25.00 will be retained by **us** regardless of any early termination of this endorsement or the policy.

All other policy provisions remain unchanged.

Kinsale Insurance Company

BestLink **AMB #: 014027 NAIC #: 38920 FEIN #: 431537164**

Mailing Address
P.O. Box 17008
Richmond, Virginia 23226
United States

Web: www.kinsaleins.com
Phone: 804-289-1300
Fax: 804-673-5697

View Additional Address Information

Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 052557 - Kinsale Capital Group, Inc. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A (Excellent)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	August 02, 2024
Initial Rating Date:	March 09, 2010

Long-Term Issuer Credit View Definition

Rating (Rating Category):	a (Excellent)
Outlook (or Implication):	Positive
Action:	Affirmed
Effective Date:	August 02, 2024
Initial Rating Date:	March 09, 2010

Financial Size Category View Definition

Financial Size Category: XIV (USD 1.50 Billion to Less than 2.00 Billion)

u Denotes Under Review Best's Rating

Best's Credit Rating Analyst

Rating Office: A.M. Best Rating Services, Inc.

Senior Financial Analyst: Joni Cerbone

Director: Edin Imsirovic

Note: *See the Disclosure information Form or Press Release below for the office and analyst at the time of the rating event.*

Disclosure Information

Disclosure Information Form
View AM Best's Rating Disclosure Form

Press Release
AM Best Revises Issuer Credit Rating Outlooks to Positive for Kinsale Insurance Company and Kinsale Capital Group, Inc.
August 02, 2024

View AM Best's Rating Review Form

Response Worldwide Insurance Company

BestLink **AMB #: 000609 NAIC #: 26050 FEIN #: 391341441**

Mailing Address
200 East Randolph Street, Ste. 3300
Chicago, Illinois 60601
United States

View Additional Address Information

Web: www.kemper.com
Phone: 312-661-4600

AM Best Rating Unit: AMB #: 000914 - Kemper P&C Group

Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.



View additional news, reports and products for this company.

Based on AM Best's analysis, 058711 - Kemper Corporation is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A- (Excellent)
Affiliation Code:	r (Reinsured)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	September 13, 2024
Initial Rating Date:	June 28, 1993

Long-Term Issuer Credit View Definition

Rating (Rating Category):	a- (Excellent)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	September 13, 2024
Initial Rating Date:	November 30, 2007

Financial Size Category View Definition

Financial Size Category:	XIV (USD 1.50 Billion to Less than 2.00 Billion)

u Denotes Under Review Best's Rating

Best's Credit Rating Analyst

Rating Office: A.M. Best Rating Services, Inc.

Senior Financial Analyst: Cristian Sieira, CFA, CPCU

Director: Alan Murray

Note: *See the Disclosure information Form or Press Release below for the office and analyst at the time of the rating event.*

Disclosure Information

Disclosure Information Form
View AM Best's Rating Disclosure Form

Press Release
AM Best Affirms Credit Ratings of Kemper Corporation, Its Affiliates and Subsidiaries
September 13, 2024

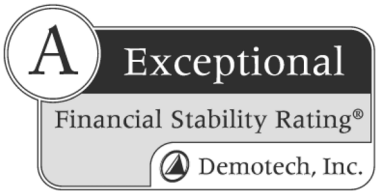
View AM Best's Rating Review Form

Demotech

MIDSOUTH INSURANCE COMPANY

http://www.midsouthmutual.com

Status: FSR affirmed 4/11/2025



Additional Company Information

FSR Notification

Rating Information Disclosure Form

Cumulative SPEQUELLAE (Unadjusted) Realization 2017-2021 as of 12/31/2022: 55

Frequency of SPEQUELLAE (unadjusted) Realization: 3 out of 5 years

ITB 25-124 Landscaping Maintenance at Crystal River Airport and Inverness Airport

Contract #: ITB 25-124

CITRUS COUNTY, FLORIDA
A political subdivision of the State of Florida
3600 W Sovereign Path
Lecanto, FL 34461

This Services Agreement is entered into by the parties on the _____, of _____, 2025.

1. Parties

Citrus County, Florida, a political subdivision of the State of Florida, (County)

and

Hillstreet Enterprises, L.L.C., (Contractor)

2. Designated Contact Person as to County

Todd Regan, Aviation Project Manager
Citrus County Technical Services
3600 W Sovereign Path
Lecanto, Florida 34461
Phone: 352-527-5446
Mobile: 352-697-4521
Email: todd.regan@citrusbocc.gov

3. Designated Contact Person as to Contractor

Aaron Brown, Manager
Hillstreet Enterprises, L.L.C.
7280 Lagoon Rd
Spring Hill, Florida 34606
Phone: (352) 340 3132
Email: hillstreetenterprisellc@gmail.com

4. Notices

All notices between County and Contractor, as required under the Agreement, shall be by telephone, facsimile, e-mail, mail, or by personal delivery to the respective designated contact person identified above. Either designated recipient may notify the other, in writing, if someone else is designated to receive notice.

5. Entire Agreement

This Agreement, and its associated Documents referenced herein, together with any executed Addenda, shall constitute the entire Agreement between Contractor and County (hereinafter referred to as the "Agreement"). In resolving conflicts, errors, discrepancies, and disputes concerning the scope of Services or other rights or obligations of the parties, precedence shall be given in the following order (1) a fully executed Addendum to this Agreement (later executed Addenda taking precedence over earlier dated Addenda), (2) provisions of this Agreement, (3) provisions of the Invitation to Bid, (4) provisions of Contractor's Bid, (5) provisions of the Purchase Order, and (6) provisions contained in any governmental regulation incorporated herein by reference. There are no understandings or agreements except as herein expressly stated.

6. Agreement Documents

Exhibit A- Scope of Services

Exhibit A-1- Inverness Site Map

Exhibit A-2- Crystal River Site Map

Exhibit B- Compensation

7. Term of Agreement and Commencement of Services

The duration of the Agreement shall be for a period of two (2) years from the date that the Parties have executed the Agreement, with an option to renew for three (3) additional, one (1) year periods. The renewal option will be conditioned upon satisfactory performance by Contractor and will be subject to availability of funds. The renewal option can only be exercised through mutual agreement between County and Contractor. The date that Contractor shall commence the provision of Services shall be the date on which a Purchase Order and/or a Notice to Proceed is received by Contractor. The County reserves the right to automatically extend any agreement for a maximum period not to exceed one hundred twenty (120) calendar days in order to provide County departments with continual service and supplies while a new agreement is being solicited, evaluated, and/or awarded.

8. Modification of Agreement

The Agreement may only be modified or amended upon mutual written agreement of County and Contractor. No oral agreements or representations shall be valid or binding upon County or Contractor. No alteration or modification of the Agreement terms, including substitution of product, shall be valid or binding against County. Contractor may not unilaterally modify the terms of the Agreement by affixing additional terms by incorporating such terms onto Contractor's documents forwarded by Contractor to County for payment. County's acceptance of Services or processing of documentation on forms furnished by Contractor to County for approval or payment shall not constitute acceptance of the proposed modification to terms and conditions.

9. Services Provided by Contractor

The Services to be provided by Contractor are summarized in Exhibit "A", attached to this Agreement. If County identifies any additional Services to be provided by Contractor that are not covered under the original Agreement, such additional Services shall be made a part of this Agreement by written amendment to the Agreement.

10. Compensation to Contractor

Compensation to be paid to Contractor for the provision of the Commodity and/or Services agreed to herein shall be per the unit pricing noted in Exhibit "B", attached to this Agreement.

An increase in Pricing may be considered by County for each year after the initial term. The request to increase the price must be made in writing to County supported by a detailed justification by furnishing bona-fide manufacturer's documents or a price list reflecting the changes that warrant the requested increase. The request must be submitted at least ninety (90) calendar days prior to a renewal period. Such increase may be no greater than the annual consumer price index (CPI) or five percent (5%), whichever is less.

11. Payment of Payment Requests

11.1. Payment Requests

Requests for payment for the Services provided under the Agreement shall be submitted no more frequently than once per month, unless stipulated differently in the Agreement. At a minimum, the payment requests shall include the Purchase Order Number, a description of the Services performed, and the amount of the payment request. All requests for payment shall be submitted in sufficient detail to demonstrate compliance with the terms of the Agreement and to allow for the proper pre-audit and post-audit thereof. Requests for payment that include travel expenses shall be in accordance with Section 112.061, Florida Statutes. County reserves the right to require any information from Contractor that County deems necessary to substantiate claims for remuneration. Upon receipt of Contractor's payment request, County will review such to ensure that it is in proper order, and that the Services have been completed in accordance with this Agreement. If it is found that the payment request is not in proper order,

or the Services covered under the payment request do not satisfy this Agreement, the payment request may be rejected.

11.2. Prompt Payment

County shall make payment of a payment request in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act" from the date which a payment request in proper order is recorded as received by County, for Services completed to the satisfaction of County.

11.3. Form of Request

If the payment request is not received in proper order, County may reject the payment request within ten (10) business days after the date on which the payment request is recorded as received by County. County shall provide Contractor with a written notification of the rejection specifying the deficiency and corrective measures necessary to make the payment request proper. Upon receipt of a payment request that corrects the deficiency, County shall make payment in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act".

11.4. Resolution of Payment Request Disputes

In the event of a dispute between Contractor and County concerning the full or partial payment of a payment request, such disagreement shall be finally determined by County. If the dispute between Contractor and County involves a portion of a payment request, the undisputed portion shall be paid by County in a timely manner, as long as the payment request for the undisputed portion is in proper order. Proceedings to resolve the dispute will be commenced within forty-five (45) business days after the date the payment request in dispute was recorded as being received by County and will be concluded by final decision of County within sixty (60) business days after the date on which the payment request was recorded as being received by County. Such procedures do not constitute an administrative proceeding that prohibits a court from deciding de novo any action arising out of the dispute.

11.5. Purchase Order

Although an Agreement will be executed by County and Contractor for the Services being performed by Contractor, a purchase order will also be issued to Contractor for the purpose of facilitating payment to Contractor. Except under an "emergency request", Contractor shall not perform any Services for County until Contractor has received a purchase order and/or Notice to Proceed from County. Contractor will be permitted to accept an order to perform Services under an emergency purchase without a purchase order; however, such request from County must be transmitted to the Contractor via facsimile or e-mail. The written transmission order must be submitted with any payment request submitted by the Contractor for such emergency requests.

11.6. Payments to Subcontractors

When Contractor receives from County any payment for Services covered under the Agreement, Contractor must pay such moneys received to each subcontractor or supplier in proportion to the percentage of the Services completed by each subcontractor or supplier within ten (10) business days after Contractor's receipt of the payment. If Contractor receives less than full payment, then Contractor shall be required to disburse only the funds received on a pro rata basis to its subcontractors and suppliers, each receiving a prorated portion based on the amount due on the payment. If a subcontractor receives payment from Contractor for labor, Services or materials furnished by subcontractors or suppliers hired by the subcontractor, the subcontractor must remit payment due to those subcontractors or suppliers within seven (7) business days after the subcontractor's receipt of payment from Contractor.

11.7. ACH Enrollment

All Contractors will be required to complete an "Authorization Agreement for ACH Credits Enrollment Form". Payments will be deposited directly into Contractor's bank account. This means there is no need to wait for the check to come in the mail and eliminates the possibility of a lost check. The Clerk's Accounts Payable Department will provide confirmation via email when payments are transmitted, ensuring immediate notification.

12. Warranties

12.1. Warranty of Ability to Perform

Contractor warrants that, to the best of its knowledge, there are no pending or threatened actions, proceedings, investigations, or any other legal or financial conditions, that would in any way prohibit, restrain, or diminish Contractor's ability to satisfy its obligations under the Agreement.

12.2. Warranty Against Defects in Workmanship

Contractor shall warrant its Services against defects in materials and workmanship for a minimum period of one (1) year from acceptance of the Services by County. Should any defects in materials or workmanship appear during the warranty period, Contractor shall replace the materials or equipment, or repair or re-do the service, immediately upon receipt of written notice from County, at no additional expense to County. Contractor shall warrant such replaced materials or equipment, or repaired or re-done Services, for a period of one (1) year after acceptance of such by County.

12.3. Warranty of Standard Care

In the performance of professional Services, Contractor will use that degree of care and skill ordinarily exercised by other similar professionals in the field under similar conditions in similar localities. Contractor will use due care in performing the Services and will have due regard for acceptable professional standards and principles. Contractor's standard of care shall not be altered by the application, interpretation, or construction of any other provision of this Agreement. If any of the Services performed by Contractor does not comply with the foregoing warranties and County notifies Contractor of such, then Contractor shall (at its sole expense) promptly re-execute the nonconforming Services. All such re-executed Services shall be performed on a mutually agreed upon schedule. Contractor shall and does hereby assign to County the benefits of any of Contractor's suppliers or subcontractor's warranties. Such assignment shall not relieve Contractor of its warranty obligations for performance or standard of care to County under this Agreement.

12.4. Warranty of Title

Title to any work product furnished by Contractor under the Agreement shall pass to County to the extent of the payments made for such by County, or on the date that County accepts the completed Services of Contractor. When title passes to County in accordance with the Agreement, Contractor warrants that the Services furnished will be free and clear of all security interests, liens and encumbrances or claims of any party.

13. Public Records

Contractor will keep and maintain public records required by the County to perform the Service. Upon request from the County's custodian of public records, Contractor will provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. Contractor will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if Contractor does not transfer the records to the County. Upon completion of the Agreement, Contractor will transfer, at no cost, to the County all public records in possession of the Contractor or keep and maintain public records required by County to perform the service. If Contractor transfers all public records to County upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology system of the County. If Contractor does not comply with the County's request for public records, the County shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; PHONE: (352)527-5235 EMAIL: RMLO@CITRUSBOCC.COM.

14. Insurance

During the term of the Agreement, Contractor, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of Contractor. The Contractor shall provide County a certificate(s) of insurance, evidencing such coverage.

14.1. Minimum Insurance Requirements

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services hereunder by the Contractor, his agents, representatives, employees, or subcontractors. The coverage's, limits or endorsements required herein protect the primary interests of County, and these coverage's, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect Contractor against any loss exposures, whether as a result of the Project or otherwise. The requirements contained herein, as well as County's review or acknowledgement, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under a contract.

14.2. Commercial General Liability

Contractor must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

14.3. Automobile Liability

Contractor must obtain coverage for all for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event Contractor does not own vehicles, Contractor shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

14.4. Workers Compensation and Employer's Liability

14.4.1 Contractor must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident, $500,000 disease policy limit and $100,000 disease each employee must be included.

14.4.2 For any officer of a Contractor that has exempt status as an individual, the County requires proof of workers compensation insurance coverage for that Contractor/employer/owner's employees. If the Contractor/employer/owner or individual has applied for a workers compensation exemption, the County does not recognize this exemption to extend to the employees of the Contractor/employer/owner.

14.4.3 The purpose of this section is to ensure that all Contractors, subcontractors, sole proprietors, or business entities of any kind who contract with the County for provision of goods or services, provide workers compensation coverage for all employees, and principles of subcontractors, subcontractors, sole proprietors, or other business entities. All provisions of this Section shall be construed in accord with this intent.

14.5. Cyber Insurance

If any operations to be undertaken by Contractor include interfacing with County information technology (IT), operation technology (OT), computer hardware or software, or accessing, processing, or storing personally identifiable information (PII), payment card industry data security standard (PCI), personal health information (PHI), confidential or protected data, Contractor must obtain Claims-Made coverage in an amount not less than $1,000,000 per claim for actual or alleged breaches of data and loss of data. The Claims-Made policy form shall provide continuous coverage that remains in place for three (3) years after contract completion.

14.6. Other Insurance Provisions

14.6.1 Contractor shall provide a Certificate of Insurance to County with a thirty (30) day notice of cancellation and/or changes in policy language, and ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims made" or "occurrence" form. If any coverage is provided under a claim made form the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

14.6.2 The project's Bid number shall be noted on the certificate. **ITB 25-124**

14.6.3 All required insurance policies must be maintained until the contract work has been accepted by County.

14.6.4 Citrus County, Florida, a political subdivision of the State of Florida, and Florida Department of Environmental Protection, its officials, employees, and volunteers are to be covered as an Additional Insured on all policies except Worker's Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees, or volunteers.

14.6.5 Contractor's insurance coverage shall be primary insurance as respects County, its officials, employees, and volunteers. Any insurance or self-insurance maintained by County, its officials, employees, or volunteers shall be excess of Contractor's insurance and shall be non-contributory.

14.6.6 For all policies of insurance: Contractor and its insurance carrier waive all subrogation rights against County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of Our Right to Recover from Others for Workers Compensation coverage.

14.6.7 The Certificate Holder should read as follows: Citrus County, Florida, political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.

14.6.8 It is the Contractor's responsibility to ensure that all subcontractors comply with these insurance requirements. The Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each Subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

14.6.9 All required insurance policies must be written with an insurance carrier having a minimum A.M. Best rating of A-.

14.6.10 All Certificates must show that the Contractor's policies have been endorsed per the requirements.

14.6.11 Once ALL paperwork is completed and received by the County, an email will be sent to Contractor requesting online registration with myCOI. It is critical that the County is provided with an accurate email address. The cost to register is $19.95 per year and a credit/debit card will be needed. Part of the registration process includes providing contact information for Contractor's insurance agent(s), which will be needed at the time of registration. Once registered, an email will

be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (COI) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed or faxed to County. Contractor will not be allowed to begin work and no payments will be made until registration is completed and a compliant Certificate of Insurance is received from Contractor's agent(s). This is a yearly requirement for the duration of the Agreement.

15. Indemnification

Contractor shall indemnify, save, and hold harmless the County and all its officers, agents or employees from all causes of action, claims, demands, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by intentional or negligent acts of, or omissions of Contractor, its subcontractors, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither Contractor, nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the County or any of its officers, agents, or employees. In the event any lawsuit or other proceeding is brought against County by reason of any such claim, cause of action or demand, Contractor shall, upon written notice from County, resist and defend such lawsuit or proceeding by counsel satisfactory to County or, at County's option, pay for an attorney selected by County to defend County. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by the County, any sums due Contractor under this Agreement may be retained by County until all of the County's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by County.

16. Change Orders

County may at any time, as the need arises, order changes within the scope of the Services without invalidating the Agreement. If such changes result in an increase or decrease in the Contract Price, or in the time required for performance of the Services, an equitable adjustment shall be authorized by way of a Change Order. The County also may at any time, by issuing a Field Order, make changes in the details of the Services. Contractor shall proceed with the performance of any changes in the Services so ordered by County unless Contractor believes that such Field Order entitles it to a change in Contract Price or Time, or both, in which event Contractor shall give County written notice thereof within fifteen (15) calendar days after the receipt of the ordered change, and Contractor shall not execute such changes pending the receipt of an executed Change Order or further instruction from County.

17. Termination of Agreement

Either party may terminate this Agreement by giving the other party thirty (30) days written notice. In the event of termination, County will be responsible for compensating Contractor only for those Services satisfactorily completed or partially completed up to the date of termination. Contractor shall not be entitled to compensation for loss of anticipated profit.

18. Licenses and Certifications

Contractor, or its Subcontractor(s), shall possess and maintain during the term of this Agreement any and all licenses required to perform the Services covered under this Agreement, as stipulated by the State of Florida and Citrus County Florida.

Contractor and its Subcontractor(s) must pass a Level 2 background screening per Florida Statute, https://www.flsenate.gov/Laws/Statutes/2021/Chapter435/All.

19. Additional Terms and Conditions

19.1. Advertising

Subject to Chapter 119, Florida Statutes, Contractor shall not publicly disseminate any information concerning the Agreement without prior written approval from County, including, but not limited to mentioning the Agreement in a press release or other promotional material, identifying County as a reference, or otherwise linking Contractor's name and either a description of the Agreement or the name of County in any material published, either in print or electronically, to any entity that is not a party to the Agreement.

19.2. Assignment

Neither County nor Contractor shall sell, assign, or transfer any of its rights, duties, or obligations under the Agreement without the prior written consent of the other Party. In the event of any assignment, Contractor remains secondarily liable for performance of the Agreement, unless County expressly waives such secondary liability.

19.3. Bankruptcy or Insolvency

Contractor shall promptly notify County in writing of the filing of any voluntary or involuntary petition for bankruptcy and/or of any insolvency of Contractor or any of its subcontractors who are involved in the performance of the Services under this Agreement.

19.4. Compliance with Laws

Contractor shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287 of the Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, Southwest Florida Water Management District and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

19.5. Conflict of Interest

Contractor covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Contractor to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Contractor any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Contractor, and its subcontractors at any tier, certify that they have not entered into any contract, sub-contract, or arrangement in connection with the Services covered under this Agreement, or of any property included or planned to be included in the Services, in which any member, officer, of employee of Contractor or its subcontractors, during its tenure, or for two years thereafter, has any interest, direct or indirect. Contractor, and its subcontractors at any tier, shall insert the following provision into each of their contracts and subcontracts:

> *"No member, officer, or employee of the subcontractor, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."*

19.6. Cooperative Purchasing

If applicable, pursuant to Contractor's own governing laws, and subject to agreement of Contractor, other government entities may be permitted to make purchases at the terms and conditions contained herein. Non-County purchases are independent of the Agreement between County and Contractor, and

County shall not be a party to any transaction between Contractor and any other government entity. Another government entity may attach additional contractual and technical terms and conditions to this Agreement. These "special conditions" shall take precedence over the terms and conditions in this Agreement unless the conflicting term in this Agreement is statutorily required, in which case the term contained in this Agreement shall take precedence.

19.7. Correction of Services

Contractor shall promptly remove from the premises all Services rejected by County for failure to comply with the Contract Documents, whether incorporated into the Project or not, and Contractor shall promptly replace and re-execute the Services in accordance with the Contract Documents, without additional expense to County, and shall bear the expense of making good all Services of other Contractor's work destroyed or damaged by such removal or replacement. All removal and replacement of Services shall be done at Contractor's expense. If Contractor does not take action to remove such rejected Services within ten (10) calendar days after receipt of written notice from County, County may remove such Services on their own and store the materials at the expense of Contractor.

19.8. County Funds

If sufficient funding is not available for Contractor to complete the Services, County reserves the right to modify the terms and conditions of the Agreement to change the Scope of Services to reduce the cost to match any available funding. If such modifications to the Scope of Services are not feasible, or if funding has been totally exhausted prior to Contractor's completion of its Services, the Agreement shall be terminated on terms reasonably acceptable to both parties. Additionally, in accordance with Section 216.347, Florida Statutes, and as provided herein, Contractor may not expend any County funds for the purpose of lobbying the legislature, or local, state, or federal agencies.

19.9. Debarment

Contractor certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise County immediately if their status changes and will provide an explanation for the change in status.

19.10. Discriminatory Vendor

Contractor certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a Contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with public entity.

19.11. Disposal of Wastes

Contractor shall handle any waste materials generated in the performance of the Services in full compliance with all laws, regulations, and requirements of all governmental authorities and those of County. Contractor shall use only disposal facilities which have proper permits and are in full compliance with all Laws. Contractor agrees that County has the right to reject, for any reason, Contractor's use of any particular disposal facility.

19.12. Dispute Resolution

For any dispute concerning performance of the Agreement, which includes without limitation controversies based upon breach of contract, mistake, misrepresentation, or other cause for contract modification or rescission, County shall attempt to reach a mutual agreement as to the settlement and resolution of the dispute with Contractor. Should a mutual agreement not be reached, County shall render a decision and reduce such to writing and serve a copy on Contractor. The decision shall be final and conclusive.

19.13. Documentation

All tracings, plans, specifications, maps, computer files and/or reports prepared or obtained under this Agreement, as well as all data collected, together with summaries and charts derived there from, will be considered works made for hire and will become the property of County upon expiration or termination of the Agreement without restriction or limitation on their use. Upon delivery to the County of said document(s), County will become the custodian thereof in accordance with Chapter 119, Florida Statutes. Contractor will not copyright any material and products or patent any invention developed under this Agreement. Copies of these documents are not to be sold or distributed to third parties without the written consent of County.

19.14. Drug Free Workplace

Contractor certifies that it has in place a Drug-Free Workplace Program in accordance with the Drug-Free Workplace Act of 1988 (41 U.S.C. 702-706).

19.15. Employees, Subcontractors and Agents

All Contractor employees, subcontractors, and agents performing any of the Services under the Agreement shall be properly trained to meet or exceed any specified training qualifications. Upon request, Contractor shall furnish a copy of certification or other proof of qualification. All employees, subcontractors, and agents of Contractor must comply with all security and administrative requirements of County. County may conduct, and Contractor shall cooperate in, a security background check or otherwise assess any employee, subcontractor, and agent of Contractor. County may refuse access to, or require replacement of, any of Contractor's employee, subcontractor, and agent for cause, including, but not limited to, technical or training qualifications, quality of Services, change in security status, or non-compliance with County's security or other requirements. Such refusal shall not relieve Contractor of its obligation to perform all Services in compliance with the Agreement. County may reject and bar from any facility for cause any of Contractor's employees, subcontractors, or agents. County shall have the right to review and approve any subcontractor used by Contractor. Contractor shall be fully responsible to County for the acts and omissions of its subcontractors, and persons directly or indirectly employed by them. It is Contractor's responsibility to ensure that their subcontractors are properly licensed to do business in the State of Florida and Citrus County, as required by law.

19.16. Environmental Issues

All notifications regarding environmental issues or requirements shall be sent immediately to County's Contact Person. Unless directed otherwise by County, Contractor is not to contact any local, state, or federal governmental agencies concerning environmental issues involving the Project Site.

19.17. Equal Employment Opportunity

Contractor shall not discriminate on the basis of race, color, sex, age, national origin, religion, and disability, sexual orientation, gender identity, or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Contractor shall furnish pertinent information regarding its

employment policies and practices as well as those of their proposed subcontractors as the State of Florida Department of Transportation, the Secretary of Labor, or County may require. The above shall be required of any subcontractor hired by Contractor. All Equal Employment Opportunity requirements shall be included in all non-exempt subcontracts entered into by Contractor. Subcontracts entered into by Contractor shall also include all other applicable labor provisions. No subcontract shall be awarded to any non-complying subcontractor. Additionally, Contractor shall insert in its subcontracts a clause requiring subcontractors to include these provisions in any lower tier subcontracts that may in turn be made. Contractor shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

19.18. E-Verification System

Contractor and its subcontractors shall utilize the U.S. Department of Homeland Security's E-Verify system, https://www.uscis.gov/, in accordance with Section 448.095, Florida Statutes, to verify the employment eligibility of: (1) all persons employed by Contractor during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Contractor to perform Services pursuant to this Contract. Contractors meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision. Contractor and its subcontractors shall provide County with affidavits stating that they do not employ, contract with, or subcontract with an unauthorized alien. County is obligated to terminate this Agreement upon a good faith belief that Contractor or its subcontractors has knowingly violated Section 448.095, Florida Statutes.

19.19. Force Majeure Event

Neither party shall be considered to be in default in the performance of its obligations under this Agreement, except obligations to make payments with respect to amounts already accrued, to the extent that performance of any such obligations is prevented or delayed by any cause, existing or future, which is beyond the reasonable control, and not a result of the fault or negligence of, the affected party (a "Force Majeure Event"). If a party is prevented or delayed in the performance of any such obligations by a Force Majeure Event, such party shall immediately provide notice to the other party of the circumstances preventing or delaying performance and the expected duration thereof. Such notice shall be confirmed in writing as soon as reasonably possible. The party so affected by a Force Majeure Event shall endeavor, to the extent reasonable, to remove the obstacles which prevent performance and shall resume performance of its obligations as soon as reasonably practicable. A Force Majeure Event shall include, but not be limited to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond Contractor's control, or for any of the foregoing that affect subcontractors or suppliers if not alternate source of supply is available to Contractor.

19.20. Governing Law and Venue

The Agreement shall be governed in accordance with the laws of the State of Florida. In the event of litigation with respect to the obligation of the parties to the Agreement, the jurisdiction and venue of such action shall be an appropriate State Court in Citrus County, Florida.

19.21. Governmental Restrictions

If Contractor believes that any governmental restrictions have been imposed that require alteration of the materials used, the quality, workmanship or performance of the Services offered under the Agreement, Contractor shall immediately notify County in writing, indicating the specific restriction. County reserves the right and the complete discretion to accept any such alteration or to cancel the Agreement at no further expense to County.

19.22. Immigration and Nationality Act

Contractor shall comply with all immigration laws as outlined in 8 USC § 1324a - Unlawful employment of aliens. County will not intentionally award County contracts to any Contractor who knowingly employs unauthorized Alien workers. Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with County may result in immediate termination of the Agreement. County will consider the employment of unauthorized aliens a violation of Section 274A(e)

of the Immigration and Nationality Act. Such violation will be cause for unilateral cancellation of the Agreement, by County, if Contractor knowingly employs unauthorized aliens.

19.23. Inspection, Performance, Supervision

County reserves the right to inspect the Services provided by Contractor, whether partially or fully completed, at any time, as deemed appropriate by County for the purpose of ensuring Contractor's performance under the Agreement. Such inspections performed by County, shall not be construed as a final approval of Contractor's Service, and shall not relieve Contractor from its obligations under the Agreement. County reserves the right to inspect, at any reasonable time with prior notice, Contractor's facilities to assess conformity of the provision of the Services with the Agreement requirements. County reserves the right to investigate or inspect, at any time, whether the provision of the Services complies with the Agreement requirements. Contractor shall at all times during the Agreement term remain responsive and responsible. Contractor must be prepared, if requested by County, to present evidence of experience, ability, and financial standing, as well as a statement as to capacity of Contractor for the performance of the provision of the Services covered under the Agreement. This paragraph shall not mean or imply that it is obligatory upon County to make an investigation either before or after award of the Agreement, but should County elect to do so, Contractor is not relieved from fulfilling all Agreement requirements. Contractor shall supervise and direct the performance of its Services and shall be solely responsible for the means, methods, techniques, sequences, and safety. The Contractor will employ and maintain, at the Project Site, a qualified supervisor or superintendent who shall have been designated in writing by Contractor as Contractor's representative at the Project Site. The supervisor or superintendent shall have full authority to act on behalf of Contractor and all communications given to the supervisor or superintendent shall be as binding as if given directly to Contractor. The supervisor or superintendent shall be present on the Project Site at all times as required to perform adequate supervision and coordination of Contractor's Services.

19.24. Lawful Claims and Demands

Should any outstanding claims by subcontractors or suppliers incurred in the performance of the Services materialize after County has made payment to Contractor, Contractor will indemnify and save County harmless from such claims. Acceptance by Contractor of payment shall be and shall operate as a release to County of all claims and all liabilities to Contractor, other than claims in stated amounts as may be specifically excepted by Contractor for things done or furnished in connection with the provision of the Services, and for every act and neglect of County and others relating to or arising out of the provision of the Services covered under this Agreement. Any payment, whether final or otherwise, shall not release Contractor or his sureties from any obligations under the Agreement.

19.25. Lobbying

Contractor shall not, in connection with the Agreement, directly or indirectly (1) offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any County officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or (2) offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any County officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Work, employment, or contracts of any kind.

19.26. Local Preference / Workforce Labor

County believes that the hiring of workforce labor by contractors who County awards contracts should, to the maximum extent, be citizens within its boundaries that are unemployed or seeking work for the first time. To that extent, County has agreed to notify CareerSource CLM of all awards involving construction and other types of services. CareerSource CLM is a local business-led organization that plans and coordinates quality employment and training services for businesses and individual career seekers in Citrus County. Contractor will be contacted by CareerSource CLM, to discuss hiring through its staff and services. Contractor's participation with CareerSource CLM is not required as a condition of award, but rather an opportunity for greater support for the community of Citrus County.

19.27. Materials, Work, and Facilities

It is understood that, except as otherwise specifically stated in the Contract Documents, Contractor shall provide and pay for all materials, labor, tools, equipment, water, light, power, transportation, supervision, temporary construction of any nature, and all other Services and facilities of any nature whatsoever necessary to execute, complete, and deliver the Services within the specified time.

19.28. Non-Collusion

Contractor agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Contractor intends to do the work with its own bonafide employees or subcontractors and has not provided a response for the benefit of another contractor. Furthermore, Contractor certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a Bid/Response on any public contract.

19.29. Project Site Conditions

Contractor shall be deemed to have examined the Project Site, if applicable, and to have secured full knowledge of all conditions under which the Services are to be executed and completed.

19.30. Protection of Persons

Contractor will be responsible for the safety of its employees and the employees of its subcontractors, during the performance of the Services. Contractor will be responsible for initiating, maintaining, and supervising all safety programs in connection with the performance of the Services in accordance with applicable safety standards and regulations, as promulgated by the United States Occupational Safety and Health Act. Contractor shall report promptly to County any accident or unusual occurrence during performance of the Services, including personal injury or death to any Contractor employee, subcontractor employee or any member of the public, or any damage to any of County's property, the Project Site, or adjacent property.

19.31. Public Entity Crime

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or Services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform services as a Contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

19.32. Relationship

Contractor is an independent Contractor to County in the provision of the Services under this Agreement and is not an employee, agent, joint-venture, or partner of County.

19.33. Risk of Loss

Until the Services have been accepted by County, risk of loss or damage to any materials, equipment, supplies, or work product, whether partially or fully completed, that are associated with the Services shall remain with Contractor.

19.34. Schedules, Reports and Records

Contractor shall submit to County cost schedules, progress schedules, estimates, records, reports, and any other data, as related to the performance of the Services covered under the Agreement. Furthermore, County reserves the right to inspect and audit Contractor's books and records relating to the Agreement,

when deemed appropriate by County. All schedules, reports, and records of Contractor, as they relate to the Agreement, shall be retained by Contractor for a period of three (3) years from the date of final payment under the Agreement.

19.35. Security and Confidentiality

19.31.1 Confidentiality: Contractor shall comply fully with all security procedures of County in the performance of the Agreement. Contractor shall not divulge to third parties any information obtained by Contractor or its agents, distributors, resellers, subcontractors, officers, or employees in the course of the provision of the Services without the written consent of County. However, Contractor shall be permitted to release information to third parties if such information is publicly available through no fault of Contractor, information that Contractor developed independently without relying on County's information, or information that is otherwise obtainable under State and Federal law as a public record. To ensure confidentiality, Contractor shall take appropriate measures as to its personnel, agents, and subcontractors. The warranties of this paragraph shall survive the Agreement.

19.31.2 Cybersecurity. The Contractor shall take commercially reasonable measures to protect and secure electronic data. Contractor's products and services shall comply with the standards and practices established by the National Institute of Standards and Technology Cybersecurity Framework and the Florida Cybersecurity Act, federal and state regulations, statutes, rules, and requirements applicable to any data in Contractor's or its affiliates or subcontractor's control. Contractor's, its affiliates, and subcontractors' employees shall have completed level II background checks when required by federal, state, or local law. The warranties of this paragraph shall survive the Agreement.

19.31.3 Security of Information. Contractor and its subcontractor's must implement technical and organizational measures to ensure security of processing personally identifiable information (PII), payment card industry data security standard (PCI), personal health information (PHI), confidential or protected data. Contractor must provide for the security of such information by using appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections and audits. Contractor agrees to maintain reasonable network security that, at a minimum, includes a network firewall. The warranties of this paragraph shall survive the Agreement.

19.31.4 Security Incident Notification and Action. If Contractor becomes aware of a cybersecurity event or security incident, Contractor must: notify County, in writing, within twenty-four (24) hours of becoming aware of any confirmed or suspected cybersecurity incident or threat; investigate such incident or threat; conduct an analysis of the cause of such incident; and provide County with periodic updates of any ongoing investigation. Contractor shall implement an appropriate plan to remediate the cause of such security incident and mitigate any loss or compromise of data due to the security incident. Contractor shall also provide notification of the security incident to potentially affected persons; credit monitoring services; identification protection services; a call center established and operated by Contractor; notification to any regulatory authorities; and any other functions, services or penalties as may be required by law. The warranties of this paragraph shall survive the Agreement.

19.36. Severability

If a court deems any provision of the Agreement void or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

19.37. Survival

All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

19.38. Taxes

Contractor shall pay all sales, consumer, use and other similar taxes required to be paid by Contractor in accordance with the laws and regulations of the State of Florida which are applicable to the performance of the Services under the Agreement. County will not pay for any personal property taxes levied on Contractor or for any taxes levied on Contractor's employees' wages. County is a political subdivision of the State of Florida and holds a State of Florida Sales Tax Exemption Certificate (No. 85-8012621778C-1). All purchases made by County directly from a dealer, distributor or manufacturer for materials, equipment, or supplies ("direct purchase") instead of through Contractor are exempt from sales, consumer, use and other similar taxes.

19.39. Waiver

The delay or failure by County to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of County's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right by County.

19.40. Inspector General

Contractor agrees to comply with the Inspector General in any investigation, audit, inspection, review, or hearing performed pursuant to Section 20.055, Florida Statutes.

19.41. Accessible Electronic Information Technology

Contractor must provide electronic and information technology resources in complete compliance with the accessibility standards provided in Rule 60-8.002, F.A.C., as modified from time to time.

20. Subcontracts

Contractor agrees to include in all subcontracts, that the subcontractor is bound by the terms of this Agreement, and the subcontractor is bound by all applicable county, state and federal laws and regulations.

21. Human Trafficking for Nongovernmental Entities

Contractor shall comply with the requirements set forth in Florida Statute Section 787.06.

22. Authority

Each person signing the Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

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IN WITNESS WHEREOF, this Agreement is accepted by the parties as of the date noted below.

HILLSTREET ENTERPRISES, L.L.C.

C. Mesec
Signature of Witness (1)

CHRISTINA MESEC.
Printed Name of Witness (1)

Signature of Witness (2)

Travis Ward
Printed Name of Witness (2)

BY: _____
AARON BROWN, MANAGER

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 29th day of April, 2025, by Noelia Zarr as Aaron Brown who is ☐ personally known to me or ☑ who produced Florida Driver License as identification.
Witness my hand and official seal this 29th day of April, 2025.

Official use only

Noelia Zarr
NOTARY PUBLIC Signature
Printed Name: Noelia Zarr
Commission No.: HH 643819
Expiration Date: Feb 24, 2029

NOELIA ZARR
Notary Public - State of Florida
Commission # HH 643819
My Comm. Expires Feb 24, 2029

SEAL

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

TRACI PERRY, CLERK

BY: _____
REBECCA BAYS, CHAIRMAN

DATE: _____

Exhibit "A"

Scope of Services

PART ONE – GENERAL

A. WORK REQUIREMENTS

1. The Contractor shall perform routine mowing, trimming, and vegetation control at Crystal River Airport and Inverness Airport. The Contractor's primary responsibility is to ensure safe and well-maintained grassed areas adjacent to runways, taxiways, and other designated zones, without compromising the primary functions of these areas: aircraft operations and erosion control. Additionally, areas adjacent to FBO offices and hangars at both airports are to be maintained to a higher aesthetic standard, ensuring a visually appealing environment for airport users.

2. Contractor will refer to attached aerial maps for description of service locations. (see Exhibit C)

B. LOCATIONS

1. **Crystal River Airport** http://crystalaerogroup.com/crystal/

   Located at 718 N. Lindbergh Drive, Crystal River, FL 34429

   Primary Area= 45 acres

   Secondary Area= 60 acres

2. **Inverness Airport** https://rightrudderaviation.com/

   Located at 4250 S. Airport Rd., Inverness, FL 34450

   Primary Area= 28 acres

   Secondary Area=-160 acres

NOTE: Acreage quantities are approximate.

C. REGULATIONS

Contractor will:

1. Comply with all applicable Federal, State and local laws, ordinances, rules and regulations pertaining to the performance of Services specified herein. Note: There may be local restrictions on the use of fertilizer.

2. Obtain all permits, licenses and certificates as may be required by Federal, State and local laws, ordinances, rules and regulations, for the proper execution of the Services specified herein.

3. Comply with Federal and State right-to-know laws if hazardous materials are used. Make MSDS (Materials and Safety Data Sheets) available to all Contractor Personnel, FBO Manager, and the Project Manager.

4. Keep a copy of all licenses, registrations and permits on the job site while performing the Services.

D. WORK HOURS

1. Standard Work Hours Standard Work Hours will be 7:30 a.m. through 3:30 p.m., Monday through Friday, excluding Airport observed holidays.

2. Non-Standard Work Hours are defined as, any day and/or times outside the Standard Work Hours. Non-Standard Work Hours must be arranged with prior written approval of the project manager.

D. CONTRACTOR PERSONNEL

1. Contractor will have at least one member of any individual work crew or unit who can communicate clearly with the public and Airport representatives while on Airport property.

2. Contractor Personnel will not solicit or accept gratuities for any reason whatsoever from Airport tenants, customers or staff at the Airport.

3. Contractor will be responsible for ensuring that all property found by Personnel on Airport property is turned over to Airport Lost and Found.

4. A valid Florida driver's license (Commercial Driver License, if applicable) will be required of all Personnel operating motor vehicles or motorized equipment on roadways in or around Airport property.

5. Each Contractor motor vehicle brought onto the Airport property must be equipped with a caution light.

E. CONTRACTOR PROJECT MANAGER

Contractor Project Manager will:

1. Be responsible for assuring Airport that the Services are being performed by Contractor in accordance with the Scope of Services.

3. Represent Contractor in the performance of Contractor's obligations under the Agreement. All instruction and notices given by FBO Manager to Project Manager will be as binding as if given to Contractor. All statements made by Project Manager or designee will be as binding as if made by Contractor.

4. Be available by cell phone to Airport at any time in the event an emergency condition is declared by FBO Manager and/or Project Manager.

F. TOOLS AND EQUIPMENT

1. Contractor will:

a. Maintain all tools and equipment in good working order, assure they are safe to use, and are used in the manner in which they were intended.

b. Not store any vehicle or equipment on Airport property when not in use on Airport property. Any vehicle or equipment that becomes inoperative or that ceases to work properly must be removed from the work area within two (2) business days, or immediately if the equipment/vehicle is located near a taxiway, runway or apron.

2. Project Manager and FBO Manager will have the right at any time to:

a. Examine equipment, vehicles, spray apparatus, tools, materials and supplies used by Contractor or Contractor Personnel.

b. Direct Contractor to remove any equipment, vehicles, spray apparatus, tools, materials or supplies determined by Airport to be unsafe or not in good working condition and require Contractor to repair or replace promptly.

G. AIRPORT OPERATIONS

The Contractor will in no way curtail or handicap normal operational characteristics of the Airport or the Airport facilities except as specifically indicated and specified in the Agreement. It is the explicit intention of the Agreement that the safety of aircraft, as well as the Contractor's equipment and Personnel, is the most important consideration. It is understood and agreed that the Contractor will provide for the free and unobstructed movement of aircraft in the Air Operations Area (AOA) of the Airport, including approach and departure surfaces, with respect to Contractor's own operations and the operations of all Contractor's

subcontractors. It is further understood and agreed that the Contractor will provide for the uninterrupted operation of visual and electronic signals (including power supplies thereto) used in the guidance of aircraft while operating to, from, and upon the Airport.

PART TWO – TASKS

A. PERFORMANCE REQUIREMENTS

Contractor will:

1. Adjust and coordinate its activities to the needs and requirements of Airport and perform its activities so as not to annoy, disturb, endanger, unreasonably interfere with or delay the operations or activities of Airport.

2. Perform Services in a neat and professional manner, and in compliance with all Federal and State regulations, as well as follow all Occupational Safety and Health Administration (OSHA) rules and regulations at all times.

3. Report any work required beyond that which is specified herein in advance to the Project Manager. At no time will work beyond what is specified herein be performed without prior written authorization from the Project Manager.

4. Report immediately to the FBO Manager and the Project Manager, any spillage or dumping of hazardous materials on Airport property. Contractor will be responsible for cleanup and any associated costs for any spillage of hazardous materials caused by Contractor.

5. Provide all Personnel appropriate safety gear, including but not limited to, safety vests, approved sign structures warning vehicular traffic as defined by Florida Department of Transportation - Maintenance of Traffic (FDOT-MOT) when working near roadways, and appropriate fall protection system as required by OSHA, when working from any platforms Be responsible for cleanup and removal of debris unless the debris is directly caused by a hurricane, irrigation problems, or tropical storm that is individually named by the National Weather Service or by a tornado that has been confirmed by the National Weather Service.

6. Report all damage, vandalism, irrigation problems, or unsafe conditions to the Airport and Project Manager immediately.

7. Advise the Project Manager immediately by phone and follow-up with written e-mail, of any defect or condition which may adversely affect the Services, including any conditions which are not covered under the Services.

B. MOWING

1. **Equipment and Operation**:

a. The Contractor may choose the size and number of mowers and other power equipment, provided the work is completed timely and results in neat and clean grassed areas.
b. Mowers must be equipped with safety devices (e.g., chains) to minimize the discharge of rocks, glass, and other projectiles.
c. Tractors must be rubber-tired to prevent soil damage.

2. **Mowing Techniques**:

a. Work should begin at the pavement edge and proceed outward unless directed otherwise by the Project Manager.
b. Care must be taken to avoid leaving debris (such as grass clippings, mud, dirt, rocks, etc.) on runways, taxiways, or aircraft aprons.

c. Mowing excessively wet areas shall be avoided. Areas where large mowers are not practical or would damage property must be mowed using small walk-behind equipment.

3. Area Requirements:

a. FBO/Hangar Areas:

- Finish mowers set to a height of 3 inches.
- Includes trimming around obstructions, edging sidewalks, hedge maintenance, and clearing debris.
- Pine needles, pinecones, palm fronds, branches, and other natural debris must be removed from the immediate FBO area before mowing.

b. Primary Areas: (includes turf runway, and areas around the taxiways and runways)

- Mowing height: 4 inches, unless otherwise specified by Project Manager

c. Secondary Areas: (includes grassed areas not within the FBO/Hanger, Right of Way (ROW), and Primary areas)

- Mowing height: 4 inches, unless otherwise specified by Project Manager
- Tractor with rotary (batwing/brush hog) mowing only, unless otherwise specified by Project Manager

d. DRAs: (Retention ponds within designated mowing areas)

- Retention ponds are to be mowed as designated when dry.

f. Perimeter Fences

- A 10-foot-wide area inside perimeter fences must be mowed, including access roads, each primary cut; mowing in wetland areas should extend to the water's edge.

g. Right of Way(s)

- Only airport ROWs are to be maintained when Secondary Area cuts are due, unless otherwise specified by Project Manager

C. TRIMMING AND EDGING

a. Contractor shall trim around light fixtures, signs, and fences. Herbicide may be used as an alternative to trimming, subject to approval.

b. Vegetation control (trimming or spraying) is required around windsocks, segmented circles, AWOS, generator, fences, and lighting during each mowing cycle.

c. Edging of vegetation adjacent to asphalt surfaces—including runways, taxiways, taxi lanes, aprons, access roads, and parking lots—shall be performed five (5) times per year at both airports. **Herbicide application is the County's preferred method** for vegetation control along paved edges and expansion joints. However, mechanical edging (e.g., stick edgers or metal blade edgers) may be used when herbicide is unavailable or as directed by the County. All edging methods must ensure a clean and professional appearance without damaging pavement.

d. Trim and properly hedge all shrubs and remove all clippings.

e. Damage by Contractor to property or existing vegetation by improper trimming or edging will be promptly repaired or replaced at Contractor's expense.

D. MAINTENANCE OF TREES-PRUNING

a. The maintenance of trees located on or extending over airport property, including those encroaching upon fences, airfield perimeters, and operational areas.

b. Tree Trimming – The selective removal of branches to maintain safe clearance for airport operations, prevent obstructions to navigational aids, and ensure compliance with FAA regulations. Trimming may also include shaping or thinning to reduce hazards such as falling limbs.

E. TRASH AND DEBRIS REMOVAL

Contractor will:

a. Keep walkways, roadways, roadway drains, turf and landscape beds free from accumulation of waste materials and other debris resulting from the performance of Services, including human discarded trash and litter.
b. Remove all waste materials, debris, tools, equipment, and surplus materials from Airport property at the completion of each mowing.
c. Remove collected debris from the work site at the conclusion of each mowing. No unauthorized dumping on site will be allowed.

F. INSPECTION AND APPROVAL

Upon completion of each mowing, the FBO Manager will inspect areas where work has been performed. The Airport will notify Project Manager, in writing, of any noted deficiencies. Contractor must correct such deficiencies within seven (7) working days following receipt of the written notice.

PART THREE-SCHEDULE

Month	Primary Area	Secondary Area	FBO/Hangers	Asphalt Edging	Hedge Trimming	Tree Pruning
April	1		2	1	1	
May	1	1	3			
June	2		4	1	1	
July	2	1	4		1	
August	2	1	4	1	1	
September	2	1	4	1	1	
October	1		3	1	1	
November	1	1	2			
December			1			
January			1			1
February			1			
March	1	1	1			
Total	13	6	30	5	6	1

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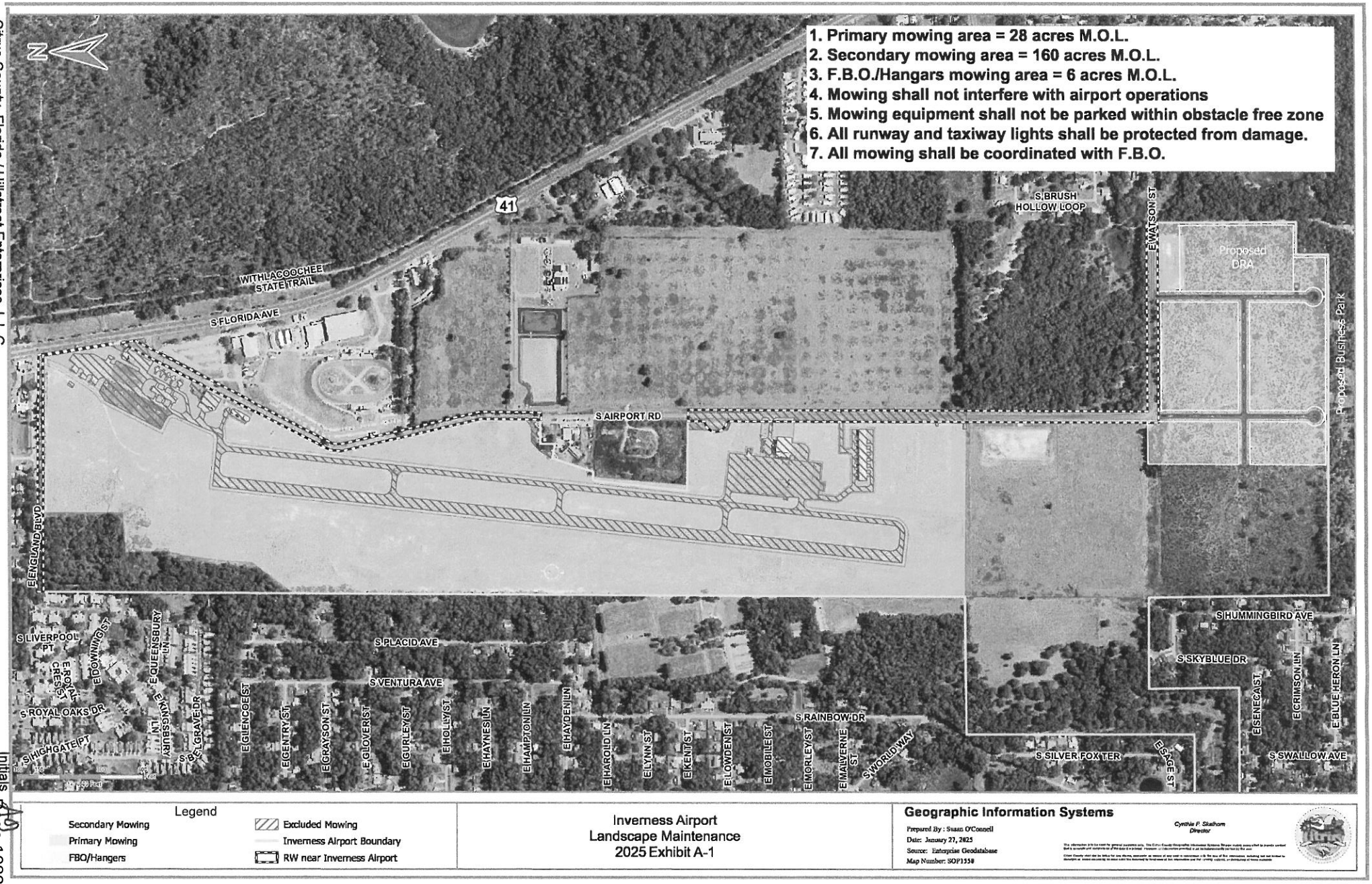

Citrus County, Florida / Hillstreet Enterprises, L.L.C.

Initials _____



Legend

- Excluded Mowing
- Primary Mowing
- FBO mowing
- Secondary Mowing

Crystal River Airport
Mowing Area Exhibit 2021
Exhibit A-2

Geographic Information Systems

Prepared By : Susan O'Connell
Date: March 31, 2025
Source: Enterprise Geodatabase
Map Number: SOP001060

Cynthia P. Shelburn
Director

Citrus County, Florida / Hillstreet Enterprises, L.L.C.
Initials
Page 1084 of 1644

Exhibit "B"

Compensation

Pricing for Schedule of Services				
Line Item	Description	Quantity	Unit of Measure	Price per Service
1	Mowing of Primary Areas for both airports	13	Each	$700.00
2	Mowing of Secondary Areas for both airports	6	Each	$7,367.00
3	Mowing of FBO/Hangers for both airports	30	Each	$268.00
4	Asphalt Edging for both airports	5	Each	$500.00
5	Hedge Trimming for both airports	6	Each	$400.00
6	Tree Pruning for both airports	1	Each	$2,500.00

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AGENDA MEMORANDUM

FROM:	Erin Dohren, Management & Budget Director
SUBJECT:	Budget Transfers
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

Budget transfers increase the original budget for an expenditure account through a decrease in another expenditure account. These accounts must be within the same fund.

Utilities (2) - Allocate funds for the continued increase in needed stock parts due to growth of the system and increased repair and maintenance and to cover the increased costs of the Comprehensive Rate and Impact Fee Study.

Renewal & Replacement - Allocate funds to cover the cost of ongoing repairs, routine maintenance and rehabilitation of assets for the remainder of the fiscal year.

Water Connection Fees - Allocate funds to cover the necessary upgrades to Citrus Springs/Pine Ridge Water Treatment Plant #8 and Well #6 to keep up with increased demand from system expansion due to residential growth.

Housing Services - Allocate funds to better serve the citizens of Citrus County and to cover line item overages and prepare for grant closeout.

Support Services - Allocate funds into the appropriate account to be compliant with the State of Florida Uniform Chart of Accounts.

Clerk of Court - Allocate funds to the Clerk's office for the agenda software annual subscription for the remainder of the fiscal year. The Clerk's budget was developed based on an anticipated replacement of the software application that, at this time, has not been replaced.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:

Approve the budget transfers for the Utilities (2), Renewal & Replacement, Water Connection Fees, Housing Services, Support Services and the Clerk of Court for fiscal year 2024-2025. **(Barbara Luckham, Interim Management & Budget Director)**

ATTACHMENTS:

1. BT052725

Citrus County Board of County Commissioners
Budget Transfer Form

April 25, 2025	450	Operating
Date	Fund Number	Fund Title

Dept/Office/Division: Citrus County Utilities

Department Number	Account Number	From Amount	To Amount	Account Title
9000	60080	854,100		Reserves
9000	53426		300,000	Sludge Removal
9000	55205		25,000	Uniforms
9000	55210		20,000	Misc Supplies
9000	56300		300,000	Improvements o/t Bldgs
9000	54605		200,000	Equipment Maintenance
9000	54912		3,500	Fees & Permits
9000	55221		600	Meals (Hydration drink mix)
9000	55201		5,000	Tool Imp & Spec Cloth
9500	56307	200,000		Topeka CS Line Extensions
9500	56308		200,000	New Water Svc Hook Ups

Detailed Reason for Transfer:

Significant growth of the system from expansion and new construction, along with increased repair and maintenance continues to necessitate more stock parts on hand along with the ability to obtain materials in a timely manner. Citrus County Utilities Division (CCUD) continutes to purchase larger quantities of needed materials to keep up with these demands.

Division Approval: Tony Loggins Date: 4-25-25

Department/Office Approval: Ken Cheek, PE Digitally signed by Ken Cheek, PE Date: 2025.04.25 13:54:31 -04'00' Date:

Management & Budget Approval: B Luckham Date:

Board Approval:

Citrus County Board of County Commissioners
Budget Transfer Form

April 30, 2025	450	Operating
Date	**Fund Number**	**Fund Title**

Dept/Office/Division: Citrus County Utilities

Department Number	Account Number	From Amount	To Amount	Account Title
9000	60080	32,700		Reserves
9000	53100		32,700	Professional Services

Detailed Reason for Transfer:

Water Resources budgeted for a Comprehensive Rate and Impact Fee Study, although the quote has come in slightly above budgeted amount. This transfer is needed to completely fund the study.

Division Approval: Bernadine Flood-Nichols Date: 05/01/2025

Department/Office Approval: Ken Cheek, PE Digitally signed by Ken Cheek, PE Date: 2025.05.01 14:41:17 -04'00' Date:

Management & Budget Approval: Date: 5/5/25

Board Approval:

Citrus County Board of County Commissioners
Budget Transfer Form

April 25, 2025 — Date

452 — Fund Number

Renewal & Replacement — Fund Title

Dept/Office/Division: Citrus County Utilities

Department Number	Account Number	From Amount	To Amount	Account Title
9400	61000	150,000		Reserves
9400	54605		150,000	Equipment Maintenance

Detailed Reason for Transfer:

Ongoing equipment repairs, such as pumps, motors, and controllers, along with routine maintenance and rehab of assets have exhausted available funds and additional funds are needed to finish the fiscal year expenditures.

Division Approval: Mary Doggett — Date: 4-25-25

Department/Office Approval: Ken Cheek, PE — Digitally signed by Ken Cheek, PE Date: 2025.04.25 14:33:24 -04'00' — Date:

Management & Budget Approval: — Date:

Board Approval:

Citrus County Board of County Commissioners
Budget Transfer Form

May 1, 2025 — Date

451 — Fund Number

Water Conn Fees — Fund Title

Dept/Office/Division: Citrus County Utilities

Department Number	Account Number	From Amount	To Amount	Account Title
9600	60080	350,000		Reserves
9600	54912		10,000	Permits & Fees
9600	56300		340,000	Improvements o/t Bldgs

Detailed Reason for Transfer:

Citrus Springs / Pine Ridge Water Treatment Plant # 8, Well # 6 must be upgraded to keep up with increased demand from system expansion due to residential growth.CIP U2026-04 has been added to accommodate this capacity increase.

Division Approval: [signature] Date: 5-1-25

Department/Office Approval: Ken Cheek, PE Digitally signed by Ken Cheek, PE Date: 2025.05.01 14:43:49 -04'00' Date:

Management & Budget Approval: [signature] Date: 5/6/25

Board Approval:

Citrus County Board of County Commissioners
Budget Transfer Form

May 27, 2025	133Z	SHIP
Date	**Fund Number**	**Fund Title**

Dept/Office/Division: COMMUNITY SERVICES/HOUSING SERVICES

Department Number	Account Number	From Amount	To Amount	Account Title
5304Z	53400	47,646		OTHER CONTRACTUAL SERV
5304Z	54330	4,681		UTILITY CONNECTION
5304Z	54630		52,327	STRATEGY - EMER REPAIRS

Detailed Reason for Transfer:

Reallocate from Other Contractual Services and Utility Connection to Strategy - Emergency Repairs to better serve our community and reallocate line item overages for expenditures to assist residents of Citrus County with Emergency Home Repairs and prepare grant closeout.

Division Approval: Date: 5/1/25

Department/Office Approval: Date: 5/2/25

Management & Budget Approval: Date: 5/5/25

Board Approval:

Citrus County Board of County Commissioners
Budget Transfer Form

April 30,2025 — **Date**

162D — **Fund Number**

Retired Senior Volunteer Program — **Fund Title**

Dept/Office/Division: Community Svcs/Support Svcs/Nature Coast

Department Number	Account Number	From Amount	To Amount	Account Title
5379D	54615	817		SOFTWARE MAINT/SUPPORT
5379D	53416		817	SOFTWARE AS A SERVICE

Detailed Reason for Transfer:

To adjust the grant funded budget to accommodate the added account for Software As A Service for Microsoft Office Suite and Barracuda Email Protection software.

Division Approval: [signature] Date: 4/30/25

Department/Office Approval: [signature] Date: 4/30/25

Management & Budget Approval: [signature] Date: 5/5/25

Board Approval:

Citrus County Board of County Commissioners
Budget Transfer Form

April 30, 2025 — **Date**

001 — **Fund Number**

General Fund — **Fund Title**

Dept/Office/Division: Clerk of Court

Department Number	Account Number	From Amount	To Amount	Account Title
9999	60050	15,188		Reserve for Contingency
2320	53000		15,188	Operating Expenses

Detailed Reason for Transfer:

This budget transfer will allocate funds for the agenda software annual subscription to the Clerk's Office for the remainder of the fiscal year. The Clerk's budget was developed based on the anticipated replacement of the software application, however at this time the application will not be replaced.

Division Approval: *Prepared by Management & Budget* Date:

Department/Office Approval: *Prepared by Management & Budget* Date:

Management & Budget Approval: Date:

Board Approval:

General Fund - Reserve for Contingency Addendum
FY 2024/2025
9999-60050

Beginning Balance			1,164,193
Approved Transfers			
11/07/2024	Potential School Resource Officer shortfall	(13,022)	
12/10/2024	Detention Facillity Boiler	(250,000)	
12/10/2024	Sheriff Evidence Storage Lease Payments	(11,487)	
12/10/2024	Sheriff Emergency Payment for Helene & Milton	(311,276)	
01/14/2025	Drug Court Contractual Services	(5,300)	
01/14/2025	Sheriff Fleet Facility Improvements	(17,460)	
03/14/2025	Detention Center Preaction System/Misc repairs	(40,000)	
05/13/2025	Fund Balance adjusting entry	650,000	
05/13/2025	Elections Voting Equipment	(191,975)	
05/27/2025	Clerk Budget Adjustment for Agenda Software	(15,188)	
Available Balance			958,485

TRACI PERRY, CPM
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
CITRUS COUNTY, FLORIDA

110 North Apopka Avenue, Inverness, Florida 34450
www.citrusclerk.org | @CitrusFLClerk

Telephone: (352) 341-6424
Fax: (888)-974-1491

MEMORANDUM

Date: April 28, 2025

To: Steve Howard, County Administrator

CC: Erin Dohren, Director – Department of Management and Budget

From: Traci Perry, Clerk of the Circuit Court and Comptroller

Re: Budget Increase for Agenda Software

The Clerk's fiscal year 2025 budget did not include an amount for the annual subscription for the CivicClerk agenda software. It was believed at the time of budget submission last year that this software would be replaced. The BOCC Department of Management and Budget notified us the Request for Proposals for new software has been put on hold indefinitely. As a result, the Clerk's office will be paying for the existing software for fiscal years 2025 and 2026.

I respectfully request an additional $15,188 for the current year's subscription fees. I will include next year's subscription in my fiscal year 2026 submission.

AGENDA MEMORANDUM

FROM:	Barbara Luckham, Interim Budget Director
SUBJECT:	Budget Resolutions
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

Section 129.06(d), Florida Statutes provides that the Board may amend its budget by resolution to appropriate and expend funds from a source not anticipated in the Board's regular budget. Grants, donations, reimbursement for damages, or any other additional source of revenue are not included in the original budget.

Amend the Community Care for the Elderly, (CCE) grant, State Housing Initiatives Partnership (SHIP) grant and the Health & Wellness Funds budgets.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:

Adopt and authorize the Chairman to execute a resolution adopting/amending the Community Care for the Elderly, (CCE) grant, State Housing Initiatives Partnership (SHIP) grant and Health & Wellness Funds budgets for fiscal year 2024-2025. **(Barbara Luckham, Interim Management & Budget Director)**

ATTACHMENTS:

1. 05-27-25res

RESOLUTION NO. 2025-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, ADOPTING / AMENDING THE FISCAL YEAR 2024-25 BUDGET

WHEREAS, certain appropriation and expenditure amendments to the adopted Fiscal Year 2024-2025 Budget are to be made by resolution pursuant to section 129.06(2), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Citrus County desires to amend fiscal year 2024-2025 budget, as more specifically set forth in Exhibit ”A” attached hereto and by this reference made a part hereof,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida as follows:

- The Board does hereby amend its budget to include the estimated revenues and expenditures listed in Exhibit “A” attached hereto and made a part hereof by reference.

- The Clerk of the Board is hereby directed to spread this resolution upon the minutes of the meeting held this date.

ADOPTED**,** in regular session this 27th day of May 2025, by the Citrus County Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

TRACI PERRY, CLERK

REBECCA BAYS, CHAIRMAN

APPROVED FOR THE RELIANCE
OF CITRUS COUNTY ONLY:

DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Department of Management & Budget
3600 W. Sovereign Path – Suite 266, Lecanto, FL 34461
(352) 527-5207 – FAX (352) 527-5219

MEMORANDUM

TO: Members of the Board of County Commissioners

FROM: Erin Dohren, Director
Department of Management and Budget

DATE: May 27, 2025

SUBJECT: Budget Amendment

The attached budget amendment appropriates funding necessary for the following:

1. Amend the Community Care for the Elderly (CCE) grant budget for the increase in funding from Amendment #3 as approved and executed by the Board of County Commissioners on April 11, 2025.

2. Amend State Housing Initiative Partnership (SHIP) grant budget to record program income into the proper accounts to coincide with actual grant expenditures.

3. Amend the Health & Wellness Funds budget to provide additional funding for the Wellness Fair which promotes the health and wellness of the employees in an effort to save money on future insurance premiums.

Exhibit A

183D COMM CARE ELDERLY/BLS

Amendment #		Account Number	Account Description	Amount
1	*Revenues*	183D-334691	OTHER HS GRANTS - STATE	$25,000
1		183D-389910	IN KIND	$2,778
			Total Revenues	$27,778
1	*Expenditures*	183D-5345D-53100	PROFESSIONAL SERVICES	$50
		183D-5345D-53416	SOFTWARE AS A SERVICE	$1,000
		183D-5345D-55250	MISC. - IN KIND	$2,778
		183D-5345DCP-53488	CAMPANIONSHIP	$8,000
		183D-5345DHM-52300	LIFE & HEALTH INSURANCE	$50
		183D-5345DHM-53483	CONTR SERV - HOMEMAKER	$12,750
		183D-5345DPC-52300	LIFE & HEALTH INSURANCE	$50
		183D-5345DPC-53484	CONTR SERV - PERSNL CARE	$3,000
		183D-5345DRE-52300	LIFE & HEALTH INSURANCE	$50
		183D-5345DTR-52300	LIFE & HEALTH INSURANCE	$50
			Total Expenditures	$27,778

133C SHIP

Amendment #		Account Number	Account Description	Amount
2	*Revenues*	133C-337550	SHIP RECYCLED/PROG INCOME	$41,224
2		133C-361200	MONEY MKT & LGIP INTEREST	$4,855
			Total Revenues	$46,079
2	*Expenditures*	133C-5304C-51200	REGULAR SALARIES & WAGES	$2,303
		133C-5304C-53400	OTHER CONTRACTUAL SERV	$43,776
			Total Expenditures	$46,079

170 HEALTH & WELLNESS FUNDS

Amendment #		Account Number	Account Description	Amount
3	*Revenues*	170-369900	OTHER MISC REVENUES	$1,488
			Total Revenues	$1,488
3	*Expenditures*	170-8050-54800	PROMOTIONAL ACTIVITIES	$1,488
			Total Expenditures	$1,488

AGENDA MEMORANDUM

FROM:	Barbara Luckham, Interim Budget Director
SUBJECT:	Citrus County Forfeiture Fund Request
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

On October 10, 2019, the Sheriff's Office transferred the Drug Seizure Funds to the County. The Eckerd Connects Prevention Hi 5 Citrus is requesting funds of $1,892 for Camp Rise, a day-camp for students of Citrus County focusing on drug and violence prevention skills.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	If Approved	Available Balance
5870-58200	Dist of Funds to Other Org.	10,000	8,392	-0-	1,892	1,601

Available balance if approved will be $0 with related budget transfer.

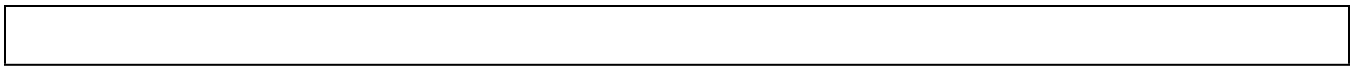
RECOMMENDED ACTION:

a. Provide staff direction regarding funding in the amount of $1,892 for Eckerd Connects Prevention Hi 5 Citrus for Camp Rise.

b. Approve related budget transfer. **(Barbara Luckham, Interim Management & Budget Director)**

ATTACHMENTS:

1. Eckerd Connect Donation Request
2. Camp Rise Expenses
3. Donation Certification Signed
4. Budget_transfer 5870



INTEGRITY
ACCOUNTABILITY
SERVICE

SHERIFF
CITRUS COUNTY

SHERIFF
DAVID E. VINCENT

DONATION REQUEST FORM
(must be filled out entirely)

Name of Organization: Eckerd Connects Prevention Hi 5 Citrus

Address: 7027 East Stage Coach Trail, Floral City

Telephone Number: 3524645702 email: aldavid@eckerd.org

Type of Organization: **(must check one)**

____501(c)(3)

- Is the organization registered with the Department of Agriculture? ___ Yes X No

  501(c)(3) organizations must be registered with the Department of Agriculture

- Please provide the Department of Agriculture registration number _____

____Government Entity

____Other Non Profit 501 3C

Please provide a detailed explanation of how these funds will be used:

TO Provide day-camp (Camp Rise) to students of Citrus County. Focusing on Drug and violance prevention skills

Will these funds be utilized solely in Citrus County? X Yes ___ No

On behalf of the Agency or Organization, I certify that monies received from the Citrus County Forfeiture Fund will be expended for (PLEASE CIRCLE ONE) Crime prevention, safe neighborhood, drug abuse education and/or treatment / prevention programs, in accordance with Chapter 932.7055, Florida Statutes. Furthermore, I understand that, if requested, I shall provide an accounting for the expenditures of such monies to the Citrus County Sheriff's Office within thirty (30) days after the expenditure of the funds.

Approval will be required for each occasion funds are requested.

Signature: Aileen David Date May 5 2025

Printed Name: Aileen David

Eckerd CONNECTS™
Aileen David
Prevention Supervisor
Early Intervention and Prevention Services

Accreditations
COA, SACS

Phone – 352-275-7505
aidlavid@eckerd.org

Greetings,

On behalf Citrus Hi-5, the families, and youth we serve, thank you for your consideration for assisting us with funding our project. Attached you will find the application along with a budget and our proof of non-profit status.

With your help and through the collaboration of our prevention partners, we will be able to offer a weeklong summer day camp for children 11-14 years of age. These drug and violence prevention camps teach our young people about citizenship, leadership, managing emotions, cooperation, and respecting differences through thoughtful and deliberate social and emotional learning activities. We believe this is an important yet often overlooked strategy in dealing with school violence as well as other risky behaviors.

With much gratitude,

Aileen David, Prevention Supervisor, High Five

Aileen David,
Prevention Supervisor

ECKERD CONNECTS |
School Based Programming
C: (352) 275-7505
E: aidavid@eckerd.org
www.eckerdhelpsgirls.org
STAY CONNECTED

Organization Information Eckerd Connects, Early Intervention and Prevention, Citrus High 5

Aileen David

Organization

Address 7027 East Stage Coach Trail

Primary Contact

City Floral City Zip 34436

Email Aidavid@eckerd.org

Phone 352-464-5702

Registered as a non-profit corporation? X Yes(Attach proofi No

Event Description

Event Name: Camp RISE

Event Dates July 14-18 at Crystal River Middle and Inverness Middle School.

Requested Amoun $1,892.00

Total Budget $ 9,144.00

Has thi8 project previously received Seizure fund funding?

Yes No X

If you answered yes, please give a abort description of the project and. date funding was awarded-

One hundred percent (100%) of the funds awarded shall be used in accordance with Florida State Statute. Please explain the intended use of funds and alignment with Grant Statute

The Eckerd Connects Early Intervention and Prevention program is a Citrus County 501(c)(3) community organizatio committed to providing programs and initiatives that improve the health and wellness of the of students of Citrus County. Our program model, High Five, delivers school-based and community wide prevention and intervention practices specifically designed to promote student's protective factors while mitigating risk factors that could lead to substance misuse and use of violence. We have been providing these services here in Citrus County since 2010. Thi summer we will be hosting two weeks of summer programming to middle school aged students of Citrus County. Thi year our Camp R.I.S.E will be held July 14-18st at Crystal River Middle School. To ensure that students involved hav a meaningful and memorable experience, they are provided with water bottles, t-shirts, and backpacks.

Please provide detailed information on your event:
Eckerd's Early Intervention and prevention program (High Five) has been partnering with the Citrus Cour Sheriff's Department, Citrus County Schools, Anti-Drug Coalition, CASA, and Aspire to provide summer t the students of Citrus County, at no cost to the families since 2016. During these camps 60 students participate in interactive and engaging activities, games, and crafts that that reinforce importance of rules and laws, respect for self and others and the environment, conflict resolution, managing emotions, similarities, and differences as well as pro-social bonding and relationships. through games, crafts, and *demonstrations. We utilize an evidence based curriculum called Too Good for Drugs and Violence with i* designed specifically to support and build youth reliance skills were are key to reducing both drugs and violence

Camp RISE

EXPENSES

TOTAL EXPENSES	Amount requested	1892.00	Total Estimated	Actual
			$9,144.19	

Site	Estimated	Actual
T-shirts for Campers	$594.00	
Water bottles for Campers	$258.99	
Back packs for campers	$120.00	
Total	**$972.99**	**$0.00**

Food and snack		Actual
Snacks for campers	$300.00	
	$300.00	

Supplies		
Crafting /activities supplies	$500.00	
Printing manuals copies	$120.00	
	$620.00	

Staff related expenses:	Hourly Rate	
Program Supervisor, H	25.50	2040.00
Prevention Specialist	$23.32	1865.6
Prevention Specialist	$20.91	1672.80
Prevention Specialist	$20.91	1672.80
		7251.2 0

FLORIDA

Consumer's Certificate of Exemption

DR-14
R. 01/18

Issued Pursuant to Chapter 212, Florida Statutes

85-8012665792C-1	12/31/2020	12/31/2025	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

ECKERD YOUTH ALTERNATIVES INC
100 N STARCREST DR
CLEARWATER FL 33765-3224

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

FLORIDA

Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).

2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.

3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.

4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).

5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.

6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

Forfeiture Fund Donation Request
Certification

Date: May 7, 2025

Chairman, Board of County Commissioners
Citrus County Florida
110 N. Apopka Avenue
Inverness, FL 34450

Name: **Eckerd Connect – Aileen David, Prevention Supervisor**

In the amount of **$1892.00**

This request is in compliance with FS 932.7055(5). The Sheriff, through his designee, requests Board approval in making the above donation pursuant FS 932.7055(5) for $1892.00 is in compliance with F.S. 932.755(5)(a) and has been approved by the Sheriff through his designee below. The Sheriff's Office requests Board approval to make the above donation pursuant FS 932.755(5)(b).

Signature:_____
Thomas Bosco, Major / Bureau of Support Operations

Citrus County Board of County Commissioners
Budget Transfer Form

May 8, 2025	178	Drug Forfeiture Fund
Date	**Fund Number**	**Fund Title**

Dept/Office/Division: Drug Forfeitrue Fund

Department Number	Account Number	From Amount	To Amount	Account Title
5870	61000	291		Reserve Budget Fund
5870	58200		291	Dist of Fund To Other Org

Detailed Reason for Transfer:

This budget transfer will allocate reserve funds for Eckerd Connects Camp Rise which is a day camp for students of Citrus County focusing on drug and violence prevention skills.

Division Approval: *Prepared by Management & Budget* Date: 05/08/2025

Department/Office Approval: *Prepared by Management & Budget* Date: 05/08/2025

Management & Budget Approval: Barbara Luckham Digitally signed by Barbara Luckham Date: 2025.05.08 11:07:02 -04'00' Date:

Board Approval:

AGENDA MEMORANDUM

FROM:	Steven Baham, Economic Development Director
SUBJECT:	Use of County Logo on Lapel Pins
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

In accordance with Sec. 2-31, Citrus County Code, the Economic Development Department is requesting approval from the Board of County Commissioners to use the Citrus County Logo on Lapel Pins. The pins are intended to be worn by Citrus County staff/employees and/or County Commissioners. They will not be used for sale or resale by any department. The pins are a way for County staff to proudly represent Citrus County in professional settings where embroidered shirts and apparel are not considered appropriate attire. Staff also requests approval to display the Citrus County Logo on custom apparel and promotional products. Such display of the Citrus County Logo represents team building and promotional opportunities for brand recognition while proudly displaying and representing Citrus County in formal and informal public settings.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:

Requesting Board approval for County Staff to display the Citrus County Logo on lapel pins, promotional products and custom apparel. **(Steven Baham, Economic Development Director)**

ATTACHMENTS:
None

AGENDA MEMORANDUM

FROM:	Ken Cheek, Water Resources Director
SUBJECT:	Proposed Cambridge Greens Septic to Sewer Assessment Area - AR 11.10-1, Permanent Reassignment of Development Rights (DVR) 2025-007 Lorenzo.
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

Prior to implementing an assessment, the County allows property owners of contiguous lots to reassign the development rights for their contiguous parcels to avoid being assessed on those parcels. The reassignment of development rights leaves the property ownership the same and allows the owner to maintain full use of the property in conjunction with their existing home but does not allow future development of the property as a separate parcel. The reassignment of development rights is voluntary, meaning that the property owners could pay the assessment on the vacant property and keep the right to develop the property separately.

Property owners of contiguous lots of record desire to surrender future development rights and reduce their assessment units for the subject project pursuant to Administrative Regulation 11.10-1. Emil & Anabela Lorenzo, property owners of Lots 39 & 40, Block 14 of Cambridge Greens of Citrus Hills First Addition, have entered into an agreement to reassign the development rights as described in "Exhibit B" of the Permanent Reassignment of Development Rights Agreements, DVR 2025-007. This agreement will assist and provide financial relief to the property owners within the Cambridge Greens Septic to Sewer Assessment Area.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

No Budget Impact

RECOMMENDED ACTION:

a. Approve and authorize the Chairman to execute the Permanent Reassignment of Development Rights Agreement for residential properties within the Cambridge Greens Septic to Sewer Assessment Area for Emil & Anabela Lorenzo, DVR 2025-007.

b. Authorize the Clerk to attest and record in Public Records of Citrus County, Florida. **(Ken Cheek, PE., Water Resources Director)**

ATTACHMENTS:

1. 1c Supporting Docs - DVR 2025-007 Lorenzo

DVR NUMBER 2025-007 **ALTERNATE KEY # 3528408**

PERMANENT REASSIGNMENT OF DEVELOPMENT RIGHTS AGREEMENT

THIS AGREEMENT entered into this 15 day of April, 2025, by and between **EMIL & ANABELA LORENZO**, whose mailing address is 900 N Lafayette Way, Inverness, FL 34453, hereinafter referred to as "Property Owner" and **CITRUS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 3600 West Sovereign Path, Room 270, Lecanto, Florida 34461, hereinafter referred to as "County."

WITNESSETH:

WHEREAS, County is in the process of preparing an assessment roll covering the cost of improvements and connection fees attributable to property owner's within a Municipal Service Benefit Unit (MSBU) service area, and

WHEREAS, The Property Owner owns certain lot(s) within a plat which has future development potential, but for which the Property Owner does not wish to receive any additional benefit from the special assessment because there is no interest in pursuing future development, and

WHEREAS, the Property Owner owns certain contiguous lot(s) for which (s)he is willing to permanently surrender the development potential so as to be recognized from hence forward as a single assessment unit, and

WHEREAS, the parties hereto wish to execute this agreement to permanently reassign the future development rights from the Property Owner to County to effectuate recognition of the property as a single assessment unit on the MSBU assessment roll.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. The County does hereby eliminate the imposition of any special assessment beyond a single assessment unit for utility improvements on the lands described in Exhibit "A".

2. The Property Owner shall permanently assign the development rights to the County for each of the lots described in Exhibit "B".

3. This agreement shall be recorded within the County records and shall constitute a permanent assignment of the development rights on the lot(s) described in Exhibit "B" to Citrus County. Florida.

4. This shall not effect the existence of current structures, or the property owner's ability to permit accessory structures or uses on land described in Exhibit "A".

5. In the event any part of this Agreement is found invalid or unenforceable by any court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect.

6. Any legal action brought relating to the interpretation and/or performance of this Agreement shall be brought in the Circuit Court of the 5th Judicial Circuit in and for Citrus County, Florida.

7. This Agreement contains the full understanding of the parties, and no modifications may be made hereto except in writing signed by both parties.

NOTE: THE APPLICATION SHOULD LIST ONLY THOSE LOTS WHICH ARE INTENDED TO BE COVERED UNDER THIS AGREEMENT. OTHER LOTS WHICH YOU OWN OR CONTROL THAT ARE INTENDED FOR DEVELOPMENT BY RIGHT SHOULD NOT BE INCLUDED.

COUNTY

ATTEST:

Traci Perry, Clerk

CITRUS COUNTY, FLORIDA, a political Subdivision of the State of Florida

By: _____
Rebecca Bays, Chairman
Board of County Commissioners
Of Citrus County, Florida

APPROVED FOR THE RELIANCE OF CITRUS COUNTY ONLY:

Denise A. Dymond Lyn, County Attorney

PROPERTY OWNER

WITNESS

Printed Name: Max Ramirez

Printed Address: 2659 E Gulf to Lake Hwy

By: Emil Lorenzo
Emil Lorenzo

WITNESS

Printed Name: Kayla Hardin

Printed Address: 2659 E Gulf to Lake Hwy
Inverness FL 34453

By: _____
Anabela Lorenzo

STATE OF Florida)
COUNTY OF Citrus)

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [ ] online notarization, this 15 day of April, 2025, by Emil & Anabela Lorenzo, who are personally known to me or who produced FL DL's as identification.

MAX RAMIREZ
Notary Public - State of Florida
Commission # HH 488950
My Comm. Expires Feb 5, 2028
Bonded through National Notary Assn.

Notary Public-State of Florida
Printed Name: Max Ramirez
Commission No. HH 488950
Expiration Date: 02/05/2028

Revised Form effective March 6, 2020

EXHIBIT "A"

Lots 39 & 40, Block 14, CAMBRIDGE GREENS OF CITRUS HILLS FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 14, Pages 66 through 70, inclusive, of the Public Records of Citrus County, Florida.

EXHIBIT "B"

Lot 39, Block 14, CAMBRIDGE GREENS OF CITRUS HILLS FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 14, Pages 66 through 70, inclusive, of the Public Records of Citrus County, Florida.



Legend

Parent Parcel

DVR Parcel

Emil & Anabela Lorenzo
AK 3528408
DVR 2025-007
S 33 T 18S R 19E
Project: Cambridge Greens Septic to Sewer Assessment

Geographic Information Systems

Prepared By : Susan O'Connell

Date: April 22, 2025

Source: Enterprise Geodatabase

Map Number: SOP001551_DVR2025-007

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

AGENDA MEMORANDUM

FROM:	Eric Head, Community Services Director
SUBJECT:	FDOT Public Transit Block Grant Program Agreement - G3A36
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

The Florida Department of Transportation (FDOT) has provided Citrus County, Florida with our annual Public Transit Block Grant.

Florida Department of Transportation (FDOT) Block Grant funds are available for the funding of rural transportation operations; as local match for Federal Transit Administration (FTA) 5307 funding or as local match for Florida Department of Transportation (FDOT) 5311 Funding.

Citrus County utilizes this funding source to help meet the county match requirements for all 5307 and 5311 grants awarded annually.

FTA 5307 or FDOT 5311 grant projects are normally 50% grant funding / 50% county match.
This block grant funding reduces the county match portion of FTA 5307 or FDOT 5311 grant projects to 50% grant funding / 25% block grant / 25% county match, thereby reducing the amount the county needs to provide for transit operations by 25%.

These funds are anticipated to be utilized in late FY26 or FY27, with county match to be requested for FY27.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

Grant Award is $364,748 with a match required of $364,748, to be requested for FY2027. This grant funding and corresponding match will be utilized to cover the match requirements for FTA 5307 or FDOT 5311 grants at a 50% grant / 25% block grant / 25% county match.

RECOMMENDED ACTION:

a.Execute Resolution to Approve and Authorize the Chairman, or 1st Vice Chairman, respectively of the Board of County Commissioners of Citrus County, Florida, is authorized to sign the FDOT Block Grant, Amendments, Assurances, and Certifications as required to obtain funding from the Florida Department of Transportaion, after reviewing by the County Attorney, without the need to bring the documents before the Board of County Commissioners.

b. Approve and Authorize the Chairman, or 1st Vice Chairman, respectively to execute the FDOT Public Transit Block Grant Program Agreement in the amount of $729,496 ($364,748 grant funding with a required match of $364,748), This grant funding and corresponding match will be utilized to reduce the local match for future FTA 5307 or FDOT 5311 grants at a 50% grant / 25% block grant / 25% county match. **(Eric Head, Community Services Director)**

ATTACHMENTS:

1. Final - G3A36 - Block Grant Resolution
2. G3A36 43884518425 SBG SFY25 CITRUS

RESOLUTION NO. 2025- _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION BLOCK GRANT FUNDING, AND AUTHORIZING THE SIGNATORIES FOR SUCH INSTRUMENTS.

WHEREAS, Citrus County Board of County Commissioners (Board) is the Governing Board of Citrus County, Florida, (Citrus County) a political subdivision of the State of Florida, a unit of general purpose government duly authorized to conduct business under Florida Statute 125; and

WHEREAS, Florida Department of Transportation (FDOT) Block Grant funds are available for the funding of rural transportation operations; .

WHAREAS, Citrus County, Florida will be granted $364,748 in Block Grant funds and will those funds be utilized to fulfill the match requirements for either the Federal Transit Administration 5307 grant; or the Florida Department of Transportation 5311 grant.;

WHEREAS, the Board has determined that it is in the best interest of the population of Citrus County, which it serves, to accept the Florida Department of Transportation Section Block Grant funding in the amount $364,748 for financial assistance for operations, and to enter into a contract to provide, transit services under the Block Grant funding; and

WHEREAS, Citrus County staff has read or reviewed or will read or review the related model contract and is familiar with the matters contained therein, and that the Board is able to represent that the contractual duties that are to be undertaken are within their scope, purpose, and capacity; and

WHEREAS, Citrus County employs, or will employ, a sufficient number of staff who are qualified by education and experience to fully and faithfully execute all the duties and responsibilities assumed by the Governing Board in relation to the program for which financial assistance is being provided;

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners of Citrus County, Florida that:

The Chairman, or 1st Vice Chairman, respectively of the Board of County Commissioners of Citrus County, Florida, is authorized to sign the FDOT Block Grant contract, amendments, assurances, and certifications as required to obtain funding from the Florida Department of Transportation, after review by the County Attorney, without the need to bring the documents before the Board of County Commissioners of Citrus County, Florida.

THIS RESOLUTION was duly adopted and recorded in the minutes this 27th day of May, 2025.

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA

_____
REBECCA BAYS, CHAIRMAN

ATTEST:

_____
TRACI PERRY, CLERK

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

Block Grant – G3A36

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

PUBLIC TRANSPORTATION GRANT AGREEMENT

Form 725-000-01
STRATEGIC DEVELOPMENT
OGC 03/25

Financial Project Number(s): (item-segment-phase-sequence)		Fund(s):	DDR	FLAIR Category:	088774
438845-1-84-25		Work Activity Code/Function:	215	Object Code:	751000
		Federal Award Identification Number (FAIN) – Transit only:		Org. Code:	55072020729
				Vendor Number:	F596000548136
Contract Number:	G3A36	Federal Award Date:			
CFDA Number:	N/A	Agency UEI Number:	H2TGV5FM16F8		
CFDA Title:	N/A				
CSFA Number:	55.010				
CSFA Title:	Public Transit Block Grant Program				

THIS PUBLIC TRANSPORTATION GRANT AGREEMENT ("Agreement") is entered into _____, by and between the State of Florida, Department of Transportation, ("Department"), and Citrus County, Florida, ("Agency"). The Department and the Agency are sometimes referred to in this Agreement as a "Party" and collectively as the "Parties."

NOW, THEREFORE, in consideration of the mutual benefits to be derived from joint participation on the Project, the Parties agree to the following:

1. **Authority.** The Agency, by Resolution or other form of official authorization, a copy of which is attached as **Exhibit "D", Agency Resolution** and made a part of this Agreement, has authorized its officers to execute this Agreement on its behalf. The Department has the authority pursuant to Section(s) 341.052, Florida Statutes, to enter into this Agreement.

2. **Purpose of Agreement.** The purpose of this Agreement is to provide for the Department's participation in Citrus County's transit system continued operating services via State Transit Block Grant, as further described in **Exhibit "A", Project Description and Responsibilities**, attached and incorporated into this Agreement ("Project"), to provide Department financial assistance to the Agency, state the terms and conditions upon which Department funds will be provided, and to set forth the manner in which the Project will be undertaken and completed.

3. **Program Area.** For identification purposes only, this Agreement is implemented as part of the Department program area selected below (select all programs that apply):

   _ **Aviation**
   _ **Seaports**
   X **Transit**
   _ **Intermodal**
   _ **Rail Crossing Closure**
   _ **Match to Direct Federal Funding** (Aviation or Transit)
   (Note: Section 15 and Exhibit G do not apply to federally matched funding)
   _ **Other**

4. **Exhibits.** The following Exhibits are attached and incorporated into this Agreement:

   X Exhibit A: Project Description and Responsibilities
   X Exhibit B: Schedule of Financial Assistance
   _ *Exhibit B1: Deferred Reimbursement Financial Provisions
   _ *Exhibit B2: Advance Payment Financial Provisions
   _ *Exhibit B3: Alternative Advanced Pay (Transit Bus Program)
   _ *Exhibit C: Terms and Conditions of Construction
   X Exhibit D: Agency Resolution
   X Exhibit E: Program Specific Terms and Conditions
   X Exhibit E1: Prohibition Based on Health Care Choices

X Exhibit E2: Exterior Vehicle Wrap, Tinting, Paint, Marketing and Advertising (Transit)
X Exhibit F: Contract Payment Requirements
X *Exhibit G: Audit Requirements for Awards of State Financial Assistance
__ *Exhibit H: Audit Requirements for Awards of Federal Financial Assistance
__ *Exhibit I: Certification of Disbursement of Payment to Vehicle and/or Equipment Vendor
__ *Additional Exhibit(s):

*Indicates that the Exhibit is only attached and incorporated if applicable box is selected.

5. Time. Unless specified otherwise, all references to "days" within this Agreement refer to calendar days.

6. Term of Agreement. This Agreement shall commence upon full execution by both Parties ("Effective Date") and continue through June 30, 2027. If the Agency does not complete the Project within this time period, this Agreement will expire unless an extension of the time period is requested by the Agency and granted in writing by the Department prior to the expiration of this Agreement. Expiration of this Agreement will be considered termination of the Project. The cost of any work performed prior to the Effective Date or after the expiration date of this Agreement will not be reimbursed by the Department.

a. __ If this box is checked the following provision applies:

Unless terminated earlier, work on the Project shall commence no later than the __ day of __, or within __ days of the issuance of the Notice to Proceed for the construction phase of the Project (if the Project involves construction), whichever date is earlier. The Department shall have the option to immediately terminate this Agreement should the Agency fail to meet the above-required dates.

7. Amendments, Extensions, and Assignment. This Agreement may be amended or extended upon mutual written agreement of the Parties. This Agreement shall not be renewed. This Agreement shall not be assigned, transferred, or otherwise encumbered by the Agency under any circumstances without the prior written consent of the Department.

8. Termination or Suspension of Project. The Department may, by written notice to the Agency, suspend any or all of the Department's obligations under this Agreement for the Agency's failure to comply with applicable law or the terms of this Agreement until such time as the event or condition resulting in such suspension has ceased or been corrected.

a. Notwithstanding any other provision of this Agreement, if the Department intends to terminate the Agreement, the Department shall notify the Agency of such termination in writing at least thirty (30) days prior to the termination of the Agreement, with instructions to the effective date of termination or specify the stage of work at which the Agreement is to be terminated.

b. The Parties to this Agreement may terminate this Agreement when its continuation would not produce beneficial results commensurate with the further expenditure of funds. In this event, the Parties shall agree upon the termination conditions.

c. If the Agreement is terminated before performance is completed, the Agency shall be paid only for that work satisfactorily performed for which costs can be substantiated. Such payment, however, may not exceed the equivalent percentage of the Department's maximum financial assistance. If any portion of the Project is located on the Department's right-of-way, then all work in progress on the Department right-of-way will become the property of the Department and will be turned over promptly by the Agency.

d. In the event the Agency fails to perform or honor the requirements and provisions of this Agreement, the Agency shall promptly refund in full to the Department within thirty (30) days of the termination of the Agreement any funds that were determined by the Department to have been expended in violation of the Agreement.

e. The Department reserves the right to unilaterally cancel this Agreement for failure by the Agency to comply with the Public Records provisions of Chapter 119, Florida Statutes.

9. Project Cost:

a. The estimated total cost of the Project is $729,496. This amount is based upon **Exhibit "B", Schedule of Financial Assistance**. The timeline for deliverables and distribution of estimated amounts between deliverables within a grant phase, as outlined in **Exhibit "B", Schedule of Financial Assistance**, may be modified by mutual written agreement of the Parties and does not require execution of an **Amendment to the Public Transportation Grant Agreement**. The timeline for deliverables and distribution of estimated amounts between grant phases requires an amendment executed by both Parties in the same form as this Agreement.

b. The Department agrees to participate in the Project cost up to the maximum amount of $364,748 and, the Department's participation in the Project shall not exceed 50.00% of the total eligible cost of the Project, and as more fully described in **Exhibit "B'', Schedule of Financial Assistance**. The Agency agrees to bear all expenses in excess of the amount of the Department's participation and any cost overruns or deficits involved.

10. Compensation and Payment:

a. Eligible Cost. The Department shall reimburse the Agency for allowable costs incurred as described in **Exhibit "A"**, **Project Description and Responsibilities**, and as set forth in **Exhibit "B", Schedule of Financial Assistance**.

b. Deliverables. The Agency shall provide quantifiable, measurable, and verifiable units of deliverables. Each deliverable must specify the required minimum level of service to be performed and the criteria for evaluating successful completion. The Project and the quantifiable, measurable, and verifiable units of deliverables are described more fully in **Exhibit "A", Project Description and Responsibilities**. Modifications to the deliverables in **Exhibit "A", Project Description and Responsibilities** requires a formal written amendment.

c. Invoicing. Invoices shall be submitted no more often than monthly by the Agency in detail sufficient for a proper pre-audit and post-audit, based on the quantifiable, measurable, and verifiable deliverables as established in **Exhibit "A", Project Description and Responsibilities**. Deliverables and costs incurred must be received and approved by the Department prior to reimbursement. Requests for reimbursement by the Agency shall include an invoice, progress report, and supporting documentation for the deliverables being billed that are acceptable to the Department. The Agency shall use the format for the invoice and progress report that is approved by the Department.

d. Supporting Documentation. Supporting documentation must establish that the deliverables were received and accepted in writing by the Agency and must also establish that the required minimum standards or level of service to be performed based on the criteria for evaluating successful completion as specified in **Exhibit "A", Project Description and Responsibilities** has been met. All costs invoiced shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in proper detail the nature and propriety of charges as described in **Exhibit "F", Contract Payment Requirements**.

e. Travel Expenses. The selected provision below is controlling regarding travel expenses:

__ Travel expenses are NOT eligible for reimbursement under this Agreement.

X Travel expenses ARE eligible for reimbursement under this Agreement. Bills for travel expenses specifically authorized in this Agreement shall be submitted on the Department's Contractor Travel Form No. 300-000-06 and will be paid in accordance with Section 112.061, Florida Statutes, and the most current version of the Department's Disbursement Handbook for Employees and Managers.

f. Financial Consequences. Payment shall be made only after receipt and approval of deliverables and costs incurred unless advance payments are authorized by the Chief Financial Officer of the State of Florida under Chapters 215 and 216, Florida Statutes, or the Department's Comptroller under Section 334.044(29), Florida Statutes. If the Department determines that the performance of the Agency is unsatisfactory, the Department shall notify the Agency of the deficiency to be corrected, which correction shall be made within a time-frame to be specified by the Department. The Agency shall, within thirty (30) days after notice from the Department, provide the Department with a corrective action plan describing how the Agency will address all issues of contract non-performance, unacceptable performance, failure to meet the minimum performance levels, deliverable deficiencies, or contract non-compliance. If the corrective action plan is unacceptable to the Department, the Agency will not be reimbursed. If the deficiency is subsequently resolved, the Agency may bill the Department for the amount that was previously not reimbursed during the next billing period. If the Agency is unable to resolve the deficiency, the funds shall be forfeited at the end of the Agreement's term.

g. Invoice Processing. An Agency receiving financial assistance from the Department should be aware of the following time frames. Inspection or verification and approval of deliverables shall take no longer than 20 days from the Department's receipt of the invoice. The Department has 20 days to deliver a request for payment (voucher) to the Department of Financial Services. The 20 days are measured from the latter of the date the invoice is received or the deliverables are received, inspected or verified, and approved.

If a payment is not available within 40 days, a separate interest penalty at a rate as established pursuant to Section 55.03(1), Florida Statutes, will be due and payable, in addition to the invoice amount, to the Agency. Interest penalties of less than one (1) dollar will not be enforced unless the Agency requests payment. Invoices that have to be returned to an Agency because of Agency preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.

A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for Agency who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.

h. Records Retention. The Agency shall maintain an accounting system or separate accounts to ensure funds and projects are tracked separately. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for five years after final payment is made. Copies of these records shall be furnished to the Department upon request. Records of costs incurred include the Agency's general accounting records and the Project records, together with supporting documents and records, of the Contractor and all subcontractors performing work on the Project, and all other records of the Contractor and subcontractors considered necessary by the Department for a proper audit of costs.

i. Progress Reports. Upon request, the Agency agrees to provide progress reports to the Department in the standard format used by the Department and at intervals established by the Department. The Department will be entitled at all times to be advised, at its request, as to the status of the Project and of details thereof.

j. **Submission of Other Documents.** The Agency shall submit to the Department such data, reports, records, contracts, and other documents relating to the Project as the Department may require as listed in **Exhibit "E", Program Specific Terms and Conditions** attached to and incorporated into this Agreement.

k. **Offsets for Claims.** If, after Project completion, any claim is made by the Department resulting from an audit or for work or services performed pursuant to this Agreement, the Department may offset such amount from payments due for work or services done under any agreement that it has with the Agency owing such amount if, upon written demand, payment of the amount is not made within 60 days to the Department. Offsetting any amount pursuant to this paragraph shall not be considered a breach of contract by the Department.

l. **Final Invoice.** The Agency must submit the final invoice on the Project to the Department within 120 days after the completion of the Project. Invoices submitted after the 120-day time period may not be paid.

m. **Department's Performance and Payment Contingent Upon Annual Appropriation by the Legislature.** The Department's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. If the Department's funding for this Project is in multiple fiscal years, a notice of availability of funds from the Department's project manager must be received prior to costs being incurred by the Agency. See **Exhibit "B", Schedule of Financial Assistance** for funding levels by fiscal year. Project costs utilizing any fiscal year funds are not eligible for reimbursement if incurred prior to funds approval being received. The Department will notify the Agency, in writing, when funds are available.

n. **Limits on Contracts Exceeding $25,000 and Term more than 1 Year.** In the event this Agreement is in excess of $25,000 and has a term for a period of more than one year, the provisions of Section 339.135(6)(a), Florida Statutes, are hereby incorporated:

> "The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000 and which have a term for a period of more than 1 year."

o. **Agency Obligation to Refund Department.** Any Project funds made available by the Department pursuant to this Agreement that are determined by the Department to have been expended by the Agency in violation of this Agreement or any other applicable law or regulation shall be promptly refunded in full to the Department. Acceptance by the Department of any documentation or certifications, mandatory or otherwise permitted, that the Agency files shall not constitute a waiver of the Department's rights as the funding agency to verify all information at a later date by audit or investigation.

p. **Non-Eligible Costs.** In determining the amount of the payment, the Department will exclude all Project costs incurred by the Agency prior to the execution of this Agreement, costs incurred

after the expiration of the Agreement, costs that are not provided for in **Exhibit "A"**, **Project Description and Responsibilities**, and as set forth in **Exhibit "B", Schedule of Financial Assistance**, costs agreed to be borne by the Agency or its contractors and subcontractors for not meeting the Project commencement and final invoice time lines, and costs attributable to goods or services received under a contract or other arrangement that has not been approved in writing by the Department. Specific unallowable costs may be listed in **Exhibit "A"**, **Project Description and Responsibilities.**

11. **General Requirements.** The Agency shall complete the Project with all practical dispatch in a sound, economical, and efficient manner, and in accordance with the provisions in this Agreement and all applicable laws.

    a. **Necessary Permits Certification.** The Agency shall certify to the Department that the Agency's design consultant and/or construction contractor has secured the necessary permits.

    b. **Right-of-Way Certification.** If the Project involves construction, then the Agency shall provide to the Department certification and a copy of appropriate documentation substantiating that all required right-of-way necessary for the Project has been obtained. Certification is required prior to authorization for advertisement for or solicitation of bids for construction of the Project, even if no right-of-way is required.

    c. **Notification Requirements When Performing Construction on Department's Right-of-Way.** In the event the cost of the Project is greater than $250,000.00, and the Project involves construction on the Department's right-of-way, the Agency shall provide the Department with written notification of either its intent to:

        i. Require the construction work of the Project that is on the Department's right-of-way to be performed by a Department prequalified contractor, or

        ii. Construct the Project utilizing existing Agency employees, if the Agency can complete said Project within the time frame set forth in this Agreement.

    d. __ If this box is checked, then the Agency is permitted to utilize its own forces and the following provision applies: **Use of Agency Workforce.** In the event the Agency proceeds with any phase of the Project utilizing its own forces, the Agency will only be reimbursed for direct costs (this excludes general overhead).

    e. __ If this box is checked, then the Agency is permitted to utilize **Indirect Costs: Reimbursement for Indirect Program Expenses** (select one):

        i. __ Agency has selected to seek reimbursement from the Department for actual indirect expenses (no rate).

        ii. __ Agency has selected to apply a de minimus rate of 15% to modified total direct costs. Note: The de minimus rate is available only to entities that have never had a negotiated indirect cost rate. When selected, the de minimus rate must be used consistently for all federal awards until such time the agency chooses to negotiate a rate. A cost policy statement and de minimis certification form must be submitted to the Department for review and approval.

        iii. __ Agency has selected to apply a state or federally approved indirect cost rate. A federally approved rate agreement or indirect cost allocation plan (ICAP) must be submitted annually.

    f. **Agency Compliance with Laws, Rules, and Regulations, Guidelines, and Standards.** The Agency shall comply and require its contractors and subcontractors to comply with all terms

and conditions of this Agreement and all federal, state, and local laws and regulations applicable to this Project.

g. **Claims and Requests for Additional Work.** The Agency shall have the sole responsibility for resolving claims and requests for additional work for the Project. The Agency will make best efforts to obtain the Department's input in its decisions. The Department is not obligated to reimburse for claims or requests for additional work.

12. Contracts of the Agency:

a. **Approval of Third Party Contracts.** The Department specifically reserves the right to review and approve any and all third party contracts with respect to the Project before the Agency executes or obligates itself in any manner requiring the disbursement of Department funds, including consultant and purchase of commodities contracts, or amendments thereto. If the Department chooses to review and approve third party contracts for this Project and the Agency fails to obtain such approval, that shall be sufficient cause for nonpayment by the Department. The Department specifically reserves unto itself the right to review the qualifications of any consultant or contractor and to approve or disapprove the employment of the same. If Federal Transit Administration (FTA) funds are used in the Project, the Department must exercise the right to third party contract review.

b. **Procurement of Commodities or Contractual Services.** It is understood and agreed by the Parties hereto that participation by the Department in a project with the Agency, where said project involves the purchase of commodities or contractual services where purchases or costs exceed the Threshold Amount for CATEGORY TWO per Section 287.017, Florida Statutes, is contingent on the Agency complying in full with the provisions of Section 287.057, Florida Statutes. The Agency's Authorized Official shall certify to the Department that the Agency's purchase of commodities or contractual services has been accomplished in compliance with Section 287.057, Florida Statutes. It shall be the sole responsibility of the Agency to ensure that any obligations made in accordance with this Section comply with the current threshold limits. Contracts, purchase orders, task orders, construction change orders, or any other agreement that would result in exceeding the current budget contained in **Exhibit "B", Schedule of Financial Assistance**, or that is not consistent with the Project description and scope of services contained in **Exhibit "A", Project Description and Responsibilities** must be approved by the Department prior to Agency execution. Failure to obtain such approval, and subsequent execution of an amendment to the Agreement if required, shall be sufficient cause for nonpayment by the Department, in accordance with this Agreement.

c. **Consultants' Competitive Negotiation Act.** It is understood and agreed by the Parties to this Agreement that participation by the Department in a project with the Agency, where said project involves a consultant contract for professional services, is contingent on the Agency's full compliance with provisions of Section 287.055, Florida Statutes, Consultants' Competitive Negotiation Act. In all cases, the Agency's Authorized Official shall certify to the Department that selection has been accomplished in compliance with the Consultants' Competitive Negotiation Act.

d. **Disadvantaged Business Enterprise (DBE) Policy and Obligation.** It is the policy of the Department that DBEs, as defined in 49 C.F.R. Part 26, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with Department funds under this Agreement. The DBE requirements of applicable federal and state laws and regulations apply to this Agreement. The Agency and its contractors agree to ensure that DBEs have the opportunity to participate in the performance of this Agreement. In this regard, all recipients and contractors shall take all necessary and reasonable steps in accordance with applicable federal and state laws and regulations to ensure that the DBEs have the opportunity to compete for and perform contracts. The Agency and its contractors

and subcontractors shall not discriminate on the basis of race, color, national origin or sex in the award and performance of contracts, entered pursuant to this Agreement.

13. **Maintenance Obligations**. In the event the Project includes construction or the acquisition of commodities then the following provisions are incorporated into this Agreement:

    a. The Agency agrees to accept all future maintenance and other attendant costs occurring after completion of the Project for all improvements constructed or commodities acquired as part of the Project. The terms of this provision shall survive the termination of this Agreement.

14. **Sale, Transfer, or Disposal of Department-funded Property:**

    a. The Agency will not sell or otherwise transfer or dispose of any part of its title or other interests in real property, facilities, or equipment funded in any part by the Department under this Agreement without prior written approval by the Department.

    b. If a sale, transfer, or disposal by the Agency of all or a portion of Department-funded real property, facilities, or equipment is approved by the Department, the following provisions will apply:

        i. The Agency shall reimburse the Department a proportional amount of the proceeds of the sale of any Department-funded property.

        ii. The proportional amount shall be determined on the basis of the ratio of the Department funding of the development or acquisition of the property multiplied against the sale amount, and shall be remitted to the Department within ninety (90) days of closing of sale.

        iii. Sale of property developed or acquired with Department funds shall be at market value as determined by appraisal or public bidding process, and the contract and process for sale must be approved in advance by the Department.

        iv. If any portion of the proceeds from the sale to the Agency are non-cash considerations, reimbursement to the Department shall include a proportional amount based on the value of the non-cash considerations.

    c. The terms of provisions “a” and “b” above shall survive the termination of this Agreement.

        i. The terms shall remain in full force and effect throughout the useful life of facilities developed, equipment acquired, or Project items installed within a facility, but shall not exceed twenty (20) years from the effective date of this Agreement.

        ii. There shall be no limit on the duration of the terms with respect to real property acquired with Department funds.

15. **Single Audit.** The administration of Federal or State resources awarded through the Department to the Agency by this Agreement may be subject to audits and/or monitoring by the Department. The following requirements do not limit the authority of the Department to conduct or arrange for the conduct of additional audits or evaluations of Federal awards or State financial assistance or limit the authority of any state agency inspector general, the State of Florida Auditor General, or any other state official. The Agency shall comply with all audit and audit reporting requirements as specified below.

    Federal Funded:

    a. In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, monitoring procedures may include but not be limited to on-site visits by

Department staff and/or other procedures, including reviewing any required performance and financial reports, following up, ensuring corrective action, and issuing management decisions on weaknesses found through audits when those findings pertain to Federal awards provided through the Department by this Agreement. By entering into this Agreement, the Agency agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Department. The Agency further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Department, State of Florida Chief Financial Officer (CFO), or State of Florida Auditor General.

b. The Agency, a non-Federal entity as defined by 2 CFR Part 200, Subpart F – Audit Requirements, as a subrecipient of a Federal award awarded by the Department through this Agreement, is subject to the following requirements:

i. In the event the Agency expends a total amount of Federal awards equal to or in excess of the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, the Agency must have a Federal single or program-specific audit conducted for such fiscal year in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements. **Exhibit "H", Audit Requirements for Awards of Federal Financial Assistance**, to this Agreement provides the required Federal award identification information needed by the Agency to further comply with the requirements of 2 CFR Part 200, Subpart F – Audit Requirements. In determining Federal awards expended in a fiscal year, the Agency must consider all sources of Federal awards based on when the activity related to the Federal award occurs, including the Federal award provided through the Department by this Agreement. The determination of amounts of Federal awards expended should be in accordance with the guidelines established by 2 CFR Part 200, Subpart F – Audit Requirements. An audit conducted by the State of Florida Auditor General in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements, will meet the requirements of this part.

ii. In connection with the audit requirements, the Agency shall fulfill the requirements relative to the auditee responsibilities as provided in 2 CFR Part 200, Subpart F – Audit Requirements.

iii. In the event the Agency expends less than the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, in Federal awards, the Agency is exempt from Federal audit requirements for that fiscal year. However, the Agency must provide a single audit exemption statement to the Department at FDOTSingleAudit@dot.state.fl.us no later than nine months after the end of the Agency's audit period for each applicable audit year. In the event the Agency expends less than the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, in Federal awards in a fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements, the cost of the audit must be paid from non-Federal resources (*i.e.*, the cost of such an audit must be paid from the Agency's resources obtained from other than Federal entities).

iv. The Agency must electronically submit to the Federal Audit Clearinghouse (FAC) at https://harvester.census.gov/facweb/ the audit reporting package as required by 2 CFR Part 200, Subpart F – Audit Requirements, within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period. The FAC is the repository of record for audits required by 2 CFR Part 200, Subpart F – Audit Requirements. However, the Department requires a copy of the audit reporting package also be submitted to FDOTSingleAudit@dot.state.fl.us within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period as required by 2 CFR Part 200, Subpart F – Audit Requirements.

v. Within six months of acceptance of the audit report by the FAC, the Department will review the Agency's audit reporting package, including corrective action plans and management letters, to the extent necessary to determine whether timely and appropriate action on all deficiencies has been taken pertaining to the Federal award provided through the Department by this Agreement. If the Agency fails to have an audit conducted in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, the Department may impose additional conditions to remedy noncompliance. If the Department determines that noncompliance cannot be remedied by imposing additional conditions, the Department may take appropriate actions to enforce compliance, which actions may include but not be limited to the following:

1. Temporarily withhold cash payments pending correction of the deficiency by the Agency or more severe enforcement action by the Department;
2. Disallow (deny both use of funds and any applicable matching credit for) all or part of the cost of the activity or action not in compliance;
3. Wholly or partly suspend or terminate the Federal award;
4. Initiate suspension or debarment proceedings as authorized under 2 C.F.R. Part 180 and Federal awarding agency regulations (or in the case of the Department, recommend such a proceeding be initiated by the Federal awarding agency);
5. Withhold further Federal awards for the Project or program;
6. Take other remedies that may be legally available.

vi. As a condition of receiving this Federal award, the Agency shall permit the Department or its designee, the CFO, or State of Florida Auditor General access to the Agency's records, including financial statements, the independent auditor's working papers, and project records as necessary. Records related to unresolved audit findings, appeals, or litigation shall be retained until the action is complete or the dispute is resolved.

vii. The Department's contact information for requirements under this part is as follows:

Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, Florida 32399-0450
FDOTSingleAudit@dot.state.fl.us

State Funded:

a. In addition to reviews of audits conducted in accordance with Section 215.97, Florida Statutes, monitoring procedures to monitor the Agency's use of state financial assistance may include but not be limited to on-site visits by Department staff and/or other procedures, including reviewing any required performance and financial reports, following up, ensuring corrective action, and issuing management decisions on weaknesses found through audits when those findings pertain to state financial assistance awarded through the Department by this Agreement. By entering into this Agreement, the Agency agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Department. The Agency further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Department, the Department of Financial Services (DFS), or State of Florida Auditor General.

b. The Agency, a "nonstate entity" as defined by Section 215.97, Florida Statutes, as a recipient of state financial assistance awarded by the Department through this Agreement, is subject to the following requirements:

i. In the event the Agency meets the audit threshold requirements established by Section 215.97, Florida Statutes, the Agency must have a State single or project-specific audit conducted for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. **Exhibit "G", Audit Requirements for Awards of State Financial Assistance,** to this Agreement indicates state financial assistance awarded through the Department by this Agreement needed by the Agency to further comply with the requirements of Section 215.97, Florida Statutes. In determining the state financial assistance expended in a fiscal year, the Agency shall consider all sources of state financial assistance, including state financial assistance received from the Department by this Agreement, other state agencies, and other nonstate entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

ii. In connection with the audit requirements, the Agency shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2)(e), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

iii. In the event the Agency does not meet the audit threshold requirements established by Section 215.97, Florida Statutes, the Agency is exempt for such fiscal year from the state single audit requirements of Section 215.97, Florida Statutes. However, the Agency must provide a single audit exemption statement to the Department at FDOTSingleAudit@dot.state.fl.us no later than nine months after the end of the Agency's audit period for each applicable audit year. In the event the Agency does not meet the audit threshold requirements established by Section 215.97, Florida Statutes, in a fiscal year and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the Agency's resources (*i.e.*, the cost of such an audit must be paid from the Agency's resources obtained from other than State entities).

iv. In accordance with Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, copies of financial reporting packages required by this Agreement shall be submitted to:

Florida Department of Transportation
Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, Florida 32399-0405
FDOTSingleAudit@dot.state.fl.us

And

State of Florida Auditor General
Local Government Audits/342
111 West Madison Street, Room 401
Tallahassee, FL 32399-1450
Email: flaudgen_localgovt@aud.state.fl.us

v. Any copies of financial reporting packages, reports, or other information required to be submitted to the Department shall be submitted timely in accordance with Section 215.97, Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as

applicable.

vi. The Agency, when submitting financial reporting packages to the Department for audits done in accordance with Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date the reporting package was delivered to the Agency in correspondence accompanying the reporting package.

vii. Upon receipt, and within six months, the Department will review the Agency's financial reporting package, including corrective action plans and management letters, to the extent necessary to determine whether timely and appropriate corrective action on all deficiencies has been taken pertaining to the state financial assistance provided through the Department by this Agreement. If the Agency fails to have an audit conducted consistent with Section 215.97, Florida Statutes, the Department may take appropriate corrective action to enforce compliance.

viii. As a condition of receiving state financial assistance, the Agency shall permit the Department or its designee, DFS, or the Auditor General access to the Agency's records, including financial statements, the independent auditor's working papers, and project records as necessary. Records related to unresolved audit findings, appeals, or litigation shall be retained until the action is complete or the dispute is resolved.

c. The Agency shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date the audit report is issued and shall allow the Department or its designee, DFS, or State of Florida Auditor General access to such records upon request. The Agency shall ensure that the audit working papers are made available to the Department or its designee, DFS, or State of Florida Auditor General upon request for a period of five years from the date the audit report is issued, unless extended in writing by the Department.

16. Notices and Approvals. Notices and approvals referenced in this Agreement must be obtained in writing from the Parties' respective Administrators or their designees.

17. Restrictions, Prohibitions, Controls and Labor Provisions:

a. Convicted Vendor List. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

b. Discriminatory Vendor List. In accordance with Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the Discriminatory Vendor List, kept by the Florida Department of Management Services, may not submit a bid on a contract to provide goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

c. Non-Responsible Contractors. An entity or affiliate who has had its Certificate of Qualification suspended, revoked, denied, or have further been determined by the Department to be a non-responsible contractor, may not submit a bid or perform work for the construction or repair of a public building or public work on a contract with the Agency.

d. Prohibition on Using Funds for Lobbying. No funds received pursuant to this Agreement may be expended for lobbying the Florida Legislature, judicial branch, or any state agency, in accordance with Section 216.347, Florida Statutes.

e. Unauthorized Aliens. The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement.

f. Procurement of Construction Services. If the Project is procured pursuant to Chapter 255, Florida Statutes, for construction services and at the time of the competitive solicitation for the Project, 50 percent or more of the cost of the Project is to be paid from state-appropriated funds, then the Agency must comply with the requirements of Section 255.0991, Florida Statutes.

g. E-Verify. The Agency shall:

i. Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Agency during the term of the contract; and

ii. Expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

h. Projects with Non-profit Organizations. Pursuant to Section 216.1366. Florida Statutes, if the Agency is a nonprofit organization as defined in Section 215.97(2)(m), Florida Statutes, the Agency shall provide documentation to indicate the amount of state funds:

i. Allocated to be used during the full term of this Agreement for remuneration to any member of the board of directors or an officer of the Agency

ii. Allocated under each payment by the Department to be used for remuneration of any member of the board of directors or an officer of the Agency. The documentation must indicate the amounts and recipients of the remuneration.

Such information will be posted by the Department to the Florida Accountability Contract Tracking System maintained pursuant to Section 215.985, F.S., and must additionally be posted to the Agency's website, if the Agency is a non-profit organization and maintains a website. The Agency shall utilize the Department's Form 350-090-19, Compensation to Non-Profits Using State Funds, for purposes of documenting the compensation. The subject Form is required for every contract for services executed, amended, or extended on or after July 1, 2023, with non-profit organizations.

Pursuant to Section 216.1366, F.S., the term:

i. "Officer" means a chief executive officer, chief financial officer, chief operating officer, or any other position performing and equivalent function.

ii. "Remuneration" means all compensation earned by or awarded to personnel, whether paid or accrued, regardless of contingency, including bonuses, accrued paid time off, severance payments, incentive payments, contributions to a retirement plan or in-kind payments, reimbursements, or allowances for moving expenses, vehicles and other transportation, telephone services, medical services, housing and meals.

iii. "State Funds" means funds paid from the General Revenue Fund or any state trust fund, funds allocated by the Federal Government and distributed by the state, or funds appropriated by the Federal Government and distributed by the state, or funds appropriated by the state fo distribution through any grant program. The term does not include funds used for the Medicaid program.

b. Design Services and Construction Engineering and Inspection Services. If the Project is wholly or partially funded by the Department and administered by a local governmental entity, except for a seaport listed in Section 311.09, Florida Statutes, or an airport as defined in Section 332.004, Florida Statutes, the entity performing design and construction engineering and inspection services may not be the same entity.

15. Indemnification and Insurance:

a. It is specifically agreed between the Parties executing this Agreement that it is not intended by any of the provisions of any part of this Agreement to create in the public or any member thereof, a third party beneficiary under this Agreement, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement. The Agency guarantees the payment of all just claims for materials, supplies, tools, or labor and other just claims against the Agency or any subcontractor, in connection with this Agreement. Additionally, the Agency shall indemnify, defend, and hold harmless the State of Florida, Department of Transportation, including the Department's officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Agency and persons employed or utilized by the Agency in the performance of this Agreement. This indemnification shall survive the termination of this Agreement. Additionally, the Agency agrees to include the following indemnification in all contracts with contractors/subcontractors and consultants/subconsultants who perform work in connection with this Agreement:

"To the fullest extent permitted by law, the Agency's contractor/consultant shall indemnify, defend, and hold harmless the Agency and the State of Florida, Department of Transportation, including the Department's officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the contractor/consultant and persons employed or utilized by the contractor/consultant in the performance of this Agreement.

This indemnification shall survive the termination of this Agreement."

b. The Agency shall provide Workers' Compensation Insurance in accordance with Florida's Workers' Compensation law for all employees. If subletting any of the work, ensure that the subcontractor(s) and subconsultant(s) have Workers' Compensation Insurance for their employees in accordance with Florida's Workers' Compensation law. If using "leased employees" or employees obtained through professional employer organizations ("PEO's"), ensure that such employees are covered by Workers' Compensation Insurance through the PEO's or other leasing entities. Ensure that any equipment rental agreements that include operators or other personnel who are employees of independent contractors, sole

proprietorships, or partners are covered by insurance required under Florida's Workers' Compensation law.

c. If the Agency elects to self-perform the Project, then the Agency may self-insure. If the Agency elects to hire a contractor or consultant to perform the Project, then the Agency shall carry, or cause its contractor or consultant to carry, Commercial General Liability insurance providing continuous coverage for all work or operations performed under this Agreement. Such insurance shall be no more restrictive than that provided by the latest occurrence form edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) as filed for use in the State of Florida. The Agency shall cause, or cause its contractor or consultant to cause, the Department to be made an Additional Insured as to such insurance. Such coverage shall be on an "occurrence" basis and shall include Products/Completed Operations coverage. The coverage afforded to the Department as an Additional Insured shall be primary as to any other available insurance and shall not be more restrictive than the coverage afforded to the Named Insured. The limits of coverage shall not be less than $1,000,000 for each occurrence and not less than a $5,000,000 annual general aggregate, inclusive of amounts provided by an umbrella or excess policy. The limits of coverage described herein shall apply fully to the work or operations performed under the Agreement, and may not be shared with or diminished by claims unrelated to the Agreement. The policy/ies and coverage described herein may be subject to a deductible and such deductibles shall be paid by the Named Insured. No policy/ies or coverage described herein may contain or be subject to a Retention or a Self-Insured Retention unless the Agency is a state agency or subdivision of the State of Florida that elects to self-perform the Project. Prior to the execution of the Agreement, and at all renewal periods which occur prior to final acceptance of the work, the Department shall be provided with an ACORD Certificate of Liability Insurance reflecting the coverage described herein. The Department shall be notified in writing within ten days of any cancellation, notice of cancellation, lapse, renewal, or proposed change to any policy or coverage described herein. The Department's approval or failure to disapprove any policy/ies, coverage, or ACORD Certificates shall not relieve or excuse any obligation to procure and maintain the insurance required herein, nor serve as a waiver of any rights or defenses the Department may have.

d. When the Agreement includes the construction of a railroad grade crossing, railroad overpass or underpass structure, or any other work or operations within the limits of the railroad right-of-way, including any encroachments thereon from work or operations in the vicinity of the railroad right-of-way, the Agency shall, or cause its contractor to, in addition to the insurance coverage required above, procure and maintain Railroad Protective Liability Coverage (ISO Form CG 00 35) where the railroad is the Named Insured and where the limits are not less than $2,000,000 combined single limit for bodily injury and/or property damage per occurrence, and with an annual aggregate limit of not less than $6,000,000. The railroad shall also be added along with the Department as an Additional Insured on the policy/ies procured pursuant to the paragraph above. Prior to the execution of the Agreement, and at all renewal periods which occur prior to final acceptance of the work, both the Department and the railroad shall be provided with an ACORD Certificate of Liability Insurance reflecting the coverage described herein. The insurance described herein shall be maintained through final acceptance of the work. Both the Department and the railroad shall be notified in writing within ten days of any cancellation, notice of cancellation, renewal, or proposed change to any policy or coverage described herein. The Department's approval or failure to disapprove any policy/ies, coverage, or ACORD Certificates shall not relieve or excuse any obligation to procure and maintain the insurance required herein, nor serve as a waiver of any rights the Department may have.

e. When the Agreement involves work on or in the vicinity of utility-owned property or facilities, the utility shall be added along with the Department as an Additional Insured on the Commercial General Liability policy/ies procured above.

16. Miscellaneous:

a. Environmental Regulations. The Agency will be solely responsible for compliance with all applicable environmental regulations and for any liability arising from non-compliance with these regulations, and will reimburse the Department for any loss incurred in connection therewith.

b. Non-Admission of Liability. In no event shall the making by the Department of any payment to the Agency constitute or be construed as a waiver by the Department of any breach of covenant or any default which may then exist on the part of the Agency and the making of such payment by the Department, while any such breach or default shall exist, shall in no way impair or prejudice any right or remedy available to the Department with respect to such breach or default.

c. Severability. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected. In such an instance, the remainder would then continue to conform to the terms and requirements of applicable law.

d. Agency not an agent of Department. The Agency and the Department agree that the Agency, its employees, contractors, subcontractors, consultants, and subconsultants are not agents of the Department as a result of this Agreement.

e. Bonus or Commission. By execution of the Agreement, the Agency represents that it has not paid and, also agrees not to pay, any bonus or commission for the purpose of obtaining an approval of its application for the financing hereunder.

f. Non-Contravention of State Law. Nothing in the Agreement shall require the Agency to observe or enforce compliance with any provision or perform any act or do any other thing in contravention of any applicable state law. If any of the provisions of the Agreement violate any applicable state law, the Agency will at once notify the Department in writing so that appropriate changes and modifications may be made by the Department and the Agency to the end that the Agency may proceed as soon as possible with the Project.

g. Execution of Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute the same Agreement. A facsimile or electronic transmission of this Agreement with a signature on behalf of a party will be legal and binding on such party.

h. Federal Award Identification Number (FAIN). If the FAIN is not available prior to execution of the Agreement, the Department may unilaterally add the FAIN to the Agreement without approval of the Agency and without an amendment to the Agreement. If this occurs, an updated Agreement that includes the FAIN will be provided to the Agency and uploaded to the Department of Financial Services' Florida Accountability Contract Tracking System (FACTS).

i. Inspector General Cooperation. The Agency agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

j. Law, Forum, and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the contract and Florida law, the laws of Florida shall prevail. The Agency agrees to waive forum and venue and that the Department shall determine the forum and venue in which any dispute under this Agreement is decided.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year written above.

AGENCY Citrus County, Florida

By: _____

Name: Rebecca Bays

Title: Chairman

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: _____

Name: Kelli Bradley

Title: Interim Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION
Legal Review:

Martin D Hernandez

EXHIBIT A

Project Description and Responsibilities

A. Project Description (description of Agency's project to provide context, description of project components funded via this Agreement (if not the entire project)): The purpose of this agreement is to provide State Block funds to Citrus County (as Citrus County Transit) for continued transit service in Citrus County.

B. Project Location (limits, city, county, map): Citrus County, Florida/Lecanto, FL/Citrus

C. Project Scope (allowable costs: describe project components, improvement type/service type, approximate timeline, project schedule, project size): x

D. Deliverable(s): Progress Reports and Ridership Data will be submitted, reviewed, and evaluated with each invoice, or every 6 months - whichever is sooner.

The project scope identifies the ultimate project deliverables. Deliverables for requisition, payment and invoice purposes will be the incremental progress made toward completion of project scope elements. Supporting documentation will be quantifiable, measurable, and verifiable, to allow for a determination of the amount of incremental progress that has been made, and provide evidence that the payment requested is commensurate with the accomplished incremental progress and costs incurred by the Agency.

E. Unallowable Costs (including but not limited to):

F. Transit Operating Grant Requirements (Transit Only):

Transit Operating Grants billed as an operational subsidy will require an expenditure detail report from the Agency that matches the invoice period. The expenditure detail, along with the progress report, will be the required deliverables for Transit Operating Grants. Operating grants may be issued for a term not to exceed three years from execution. The original grant agreement will include funding for year one. Funding for years two and three will be added by amendment as long as the grantee has submitted all invoices on schedule and the project deliverables for the year have been met.

EXHIBIT B

Schedule of Financial Assistance
TRANSIT OPERATING ONLY

FUNDS AWARDED TO THE AGENCY PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

A. Fund Type and Fiscal Year:

Financial Project Number	Fund Type	FLAIR Category	State Fiscal Year	Object Code	CSFA/ CFDA Number	CSFA/CFDA Title or Funding Source Description	Funding Amount
438845-1-84-25	DDR	08874	2025	751000	55.010	State Transit Block Grant	$364,748.00
		Total Financial Assistance					$364,748.00

B. Operations Phase - Estimate of Project Costs by Budget Category:

Budget Categories *Operations (Transit Only)* *	State	Local	Federal	Total
Salaries	$190,360	$190,360	$0	$380,720
Fringe Benefits	$77,170	$77,170	$0	$154,340
Contractual Services	$0	$0	$0	$0
Travel	$490	$490	$0	$980
Other Direct Costs	$96,728	$96,728	$0	$193,456
Indirect Costs	$0	$0	$0	$0
Totals	***$364,748***	***$364,748***	***$0***	***$729,496***

* Budget category amounts are estimates and can be shifted between items without amendment (because they are all within the Operations Phase).

C. Cost Reimbursement

The Agency will submit invoices for cost reimbursement on a:

___ Monthly
___ Quarterly
_X_ Other: No longer than 6 months

basis upon the approval of the deliverables including the expenditure detail provided by the Agency.

Scope Code and/or Activity Line Item (ALI) (Transit Only)	
Common Name/UZA Name (Transit Only)	

BUDGET/COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:

I certify that the cost for each line item budget category has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, Florida Statutes. Documentation is on file evidencing the methodology used and the conclusions reached.

Maria DeJesus
Department Grant Manager Name

Signature Date

EXHIBIT D

AGENCY RESOLUTION

PLEASE SEE ATTACHED

EXHIBIT E
PROGRAM SPECIFIC TERMS AND CONDITIONS – TRANSIT
(For State Block Grant Only)

This exhibit forms an integral part of the Agreement between the Department and the Agency.

1. **Statutory Reference.** Section 341.052, F.S.

2. **Eligibility.** The Department shall provide block grant funds for eligible capital and operating costs of public bus transit and local public fixed guideway projects. Eligibility of this Agency to receive grant funding is provided in Section 341.052(1), F.S., and Sections 5307 and 5311 of the Federal Transit Act, 49 U.S.C. 5307, and 49 U.S.C. 5311 respectively.

    a) Eligible transit capital costs means any costs that would be defined as capital costs by the Federal Transit Administration.

    b) Eligible transit operating costs are the total administrative, management, and operation costs directly incident to the provision of public bus transit services, **excluding** any depreciation or amortization of capital assets.

3. **Local Revenue Limits.** Block grant funds shall not exceed local revenue during the term of this Agreement. Local revenue is defined as the sum of money received from local government entities to assist in paying transit operation costs, including tax funds, and revenue earned from fare box receipts, charter service, contract service, express service and non - transportation activities.

4. **Supplanting Local Tax Revenue.** Block grant funds shall not supplant local tax revenues made available for operations in the year immediately preceding this Agreement.

5. **State Participation.** State participation in eligible public transit operating costs may not exceed fifty (50) percent of such costs or an amount equal to the total revenue, excluding farebox, charter, and advertising revenue and federal funds, received by the provider for operating costs, whichever amount is less.

6. **Required Budget.** The Agency shall provide the Department with two (2) copies of its most current adopted budget by March 1. Unless the adopted budget uses a format consistent with the National Transit Database (NTD) report, the copy provided to the Department will indicate how the projections for total local revenue, local tax revenue made available for operations, and depreciation and amortization costs, as they will appear in the NTD report, can be identified.

7. **Required Publication of Productivity and Performance Measures.** The Agency shall publish in the local newspaper of its area, in the format prescribed by the Department, the productivity and performance measures established for the transit providers most recently completed fiscal year and the prior fiscal year. This report shall be approved by the Department prior to its publication. This report shall be submitted to the Department no later than November 15 of each year, and published either by December 31 or no later than twenty-eight (28) calendar days of the Department's written approval of the report. The Agency shall furnish an affidavit of publication to the Department within twenty eight (28) calendar days of publication.

8. **Annual Plan or Update.** The Agency shall submit a Transit Development Plan (TDP) or annual update to the Department by September 1 of each year.

    a) As a separate part of the transit development plan or annual report, the Agency will address potential enhancements to productivity and performance which would have the effect of increasing farebox ratio pursuant to Section 341.071(2), F.S.

b) A TDP shall conform to the requirements in Rule 14-73, available at: http://fac.dos.state.fl.us/faconline/chapter14.pdf.

9. Safety Requirements. Mark the required Safety submittal or provisions for this Agreement if applicable:

X Bus Transit System – In accordance with Section 341.061, F.S., and Rule 14-90, Florida Administrative Code, the Agency shall submit, and the Department shall have on file, an annual safety certification that the Agency has adopted and is complying with its adopted System Safety and Security Program Plan pursuant to Rule Chapter 14-90 and has performed annual safety inspections of all buses operated.

____ Fixed Guideway Transportation System (established) – In accordance with Section 341.061, F.S., the Agency shall submit, and the Department shall have on file, annual certification by the Agency of compliance with its System Safety and Security Program Plan, pursuant to Rule 14-15.017 and the "Safety and Security Oversight Program Standards Manual", DOT Topic Number 725-030-014.

____ Fixed Guideway Transportation System – This applies to New Starts projects and subsequent major projects to extend, rehabilitate, or modify an existing system, or to replace vehicles and equipment. In accordance with Section 341.061, F.S., the Agency shall submit a certification attesting to the adoption of a System Safety Program Plan pursuant to Rule 14-15.017 and the "Safety and Security Oversight Program Standards Manual", DOT Topic Number 725-030-014. Prior to beginning passenger service operations, the Agency shall submit a certification to the Department that the new start system or major modification to an existing system is safe for passenger service.

____ Not Applicable.

10. Transit Vehicle Inventory Management. The agency will follow the Department's Transit Vehicle Inventory Management Procedure (725-030-025i), which outlines the requirements for continuing management control, inventory transfer and disposal actions. This procedure pertains ONLY to capital procurements of rolling stock using the FTA Section 5310, Section 5311, Section 5316 and Section 5317 programs as the funding source, or where the Department participates in 50% or more of the public transit vehicle's purchase price. This may include vehicles purchased under the State Transit Block Grant Program, State Transit Corridor Program, State Transit Service Development Program, or other applicable Departmental programs.

11. Formula Information. As authorized in Section 341.052, F.S., the annual appropriation in the program is divided by formula and then distributed to each eligible transit system. The formula described below is adjusted each year based on data received from the transit systems' federally required National Transit Data (NTD) report. A copy of the NTD report is required to be sent to the Department each year.

Distribution is accomplished through a multiple step process. 15% of the appropriation is given to the Commission for the Transportation Disadvantaged to be distributed to the Community Transportation Coordinators in accordance with Chapter 427, F.S. The remaining 85% is divided into three equal portions. Each eligible transit system gets a percentage of the first portion based on their percentage of total population served; the second portion is allocated based on their percentage of total revenue miles of service provided; and the third portion is allocated based on their percentage of total passengers carried. The total from all three portions is the total available allocation for each eligible transit system in the state.

-- ***End of Exhibit E*** --

Exhibit E1

PROGRAM SPECIFIC TERMS AND CONDITIONS

(Prohibition on Discrimination Based on Health Care Choices)

This exhibit forms an integral part of the Agreement between the Department and the Agency.

1. **Statutory Reference.** Section 339.08, F.S. and Section 381.00316, F.S.

2. **Statutory Compliance.** Pursuant to Section 339.08, F.S., the Department may not expend state funds to support a project or program of certain entities if the entity is found to be in violation of Section 381.00316, F.S. The Department shall withhold state funds until the entity is found to be in compliance with Section 381.00316, F.S. This shall apply to any of the following entities:

    a. A public transit provider as defined in s. 341.031(1), F.S.;
    b. An authority created pursuant to chapter 343, F.S., chapter 348, F.S., or chapter 349, F.S.; c. A public-use airport as defined in s. 332.004, F.S.; or
    d. A port listed in s. 311.09(1), F.S.

- End of Exhibit E1 -

Exhibit E2

PROGRAM SPECIFIC TERMS AND CONDITIONS – TRANSIT

(Exterior Vehicle Wrap, Tinting, Paint, Marketing, and Advertising)

This exhibit forms an integral part of the Agreement between the Department and the Agency.

1. **Statutory Reference.** Section 341.051(8), F.S. and Section 316.2954, F.S.

2. **Statutory Compliance.** In accordance with Section 341.051(8), F.S., as a condition of receiving funds from the Department, a public transit provider may not expend Department funds for marketing or advertising activities, including any wrap, tinting, paint, or other medium displayed, attached, or affixed on a motor vehicle owned, leased, or operated by the public transit provider. Such vehicles on which department funds are expended are limited to exterior vehicle wrap, tinting, paint, marketing, and advertising displaying:

    a. a brand or logo of the public transit provider,
    b. the official seal of the jurisdictional governmental entity, or
    c. a state agency public service announcement.

3. **Window Tinting Requirements.** Any new wrap, tinting, paint, medium or advertisement on the passenger windows of a vehicle used by a public transit provider may not be darker than the legally allowed tinting requirements provided in Section 316.2954, F.S.

- End of Exhibit E2 -

EXHIBIT F

Contract Payment Requirements
Florida Department of Financial Services, Reference Guide for State Expenditures
Cost Reimbursement Contracts

Invoices for cost reimbursement contracts must be supported by an itemized listing of expenditures by category (salary, travel, expenses, etc.). Supporting documentation shall be submitted for each amount for which reimbursement is being claimed indicating that the item has been paid. Documentation for each amount for which reimbursement is being claimed must indicate that the item has been paid. Check numbers may be provided in lieu of copies of actual checks. Each piece of documentation should clearly reflect the dates of service. Only expenditures for categories in the approved agreement budget may be reimbursed. These expenditures must be allowable (pursuant to law) and directly related to the services being provided.

Listed below are types and examples of supporting documentation for cost reimbursement agreements:

(1) Salaries: A payroll register or similar documentation should be submitted. The payroll register should show gross salary charges, fringe benefits, other deductions and net pay. If an individual for whom reimbursement is being claimed is paid by the hour, a document reflecting the hours worked times the rate of pay will be acceptable.

(2) Fringe Benefits: Fringe Benefits should be supported by invoices showing the amount paid on behalf of the employee (e.g., insurance premiums paid). If the contract specifically states that fringe benefits will be based on a specified percentage rather than the actual cost of fringe benefits, then the calculation for the fringe benefits amount must be shown.

Exception: Governmental entities are not required to provide check numbers or copies of checks for fringe benefits.

(3) Travel: Reimbursement for travel must be in accordance with Section 112.061, Florida Statutes, which includes submission of the claim on the approved State travel voucher or electronic means.

(4) Other direct costs: Reimbursement will be made based on paid invoices/receipts. If nonexpendable property is purchased using State funds, the contract should include a provision for the transfer of the property to the State when services are terminated. Documentation must be provided to show compliance with Department of Management Services Rule 60A-1.017, Florida Administrative Code, regarding the requirements for contracts which include services and that provide for the contractor to purchase tangible personal property as defined in Section 273.02, Florida Statutes, for subsequent transfer to the State.

(5) In-house charges: Charges which may be of an internal nature (e.g., postage, copies, etc.) may be reimbursed on a usage log which shows the units times the rate being charged. The rates must be reasonable.

(6) Indirect costs: If the contract specifies that indirect costs will be paid based on a specified rate, then the calculation should be shown.

Contracts between state agencies, and/or contracts between universities may submit alternative documentation to substantiate the reimbursement request that may be in the form of FLAIR reports or other detailed reports.

The Florida Department of Financial Services, online Reference Guide for State Expenditures can be found at this web address: https://myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/manuals/agencies/reference-guide-for-state-expenditures.pdf?sfvrsn=b4cc3337_6

EXHIBIT G

AUDIT REQUIREMENTS FOR AWARDS OF STATE FINANCIAL ASSISTANCE

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:~

Awarding Agency: Florida Department of Transportation
State Project Title: Public Transit Block Grant Program
CSFA Number: 55.010
***Award Amount:** $364,748

*The award amount may change with amendments

Specific project information for CSFA Number 55.010 is provided at: https://apps.fldfs.com/fsaa/searchCatalog.aspx

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for CSFA Number 55.010 are provided at: https://apps.fldfs.com/fsaa/searchCompliance.aspx

The State Projects Compliance Supplement is provided at: https://apps.fldfs.com/fsaa/compliance.aspx

AGENDA MEMORANDUM

FROM:	Steve L. Howard, County Administrator
SUBJECT:	CoreCivic Contract Monitoring Update for April 2025
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

At the February 22, 2022, BOCC meeting, the Board requested a monthly update on the staffing levels
at the Citrus County Detention Center managed by CoreCivic. The average levels listed below
indicate the percentage of fully staffed contractually required posts for the indicated monitoring
period.

Listed below are the average staffing levels from February 2024 to current:

- March 2024 staffing was at 59.05 %
- April 2024 staffing was at 63.14%
-May 2024 staffing was at 65.76%
-June 2024 staffing was at 66.40%
-July 2024 staffing was at 59.39%
-August 2024 staffing was at 57.53%
-September 2024 staffing was at 64.67%
- October 2024 staffing was at 59.68%
- November 2024 staffing was at 62.11%
- December 2024 staffing was at 65.32%
- January 2025 staffing was at 64.45%
- February 2025 staffing was at 65.99%
- March 2025 staffing was at 79.98%

For the month of March 2025, the County assessed a non-performance assessment of $5,000 per day, for a total of $155,000.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:

Concur with the recommended action of the non-performance assessment of $5,000 per day, for a total of $155,000 for the month of April 2025. (Joseph Whittick, Contract Monitor).

ATTACHMENTS:

1. SKM_C750i25052109260

Office of the County Administrator

Steve L. Howard, MPA, ICMA-CM, CPM

May 27, 2025

Jason Hoskins, Warden
Citrus County Detention Facility
2604 W. Woodland Ridge Dr.
Lecanto, FL 34461

RE: Notification of Partial Performance for April 2025

Dear Warden Hoskins,

I hope this letter finds you well.

I am writing to you today concerning the April Staffing Report. This report shows a significant increase in the staffing levels of the critical fixed posts that are required to be continually staffed. The County and CoreCivic are continuing to work together on an amendment to the current contract to address the required fixed-post vacancies. The lower non-performance assessment of $5,000 per day as stipulated in Article 14.2 of the contract for April is $90,000.00. At this time, the County is not waiving this fee. The assessment will be applied against CoreCivic's April 2025 invoice.

We understand that you are continuing to work on increasing your staffing levels and keeping the required posts filled as contractually required. The County considers these positions to be critical in operating the detention facility. We ask that you make sure that you are reporting all required positions and present the County with the most accurate information.

Thank you and the CoreCivic team for your continued commitment to reaching a timely and successful resolution.

Sincerely,

S.R.

Steve L. Howard, MPA, IMCA-CM, CPM
County Administrator

cc: Carlos Melendez, Core Civic
Natasha K. Metcalf, Core Civic
Denise Lyn, County Attorney
Mariselle Rodriguez, Assistant County Administrator
Beth Antrim, Assistant County Attorney
Erin Dohren, Management & Budget Director

AGENDA MEMORANDUM

FROM:	Craig Stevens, Fire Chief
SUBJECT:	Letter of Agreement between Citrus County, Florida and United Healthcare of Florida, Inc.
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

On January 14, 2025, at a regular meeting, the Board of County Commissioners (BOCC) approved Agreement PB 25-037 with Public Consulting Group LLC to complete the required paperwork, cost reports, and schedules as required by the Agency for Health Care Administration (AHCA) for the participation in the Public Emergency Medical Transportation (PEMT) Program.

The Florida Public Emergency Medical Transportation (PEMT) Program is a federally funded initiative that allows eligible fire departments and emergency medical service providers to receive supplemental reimbursements for Medicaid-covered emergency medical transportation services. This program helps bridge the gap between the actual costs of providing these critical services and the standard Medicaid reimbursement rates, ensuring that public safety agencies have the financial support necessary to maintain and improve their emergency response capabilities. By participating, Citrus County Fire Rescue can secure additional funding to enhance its operational readiness and sustain high-quality emergency medical care for the community.

United Healthcare of Florida, Inc. has been awarded a contract by the Agency for Health Care Administration (AHCA) to deliver managed care services to Medicaid enrollees under a 1115 Managed Medical Assistance Waiver (the Waiver) in Region 3, which includes Citrus County where Citrus County Fire Rescue is located and/or operates. AHCA has approved Citrus County, Florida as a qualifying entity who provides out of network emergency medical services (EMS) to United Healthcare of Florida, Inc. enrollees in Region 3 on an as needed basis, when the transport and treatment is appropriate. The Centers for Medicare and Medicaid Services (CMS) approved section 438.6 directed payments based on the establishment of a uniform increase to be paid to qualifying Government Owned EMS Providers for the provision of emergency medical services to Medicaid eligible persons enrolled in managed care organizations pursuant to the Waiver, which includes United Healthcare of Florida, Inc.

The Letter of Agreement states Citrus County, Florida agrees to make emergency medical

services available to United Healthcare of Florida, Inc. enrollees on an as needed basis, when the transport and treatment is appropriate and which United Healthcare of Florida, Inc. shall receive per member per month section 438.6 directed payments for care and treatment provided by Citrus County Fire Rescue, which United Healthcare of Florida, Inc. shall timely remit to Citrus County, Florida in accordance with AHCA's contractual requirements.

This letter of agreement covers the period through December 31, 2025 unless terminated sooner by the termination of section 438.6 directed payments. Once executed and returned to United Healthcare of Florida, Inc. the AHCA funds payment distributed will be $203,013.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

If approved, the Agency for Health Care Administration (ACHA) payment to the County will be $203,013.

RECOMMENDED ACTION:
Approve and authorize the Chairman to execute the Letter of Agreement by and between Citrus County, Florida and United Healthcare of Florida, Inc. **(Craig Stevens, Fire Chief)**

ATTACHMENTS:
1. United Healthcare - 25-04

Letter of Agreement

This Letter of Agreement ("LOA") is made and entered into on the ____ day of _____, _____ by and between Citrus County, Florida (Government Owned Emergency Medical Service (EMS) Provider) and United Healthcare of Florida, Inc. (Medicaid Managed Care Organization (MCO)) (herein referred to collectively as "Parties").

WHEREAS, the Medicaid MCO has been awarded a contract by the Agency for Health Care Administration (AHCA) to deliver managed care services to Medicaid enrollees under an 1115 Managed Medical Assistance Waiver (the "Waiver") in Region 3, which includes Citrus County where Government Owned EMS Provider is located and/or operates;

WHEREAS, AHCA has approved the Government Owned EMS Provider as a qualifying entity and provides out of network emergency medical services to MCO enrollees in Region 3 on an as needed basis, when the transport and treatment is appropriate; and

WHEREAS, the Centers for Medicare and Medicaid Services ("CMS") approved section 438.6 directed payments based on the establishment of a uniform increase to be paid to qualifying Government Owned EMS Providers for the provision of emergency medical services to Medicaid eligible persons enrolled in managed care organizations pursuant to the Waiver, which includes the Medicaid MCO.

NOW THEREFORE, Government Owned EMS Provider and the Medicaid MCO do hereby agree to the following:

1. Government Owned EMS Provider agrees to make emergency medical services available to MCO's Medicaid enrollees on an as needed basis, when the transport and treatment is appropriate.

2. Medicaid MCO shall receive per member per month section 438.6 directed payments for care and treatment provided by the Government Owned EMS Provider, which the Medicaid MCO shall timely remit to the Government Owned EMS Provider in accordance with AHCA's contractual requirements.

3. Contact information for the parties is as follows:

Name: William Warthen

Title: Network Programs Manager

Phone: 952-202-8943

Email: william_j_warthen@uhc.com

Name: Craig Stevens

Title: Fire Chief

Phone: 352-527-5406

Email: craig.stevens@citruscountyfire.com

4. The Parties agree any modification to the LOA shall be in the same form, namely the exchange of signed copies of a revised LOA.

5. This LOA covers the period of October 1, 2019, through December 31, 2025, unless terminated sooner by the termination of section 438.6 directed payments.

IN WITNESS WHEREOF, the Parties have duly executed this LOA on the day and year above first written. Each party represents that: (i) it has the authority to enter into this Agreement; and (ii) that the individual signing this Agreement on its behalf is authorized to do so.

CITRUS COUNTY, FLORIDA

NAME & TITLE OF AUTHORIZED INDIVIDUAL

SIGNATURE OF AUTHORIZED INDIVIDUAL

DATE

UNITED HEALTHCARE OF FLORIDA, INC.

NAME & TITLE OF AUTHORIZED INDIVIDUAL

SIGNATURE OF AUTHORIZED INDIVIDUAL

DATE

AGENDA MEMORANDUM

FROM:	Carlton Hall, Public Works Director
SUBJECT:	Temporary Aquatics Division Director Position
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

The Department of Public Works is requesting approval for a temporary Aquatics Division Director to shadow the retiring Aquatics Director during this transitional period. This position is necessary to ensure a smooth transition of knowledge, responsibilities and projects. We are requesting a minimum of six months overlap due to the complexity and specialized tasks and knowledge required - July 1st through January 31st. We would like to advertise the position as soon as possible in order to meet a July 1st hire date. The FY 25 increase in payroll costs for the temporary 3-month overlap is approximately $28,500. The FY26 4-month overlap will be incorporated into the Annual Budget at a cost of approximately $39,500.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
6304Y-51200	Salaries &	570,984	225,101	0	315,883
6304Y-52100	Wages	43,115	19,212	0	23,903
6304Y-52200	FICA	89,180	40,184	0	48,966
6304Y-52300	Retirement	94,257	40,644	0	53,613
6304Y-52400	Insurance Workers Comp	23,310	4,301	0	19,009

The FY 24/25 budget was developed based on the anticipated retirement of the Aquatic Services Director, which has since been deferred one year. A budget transfer is not needed for the temporary position.

RECOMMENDED ACTION:
Approve the recruitment of a temporary Aquatics Division Director position for 7 months. **(Carlton Hall, Public Works Director)**

ATTACHMENTS:
None

AGENDA MEMORANDUM

FROM:	Louis Foltzer, Chief Information Officer
SUBJECT:	Request for two additional staff for the Systems Management Department
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

The growing reliance on networked devices, including Internet of Things (IoT) technologies, alongside the increasing adoption of cloud-based solutions, underscores the urgent need to expand our team with specialized expertise to effectively manage and support these advancements.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	**If Approved**	Available Balance
9999-60050	Reserve for Contingencies	$515,648	$0	$0	$74,808	$440,840
3440-61000	Reserved Budget Fund Balance	$2,766,720	$0	$0	$10,659	$2,756,061

9999 - Reserves & Transfers
3440 - Building Department

The Systems Management Department is part of the General Fund. The Cloud Administrator position will be funded at 25% from the Building Department and 75% from the General Fund. The Network Administrator position will be paid 100% out of the General Fund. This will be a reoccurring expense. These positions will add approximately $202,528 to the FY 26 budget.

RECOMMENDED ACTION:

a. Approve the request to add two (2) positions to the Department of Systems Management. Position one (1) is for a Network Administrator. Position two (2) is for a Cloud Administrator.
b. Approve related budget transfers. **(Louis Foltzer, Systems Management Director)**

ATTACHMENTS:

1. SKM_28725031816370
2. BT GF
3. BT Building

FROM:	Louis Foltzer, Chief Information Officer
SUBJECT:	Request for two additional staff for the Systems Management Department
AGENDA DATE:	April 8th, 2025

BRIEF OVERVIEW

The growing reliance on networked devices, including Internet of Things (IoT) technologies, alongside the increasing adoption of cloud-based solutions, underscores the urgent need to expand our team with specialized expertise to effectively manage and support these advancements.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

The Systems Management Department is part of the General Fund. The Cloud Administrator position will be shared at 25% from the Building Share and 75% from the General Fund. The Network Administrator position will be paid at 100% out of the General Fund.

RECOMMENDED ACTION:

Approve the request to add two (2) positions to the Department of Systems Management. Position one (1) is for a Network Administrator. Position two (2) is for a Cloud Administrator.

Citrus County Board of County Commissioners
Budget Transfer Form

March 26, 2025	001	General Fund
Date	Fund Number	Fund Title

Dept/Office/Division: Systems Management

Department Number	Account Number	From Amount	To Amount	Account Title
2150	51200		58,807	Regular Salaries & Wages
2150	52100		4,499	FICA Taxes
2150	52200		8,251	Retirement Contributions
2150	52300		2,974	Life & Health Insurance
2150	52400		77	Workers Compensation
9999	60050	74,608		Reserve for Contingencies

Detailed Reason for Transfer:

Reallocate funds to cover two new positions in Systems Management for the remainder of FY 25.

Division Approval: Date:

Department/Office Approval: Louis L. Foltzer IV Date: 03-26-2025

Management & Budget Approval: Date: 3/26/25

Board Approval:

General Fund - Reserve for Contingency Addendum
FY 2024/2025
9999-60050

Beginning Balance		1,164,193
Approved Transfers		
11/07/2024	Potential School Resource Officer shortfall	(13,022)
12/10/2024	Detention Facillity Boiler	(250,000)
12/10/2024	Sheriff Evidence Storage Lease Payments	(11,487)
12/10/2024	Sheriff Emergency Payment for Helene & Milton	(311,276)
01/14/2025	Drug Court Contractual Services	(5,300)
01/14/2025	Sheriff Fleet Facility Improvements	(17,460)
03/14/2025	Detention Center Preaction System/Misc repairs	(40,000)
03/27/2025	Two New Positions for Systems Management	(74,608)
Available Balance		441,040

Citrus County Board of County Commissioners
Budget Transfer Form

March 26, 2025 — Date

466 — Fund Number

Building Department — Fund Title

Dept/Office/Division: Building Department

Department Number	Account Number	From Amount	To Amount	Account Title
3440	51200		8,401	Regular Salaries & Wages
3440	52100		643	FICA Taxes
3440	52200		1,179	Retirement Contributions
3440	52300		425	Life & Health Insurance
3440	52400		11	Workers Compensation
3440	61000	10,659		Reserved Budget Fund Balance

Detailed Reason for Transfer:

Reallocate funds to cover a portion of the new Cloud Administrator position under Systems Management for the remainder of FY 25.

Division Approval: Date: 3.27.25

Department/Office Approval: Date: 3/27/25

Management & Budget Approval: Date: 3/27/25

Board Approval:

AGENDA MEMORANDUM

FROM:	Steve Howard, County Administrator
SUBJECT:	Citrus County's ISO Public Protection Classification (PPC) rating has officially improved from a 4/4Y to a 3/3Y.
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

Citrus County's ISO Public Protection Classification (PPC) rating has officially improved from a 4/4Y to a 3/3Y.

The Insurance Services Office (ISO) evaluates fire protection services nationwide and assigns PPC ratings on a scale from 1 to 10, with 1 being the best. These ratings are based on multiple factors including fire department capabilities, emergency communications, and water supply systems. A lower ISO rating reflects a higher level of fire protection and may render to potential reductions in homeowners' insurance premiums for residents, depending on their insurer.

Over the next couple of weeks, we will be local insurance agents to better understand what this change may mean for Citrus County property owners.

This accomplishment is the direct result of the continued support you've provided to Citrus County Fire Rescue and to Water Resources. Your continued improvements in Fire Rescue such as personnel, equipment, training, along with the infrastructure have been instrumental in reaching this improvement .

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:
Citrus County's ISO Public Protection Classification (PPC) rating has officially improved from a 4/4Y to a 3/3Y.

ATTACHMENTS:
None

AGENDA MEMORANDUM

FROM:	Eric Head, Community Services Director
SUBJECT:	1:05 pm Presentation of Schiraldi Trust's Contribution to Citrus County Animal Services
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:
Presentation of Schiraldi Trust contribution to the Board of County Commissioners for the Citrus County Animal Shelter.
(Eric Head, Community Services Director)

ATTACHMENTS:
None

AGENDA MEMORANDUM

FROM:	Denise Lyn, County Attorney
SUBJECT:	1:10 pm Proposed Settlement Agreement - SWFWMD v. Citrus County, Florida
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:
This is a proposed settlement agreement for the case Southwest Florida Water Management District v. Citrus County, Florida, case no. 2023 CA 000135, regarding the Chassahowitzka Campground.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

No budgetary impact.

RECOMMENDED ACTION:
Approve and authorize the Chairman to execute the Settlement Agreement between Southwest Florida Water Management District and Citrus County, Florida. **(Denise Lyn, County Attorney)**

ATTACHMENTS:
1. 5-14-2025 - Settlement Agreement(26243004.1) with Exhibit

IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT,

Plaintiff,

v. Case No. 2023 CA 000135 A

CITRUS COUNTY, FLORIDA, a political
subdivision of the State of Florida

Defendant.
_____/

SETTLEMENT AGREEMENT

This Settlement Agreement (the "**Settlement Agreement**") is made as of the __ day of _____, 2025 (the "**Effective Date**"), between Plaintiff, Southwest Florida Water Management District (the "**District**"), and Defendant, Citrus County, Florida ("**Citrus County**") (each, a "**Party**", and collectively, the "**Parties**").

RECITALS

WHEREAS, the District filed this action bearing Case No. 2023 CA 000135 A (the "**Lawsuit**") against Citrus County seeking declaratory relief and to quiet title to certain real property located in Citrus County in the East ½ of the Southwest ¼ of Section 26, Township 20 South, Range 17 East, as included in and more particularly described in that certain Warranty Deed from Lykes Bros. Inc. ("LBI") to Lykes Development Corp. ("LDC"), dated September 20, 1990, and recorded September 25, 1990, at Book 870, Page 1677;[1] and subsequently conveyed by LDC to the District by Warranty Deed dated December 7, 1990, and recorded December 11, 1990, at Book 878, Page 2019, and identified by the District as Parcel 15-347-104 (the "Campground");

[1] All references are to the Public Records of Citrus County, Florida, unless expressly stated otherwise.

WHEREAS, the Lawsuit concerns a dispute regarding real property located within the Campground, which is described as follows:

a. The right-of-way conveyed by LBI to the State of Florida by that certain quitclaim deed recorded at Deed Book 94, Page 422 (the "CR 480 Deed"), the ownership of which was transferred to Citrus County pursuant to § 377.29 Fla. Stat. by the recording of that certain Right-of-Way map in Road Plat Book 1, Page 45 on February 1, 1979 (the "CR 480 Right-of-Way");

b. A boat ramp, kayak launch, kayak launch area and covered dock house (and, to the extent not sovereignty submerged land, the real property on which they are built) located along the shoreline of the Chassahowitzka River within the Campground (the "Riverfront Improvements");

c. A paved parking area, located adjacent to the Riverfront Improvements, a portion of which lies within the CR 480 Right-of-Way (the "Parking Area (Paved)"); and,

d. A paved road to the Parking Area (Paved) known as Miss Maggie Drive ("Paved Road").

Collectively, the CR 480 Right-of-Way, the Riverfront Improvements, the Parking Area (Paved) and the Paved Road will be referred to as the "Disputed Property".

WHEREAS, the Disputed Property is depicted for illustrative purposes on the sketch attached hereto and incorporated by reference as **Exhibit 1**.

WHEREAS, the Parties desire to settle the Lawsuit and reduce such settlement to writing to avoid the uncertainty and cost of litigation.

NOW, THEREFORE, for the reasons set forth above, and for good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby mutually covenant and agree as follows:

AGREEMENT

1. **Affirmation of Recitals.** The Parties hereby affirm the accuracy of the foregoing "Whereas" recitals, and incorporate them as part of this Settlement Agreement.

2. **Surveys and Legal Descriptions.** The District, at its own cost, shall prepare a Boundary Survey of and legal descriptions for the Riverfront Improvements, the Parking Area (Paved), and the Paved Road (the "Boundary Survey"). The Parties agree that the northerly boundary of the Riverfront Improvements is intended to be the mean high-water line of the Chassahowitzka River and the legal description of said northerly boundary shall reflect that intent. At the District's option, it shall, at its own cost, prepare a survey or sketch and it shall prepare a legal description of the CR 480 Right-of-Way. The District shall provide to Citrus County a signed and sealed copy of the Boundary Survey and the legal description and sketch or survey of the CR 480 Right-of-Way as referenced in this Paragraph 2, on or before June 6, 2025.

3. **Conveyance of Real Property.** Once the District complies with Paragraph 2 of this Settlement Agreement and a surveyed legal description is available, the Parties agree to promptly convey the real properties described in this Paragraph 3 as follows:

   a. Citrus County shall prepare and the District shall execute and deliver to Citrus County a Quit Claim Deed conveying to Citrus County whatever right, title and interest the District may have in the Riverfront Improvements, the Parking Area (Paved) and Paved Road, using the legal descriptions prepared by the District as set out in Paragraph 2, above. Citrus County will, at its own expense, promptly record said quit claim deed.

b. The District shall prepare and Citrus County shall execute and deliver to the District a Quit Claim Deed conveying to the District whatever right, title and interest Citrus County may have in that portion of the CR 480 Right-of-Way which is located within the Campground, less and except the Riverfront Improvements, the Parking Area (Paved) and Paved Road, using the legal descriptions prepared by the District as set out in Paragraph 2, above. The District will, at its own expense, promptly record said quit claim deed.

c. For purposes of clarity, the District shall maintain ownership of the water-side deck attached to the east side of the covered dock house (the "Deck"). The Deck is also depicted on the sketch attached as Exhibit 1 to this Settlement Agreement.

4. **Separate Campground Property.** The District and Citrus County recognize that this Settlement Agreement contemplates the quieting of title to the Disputed Property, but that Citrus County does not dispute the District's ownership of the remainder of the Campground (the "Separate Campground Property"). In the event that the District intends to place the Separate Campground Property on the market for sale to a third party, the District must provide Citrus County with thirty (30) days' written notice before doing so. Citrus County agrees it will not interfere with the District's marketing or sale of the Separate Campground Property.

5. **Stipulated Final Judgment.** The Parties will stipulate to the entry of a Stipulated Final Judgment in the Lawsuit which shall attach a copy of this Settlement Agreement, and which adopts and approves this Settlement Agreement and incorporates its terms and conditions. The Stipulated Final Judgment will reserve jurisdiction to enforce the terms and conditions of this Settlement Agreement. The Stipulated Final Judgment shall provide that upon the filing of the Notice of Compliance, as required below, title to the Disputed Property will be quieted in the

grantees of the conveyances required in Paragraph 3 hereof and that further jurisdiction of the Court will be relinquished.

6. **Notice of Compliance with Settlement Agreement.** Upon compliance with the provisions of Paragraph 3 of this Settlement Agreement, above, the Parties shall jointly file a Notice of Compliance with the Court.

7. **Mutual Release.** Upon compliance with the provisions of Paragraph 3 of this Settlement Agreement, except for any ongoing obligations of the Parties under this Settlement Agreement, the Parties hereby release and forever discharge the other Party, including such Party's officers, directors, agents, successors, assigns, insurers, employees, shareholders, and representatives, personally and in any other capacity, from any and all claims, obligations, actions, causes of action, demands, costs, expenses, and any and all other damages, in law or in equity, which each Party has or may have against the other Party in any way arising out of or relating to the Disputed Property or any other cause of action concerning the facts and circumstances which gave rise to the Lawsuit, whether based on any theory of liability, that have accrued as of the Effective Date of this Settlement Agreement.

8. **Notices.** Any notices required or permitted to be given hereunder shall be in writing and may be given by recognized overnight courier (e.g., FedEx) prepaid and addressed to the recipient(s) at the following addresses:

a. Notice to the District: Executive Director, 2379 Broad Street, Brooksville, FL 34604, with a copy sent simultaneously by email to the General Counsel for the District, Christopher A. Tumminia, Esq. (chris.tumminia@swfwmd.state.fl.us).

b. Notice to Citrus County: County Administrator, 110 N. Apopka Ave., Inverness, Florida 34450, with a copy sent simultaneously by email to the Citrus County Attorney, Denise A. Dymond Lyn (Denise.Lyn@citrusbocc.com).

9. **No Admission of Liability.** It is understood and agreed that no aspect of this Settlement Agreement shall be construed as an admission of liability of any kind whatsoever in connection with any controversy, claim, or lawsuit. The Parties enter into this Settlement Agreement to avoid the time, expense, and risk of protracted litigation.

10. **Attorneys' Fees and Costs.** The Parties shall each bear their own attorneys' fees and costs incurred in connection with the Lawsuit through the effective date of this Settlement Agreement. In the event that any Party is required to take any action to enforce any term of this Settlement Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party, including, but not limited to, any and all fees and costs incurred in obtaining entitlement to such fees and costs, establishing the amount of such fees and costs, collection of such fees and costs, and for fees and costs on any appeal as appropriate.

11. **Binding Effect.** This Settlement Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective Parties hereto. Each Party represents that they have the authority to bind their respective interests to the settlement of the Lawsuit and enter into this Settlement Agreement. The Parties represent and warrant that they have been represented by their own counsel and that they have read and understood the terms of this Settlement Agreement.

12. **Entire Agreement.** The Parties have entered into this Settlement Agreement voluntarily and agree that this Settlement Agreement constitutes the entire agreement between them regarding the subject matter herein, superseding all prior oral or written statements or

agreements. This Settlement Agreement may not be amended or modified except by a subsequent, written agreement executed by both of the Parties. This Settlement Agreement shall be governed by Florida law. If any provision of this Settlement Agreement is deemed invalid or unenforceable, the remainder of this Settlement Agreement shall not be affected by such invalidity or unenforceability.

13. **Drafting of the Settlement Agreement.** All provisions of this Settlement Agreement shall be resolved, construed, and interpreted according to the plain meaning of each provision. No interpretation-against-drafter rule of construction shall apply to this Settlement Agreement, the form and contents of which has been reviewed and approved by respective counsel for the Parties.

14. **Waiver.** The waiver by any Party of a breach by any other Party of a term, covenant, condition, or provision contained in this Settlement Agreement shall not be deemed to be a waiver of such term, covenant, condition, or provision upon any subsequent breach of the same (or any other) term, covenant, condition, or provision contained in this Settlement Agreement. No term, covenant, condition, or provision of this Settlement Agreement shall be deemed to have been waived unless such waiver is in writing and signed by a duly authorized officer or agent of the Party against whom such waiver is sought to be enforced.

15. **Counterparts & Signatures.** This Settlement Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A scanned and e-mailed signature shall be deemed valid as if an original signature was delivered. Delivery of an executed copy of this Settlement Agreement by email shall be deemed valid as if an original was delivered.

16. **Survival of this Settlement Agreement.** The terms and conditions of this Settlement Agreement shall survive the conveyances as required in Paragraph 3, above, and survive the relinquishment of jurisdiction by the Court in the Lawsuit.

IN WITNESS WHEREOF, this Settlement Agreement has been voluntarily executed by the Parties hereto as of the Effective Date.

Southwest Florida Water Management District

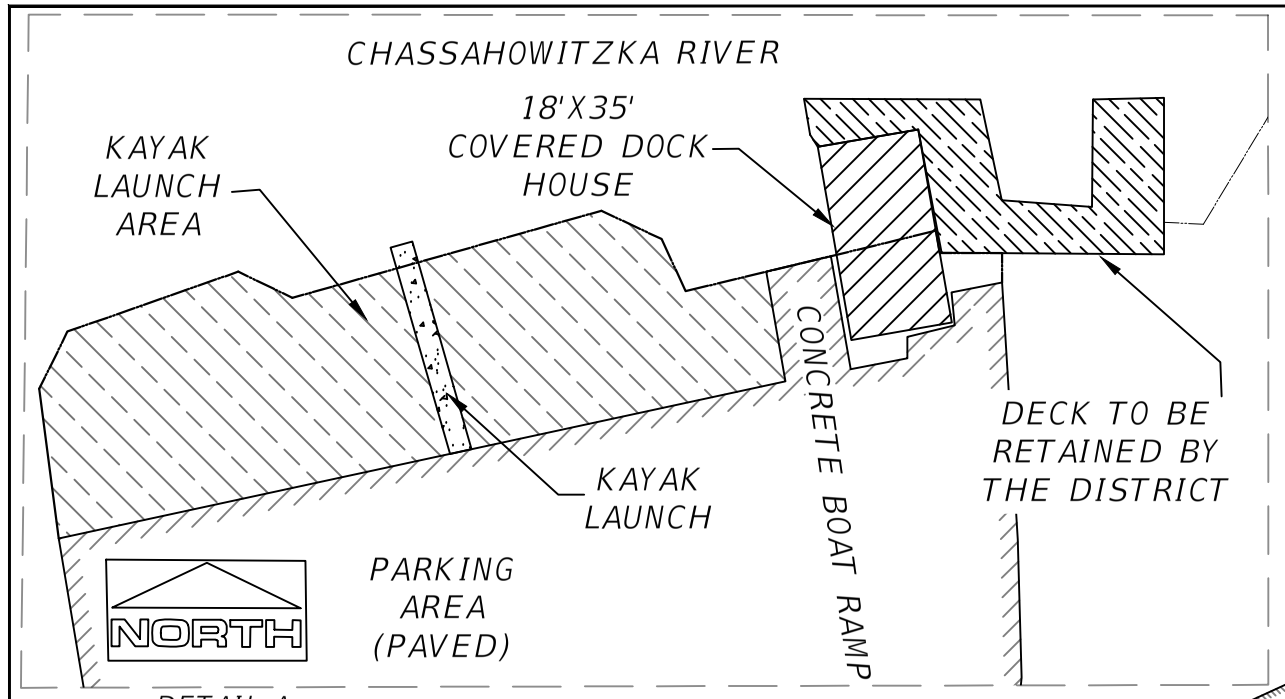
By:_____
Michelle Williamson, Chair

Board of County Commissioners of Citrus County, Florida

By:_____
Rebecca Bays, Chairman

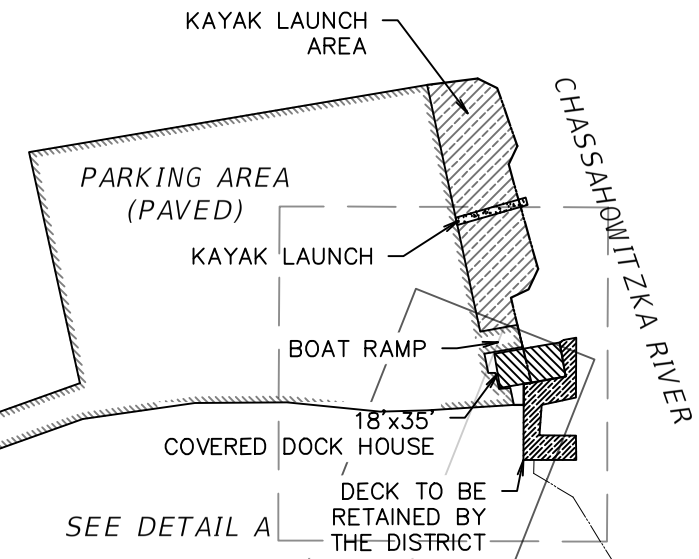
EXHIBIT 1

SECTION 26, TOWNSHIP 20 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA



DETAIL A

NOT TO SCALE



SEE DETAIL A

TOTAL PAVED ROAD AND PARKING AREA
47736 SQUARE FEET OR
1.09 ACRES, MORE OR LESS

WESTERLY EDGE OF PAVEMENT

EASTERLY EDGE OF PAVEMENT

18'± WIDE EXISTING PAVED ROAD

Waters of the Chassahowitzka River

DEED BOOK 94 PAGE 422
ROAD RIGHT OF WAY

SWF PARCEL 15-347-104

EAST 1/2 OF THE SOUTHWEST 1/4
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 17 EAST

N

0 100 200 Feet

SE CORNER OF THE SW 1/4 SECTION 26
4X4 CONCRETE MONUMENT

POINT OF COMMENCEMENT

POINT OF BEGINNING

W MISS MAGGIE DR

4X4 CONCRETE MONUMENT

EAST LINE OF THE SW 1/4 SECTION 26

4X4 CONCRETE MONUMENT

N0°10' 12" E 300.03'

NE CORNER OF THE SW 1/4
SECTION 26
4X4 CONCRETE MONUMENT

NOTES:
1. THIS IS NOT A SURVEY.

2. THE HORIZONTAL VALUES (BEARINGS AND DISTANCES) SHOWN HEREON REFERENCE THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (902), UNITS ARE U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983 (NAD 83/2011).

3. THESE LANDS NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OR OTHER MATTERS OF RECORD THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

4. PAVED ROAD AREA, CONCRETE PARKING AREA, AND MONUMENTS SHOWN ARE TAKEN FROM THE COORDINATE FILE "CHASSCRW" WHICH IS THE FIELD SURVEYED DATA PER SAID BOUNDARY SURVEY FOR PARCEL 15-347-104 PREPARED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

5. THIS CERTIFIES THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Anthony Orlandi Guzman, PSM
Florida Professional Surveyor and Mapper No. 7439

Date

Legend:
SWFWMD(SWF) = Southwest Florida Water Management District

THIS IS NOT A BOUNDARY SURVEY

Southwest Florida Water Management District
2379 Broad Street (U.S. 41 South) Brooksville, Florida 34604-6899
(352) 796-7211 (800) 423-1476

DRAWN BY: AOG 03-20-2025
CHECKED BY: MLL
SCALE: 1"=100'
SHEET 1 OF 2
See sheet 2 for description.

SKETCH

PROJECT NAME: CHASSAHOWITZKA BOAT RAMP

SHEET DESCRIPTION: PAVED ROAD AND PARKING AREA

Drawing No. 23-160_Parking_Road_Area WORK ORDER:23-160

AGENDA MEMORANDUM

FROM:	Steve L. Howard, County Administrator
SUBJECT:	1:15 P.M. Presentation Hurricane Season Citrus County Sheriff's Office, Emergency Management Chris Evan
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:
Joint presentation with Chris Evan, Hazard Mitigation Plan

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:
"Hurricane Season" Presentation by Citrus County Sheriff's Office, Emergency Management Chris Evan.

ATTACHMENTS:
1. CCEM Presentation to BOCC.
2. ELEVATE FLORIDA BOCC 5.27.25

CITRUS COUNTY SHERIFF'S OFFICE

INTEGRITY. ACCOUNTABILITY. SERVICE.

Citrus County Board of County Commissioners

Tuesday - May 27, 2025

Presented by: Christopher Evan, Emergency Management Director

All-Hazard State



















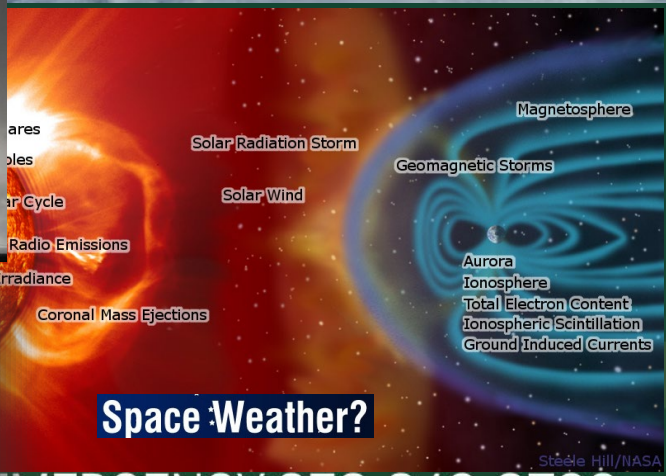












EMERGENCY 352.249.3790

and many more...

Hurricane Season

June 1 through November 30

Peak: September 10

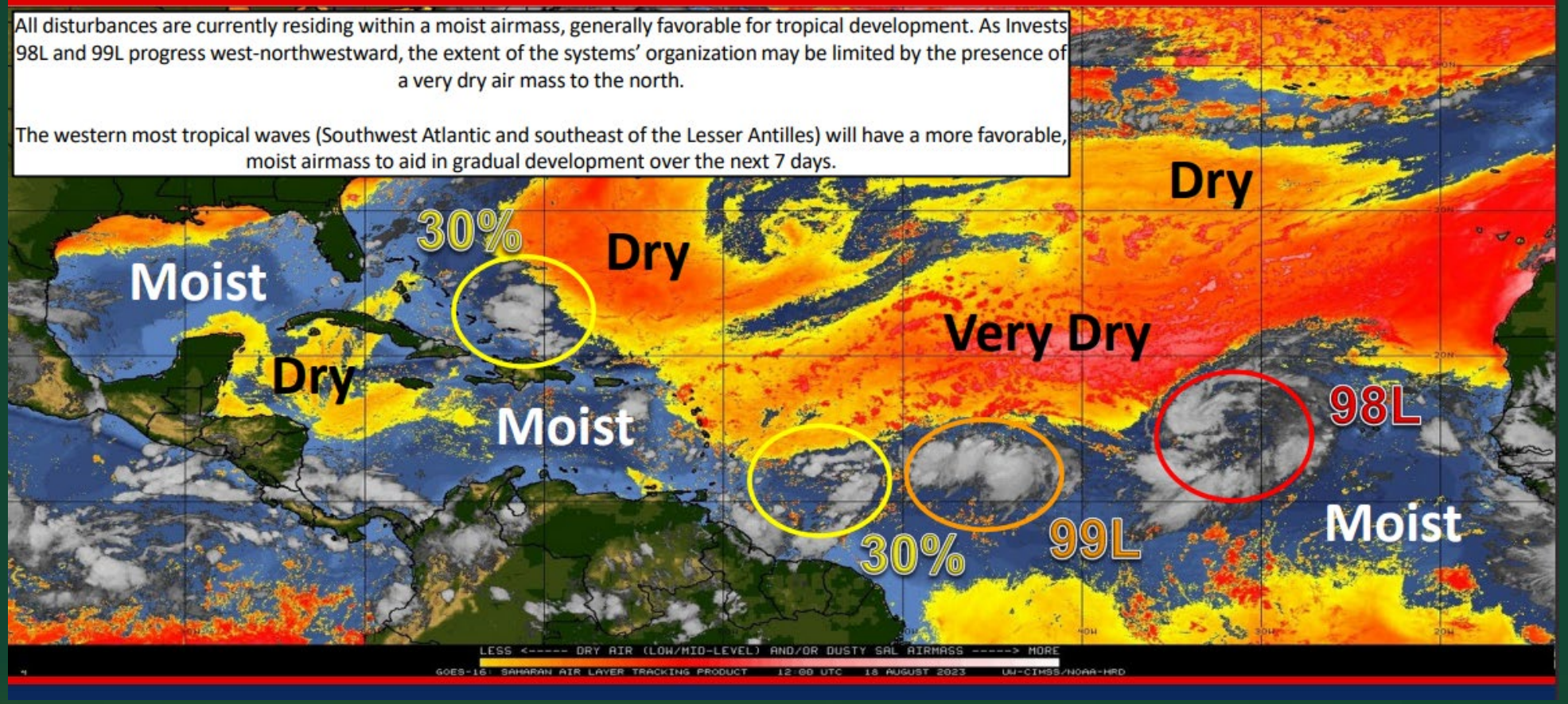
Dry Air & Saharan Dust

Is the environment favorable for the system?

Color denotes concentration of Saharan Dust or dry, stable air.

All disturbances are currently residing within a moist airmass, generally favorable for tropical development. As Invests 98L and 99L progress west-northwestward, the extent of the systems' organization may be limited by the presence of a very dry air mass to the north.

The western most tropical waves (Southwest Atlantic and southeast of the Lesser Antilles) will have a more favorable, moist airmass to aid in gradual development over the next 7 days.



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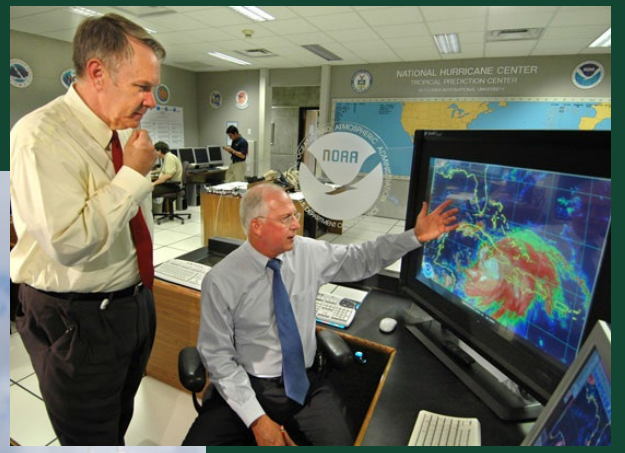
How do we get hurricane forecasts?











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Supercomputer Processing

Data





Blend of models.
Human touch.

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Key Messages

- Run from the water and hide from the wind.
- Don’t focus on the cone, rather focus on the impacts.
- Storm strength does not determine storm surge.
- Evacuate tens of miles, rather than hundreds.
- Have at least seven days of water and non-perishable food.
- There is no excuse not to evacuate. Transportation is available.
- Know your evacuation zone.



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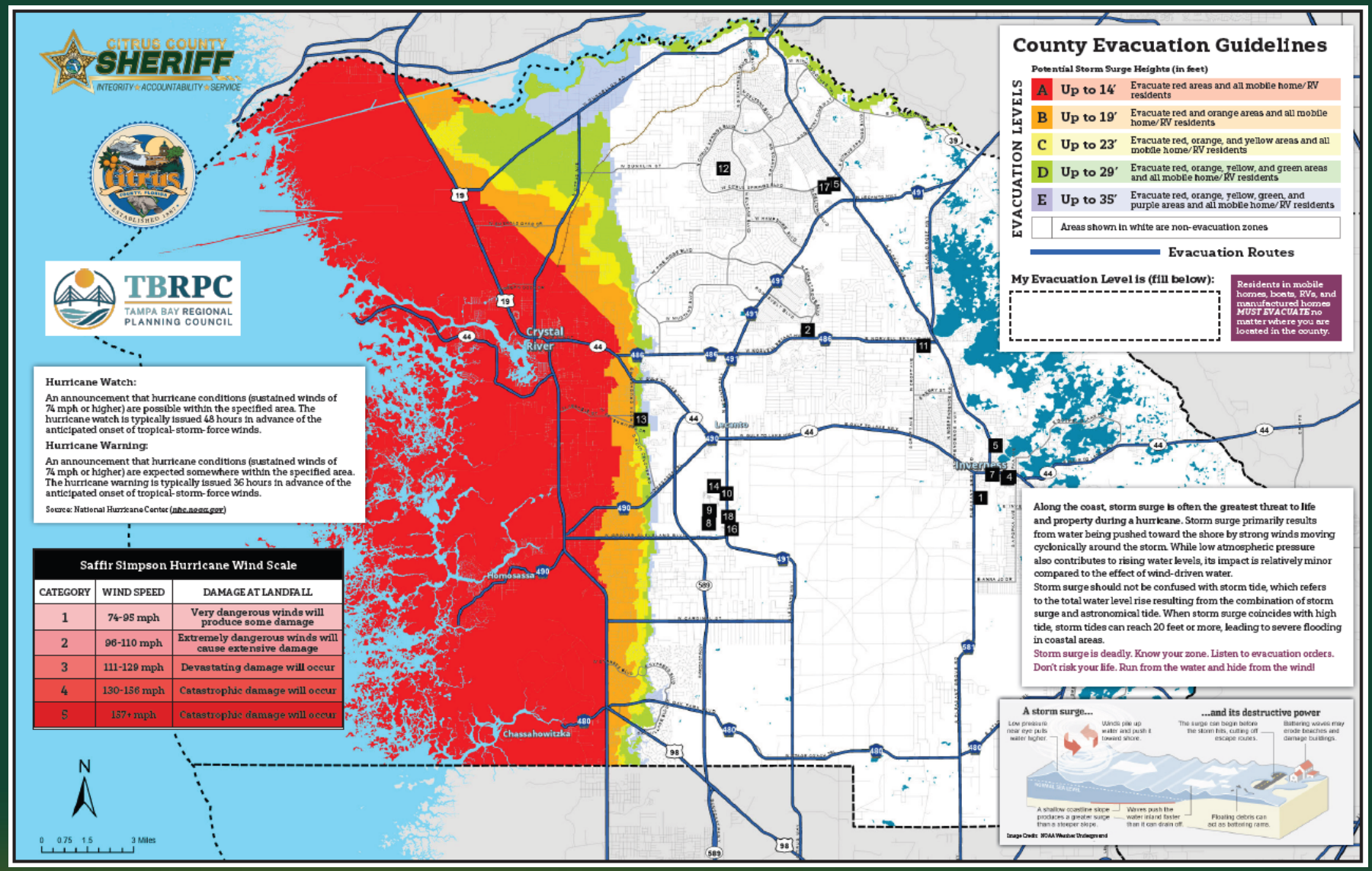

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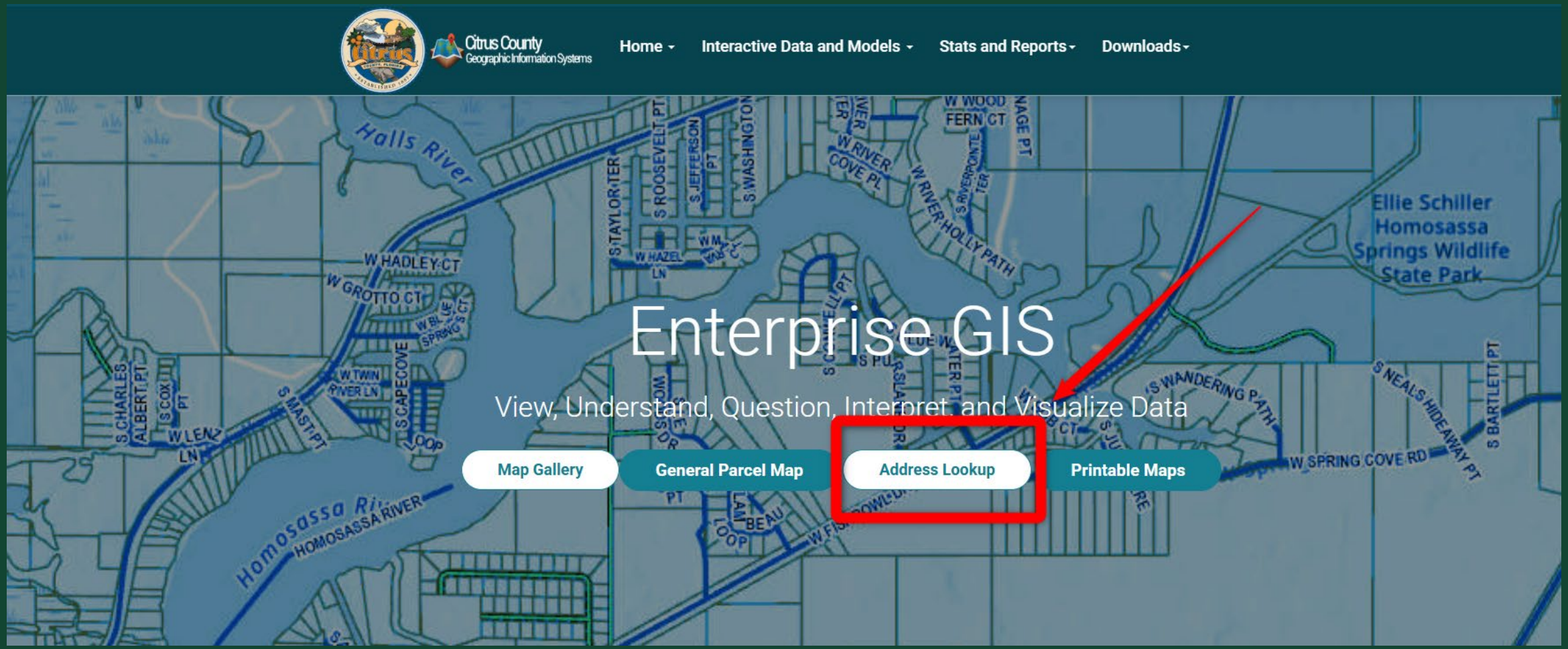

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Sandbags

- Sandbags provided during extreme situations.
- May be purchased year-round.
- Must be sealed with plastic.



Evacuation Orders

- Issued by the county and or cities.
- Type of orders depending on specific threat.
- Emergency personnel stop field operations at sustained winds of at least 45 miles per hour for two minutes or more.

Sheltering

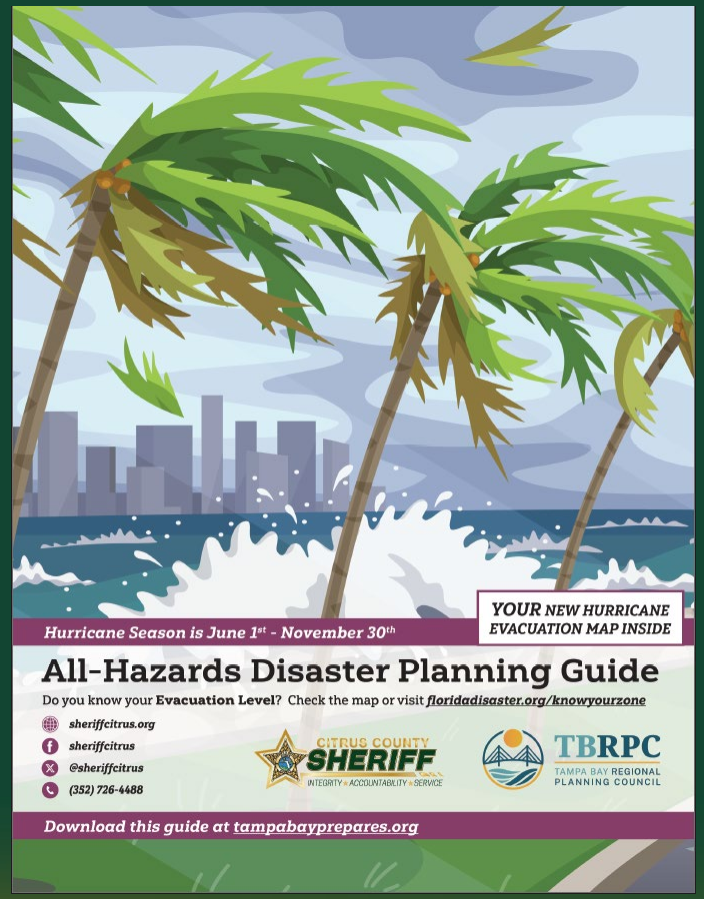
Locations: Citrus District Schools

Types: General Population
Pet Friendly
Special Needs



Emergency Shelters are a place of last resort!

Disaster Planning Guide (DPG)



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CITRUS COUNTY
SHERIFF
INTEGRITY★ACCOUNTABILITY★SERVICE



Don't tune out. Stay informed.

CHECK IN CITRUS!

The world and weather change too fast.
Stay connected @sheriffcitrus or trusted news sources.

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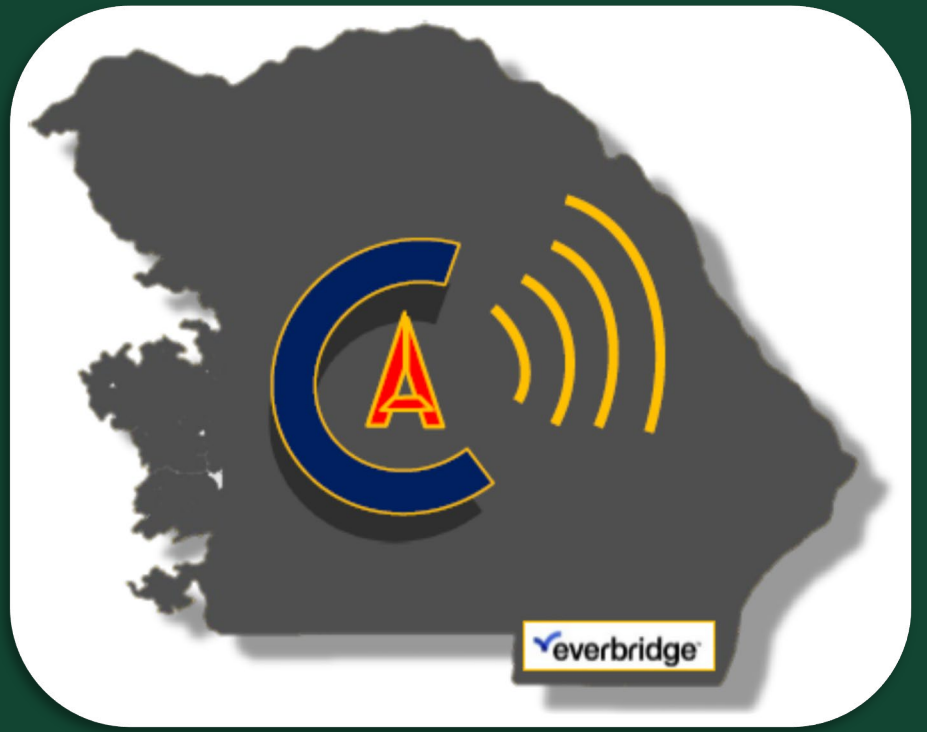
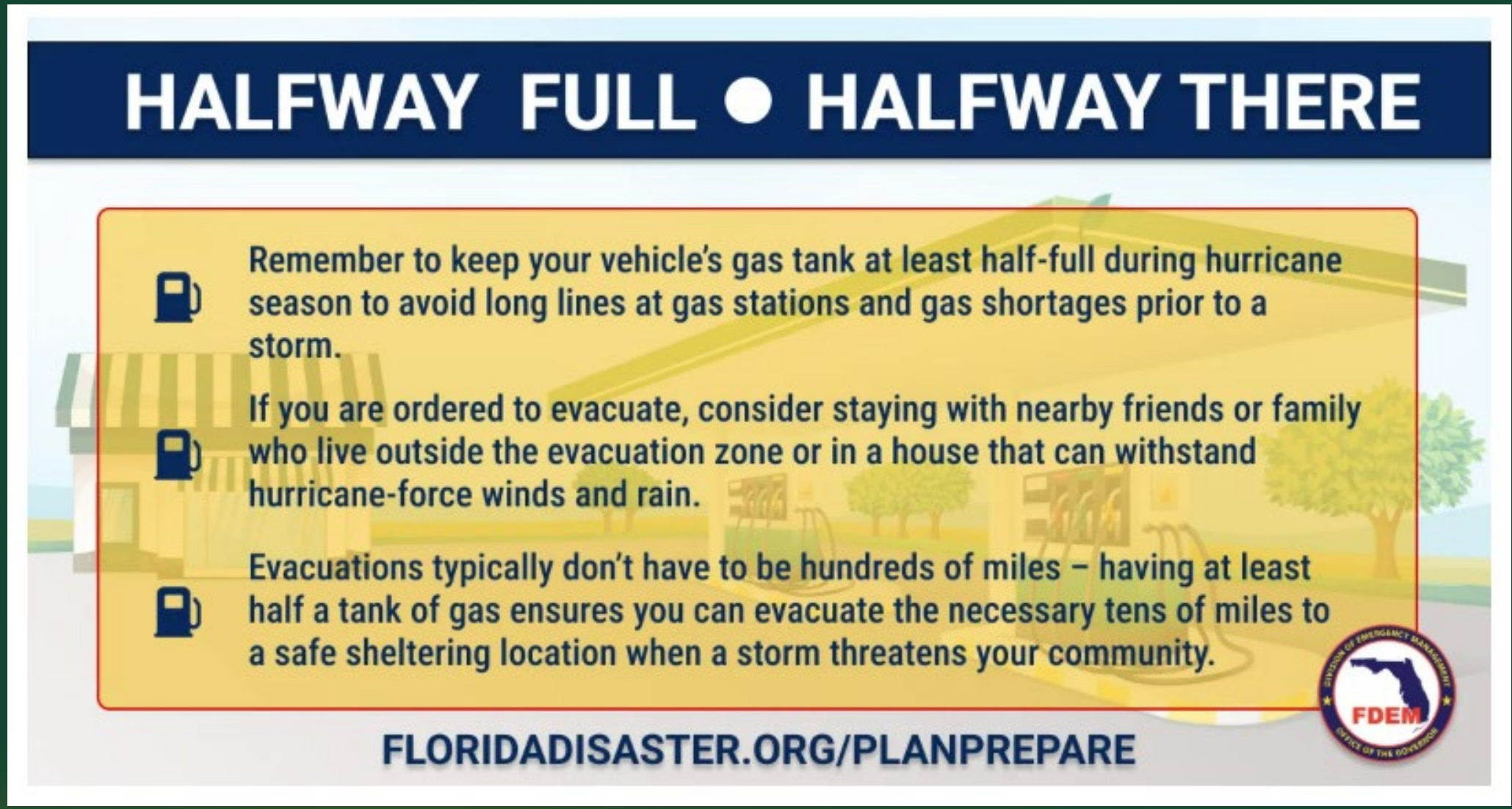
AlertCitrus





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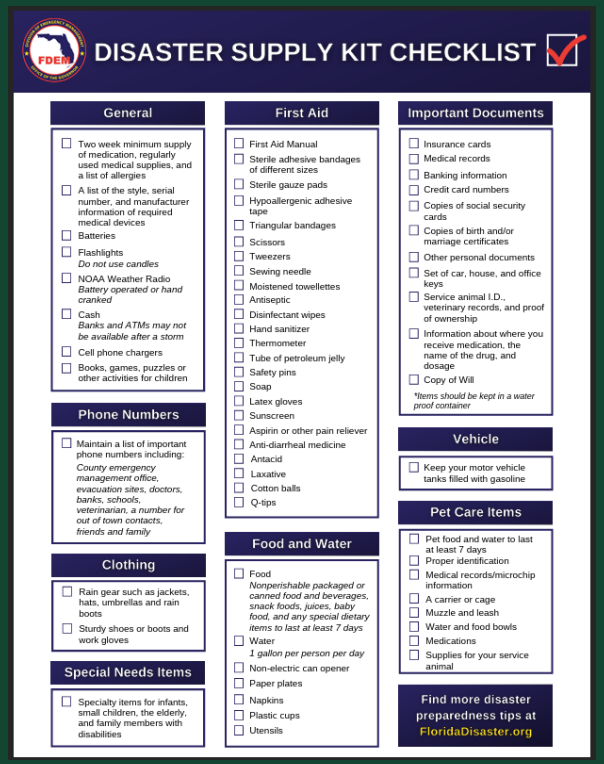
Emergency Kit





DISASTER SUPPLY KIT CHECKLIST

General

- ☐ Two week minimum supply of medication, regularly used medical supplies, and a list of allergies
- ☐ A list of the style, serial number, and manufacturer information of required medical devices
- ☐ Batteries
- ☐ Flashlights
  Do not use candles
- ☐ NOAA Weather Radio
  Battery operated or hand cranked
- ☐ Cash
  Banks and ATMs may not be available after a storm
- ☐ Cell phone chargers
- ☐ Books, games, puzzles or other activities for children

Phone Numbers

- ☐ Maintain a list of important phone numbers including:
  County emergency management office, evacuation sites, doctors, banks, schools, veterinarian, a number for out of town contacts, friends and family

Clothing

- ☐ Rain gear such as jackets, hats, umbrellas and rain boots
- ☐ Sturdy shoes or boots and work gloves

Special Needs Items

- ☐ Specialty items for infants, small children, the elderly, and family members with disabilities

First Aid

- ☐ First Aid Manual
- ☐ Sterile adhesive bandages of different sizes
- ☐ Sterile gauze pads
- ☐ Hypoallergenic adhesive tape
- ☐ Triangular bandages
- ☐ Scissors
- ☐ Tweezers
- ☐ Sewing needle
- ☐ Moistened towellettes
- ☐ Antiseptic
- ☐ Disinfectant wipes
- ☐ Hand sanitizer
- ☐ Thermometer
- ☐ Tube of petroleum jelly
- ☐ Safety pins
- ☐ Soap
- ☐ Latex gloves
- ☐ Sunscreen
- ☐ Aspirin or other pain reliever
- ☐ Anti-diarrheal medicine
- ☐ Antacid
- ☐ Laxative
- ☐ Cotton balls
- ☐ Q-tips

Food and Water

- ☐ Food
  Nonperishable packaged or canned food and beverages, snack foods, juices, baby food, and any special dietary items to last at least 7 days
- ☐ Water
  1 gallon per person per day
- ☐ Non-electric can opener
- ☐ Paper plates
- ☐ Napkins
- ☐ Plastic cups
- ☐ Utensils

Important Documents

- ☐ Insurance cards
- ☐ Medical records
- ☐ Banking information
- ☐ Credit card numbers
- ☐ Copies of social security cards
- ☐ Copies of birth and/or marriage certificates
- ☐ Other personal documents
- ☐ Set of car, house, and office keys
- ☐ Service animal I.D., veterinary records, and proof of ownership
- ☐ Information about where you receive medication, the name of the drug, and dosage
- ☐ Copy of Will

**Items should be kept in a water proof container*

Vehicle

- ☐ Keep your motor vehicle tanks filled with gasoline

Pet Care Items

- ☐ Pet food and water to last at least 7 days
- ☐ Proper identification
- ☐ Medical records/microchip information
- ☐ A carrier or cage
- ☐ Muzzle and leash
- ☐ Water and food bowls
- ☐ Medications
- ☐ Supplies for your service animal

Find more disaster preparedness tips at FloridaDisaster.org



Scan QR or Google: FDEM disaster supply kit checklist

SHERIFF'S OFFICE CITRUS COUNTY

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Messaging During Events

Primary source is the Citrus County Sheriff's Office.
Emergency Splash Page at www.sheriffcitrus.org
Social media: @sheriffcitrus.org

Other methods: IPAWS, WEA, AlertCitrus.

@SHERIFFCITRUS

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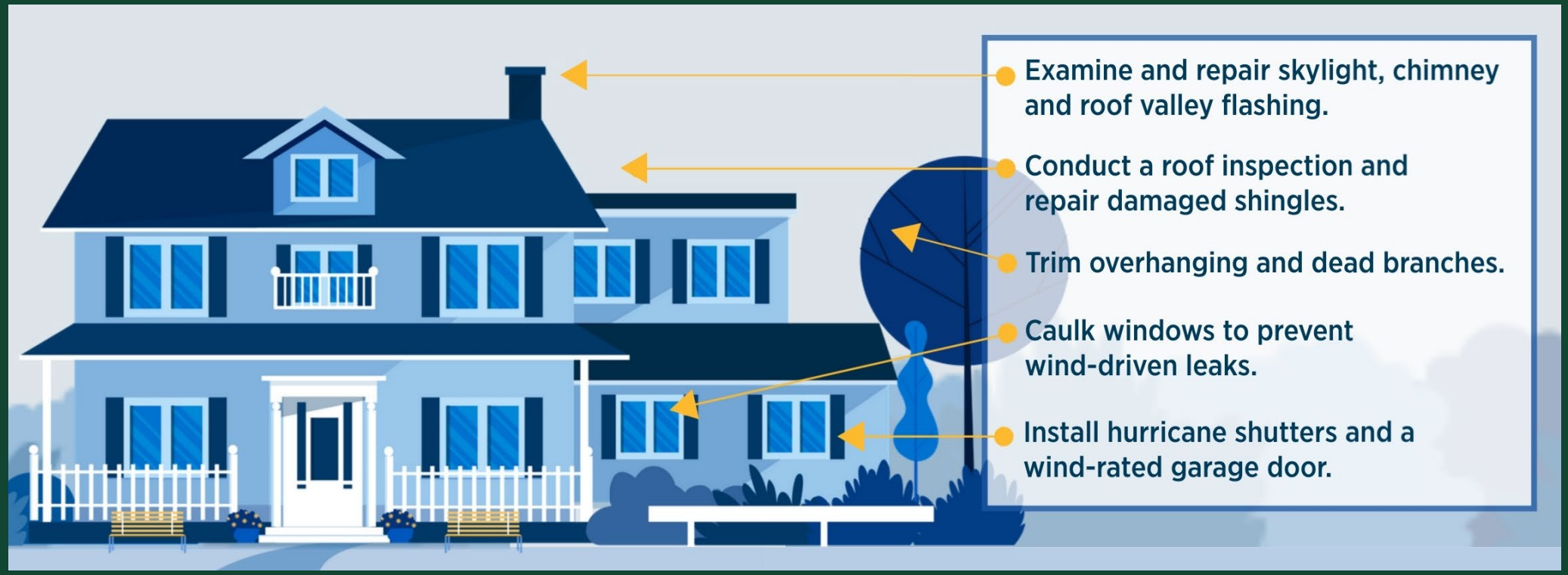
Mitigation

Mitigation is an action to reduce the loss of life and property by lessening the impact of disasters. Mitigation can keep natural hazards, like flooding and hurricanes, from having catastrophic impacts.

Securing The Home



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Keeping the wind out!





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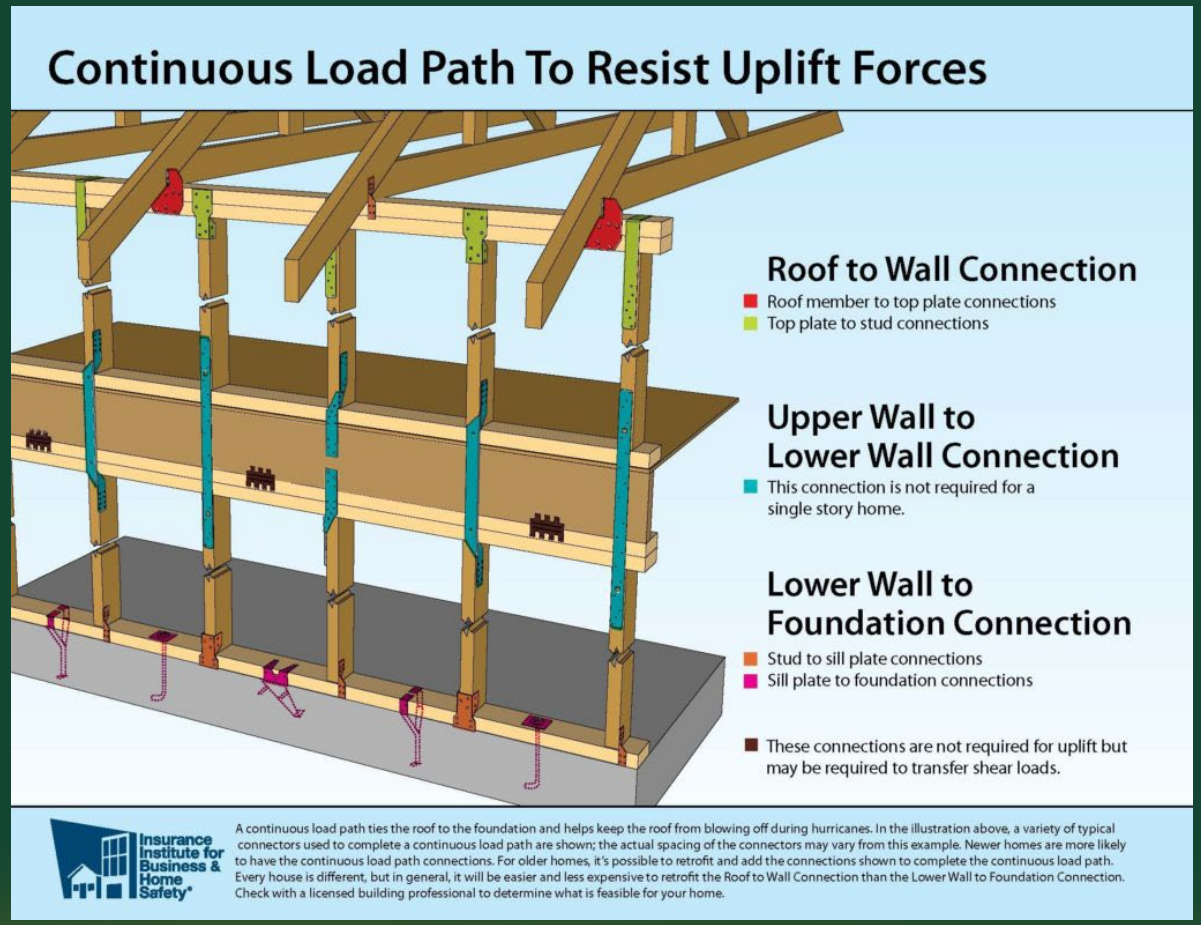
Continuous Load Path



Insurance

Policy up to date?

Have you reviewed your current coverage?

Can’t afford full insurance? Rethink it.



Substantial Damage

Defined as: 50% of market value of the structure.
Any peril.
Must build to new code.

FEMA Individual Assistance (IA) and Direct Housing Mission Data

CITRUS COUNTY

ALL-HAZARDS Expo

JUNE 14 9AM - 1PM

COLLEGE OF CENTRAL FLORIDA

3800 S LECANTO HWY, LECANTO, FL 34461

COME GET YOUR FREE CASE OF

10-YEAR SHELF LIFE EMERGENCY WATER & A TARP*

FEATURING:

LIVE-ACTION RESPONSE AND RESCUE FROM LAW, FIRE, AND EMS @ 10AM, 11AM, 12PM

MEET SPECTRUM BAY NEWS 9 METEOROLOGIST JULIE MARQUEZ

DISASTER PLANNING FOR FAMILIES & HOMES

SHERIFF'S OFFICE CITRUS COUNTY

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All-Hazards Exercise

Thursday, May 29
Emergency Operations Center



Planning: FloridaDisaster.org



ELEVATE FLORIDA
highlights

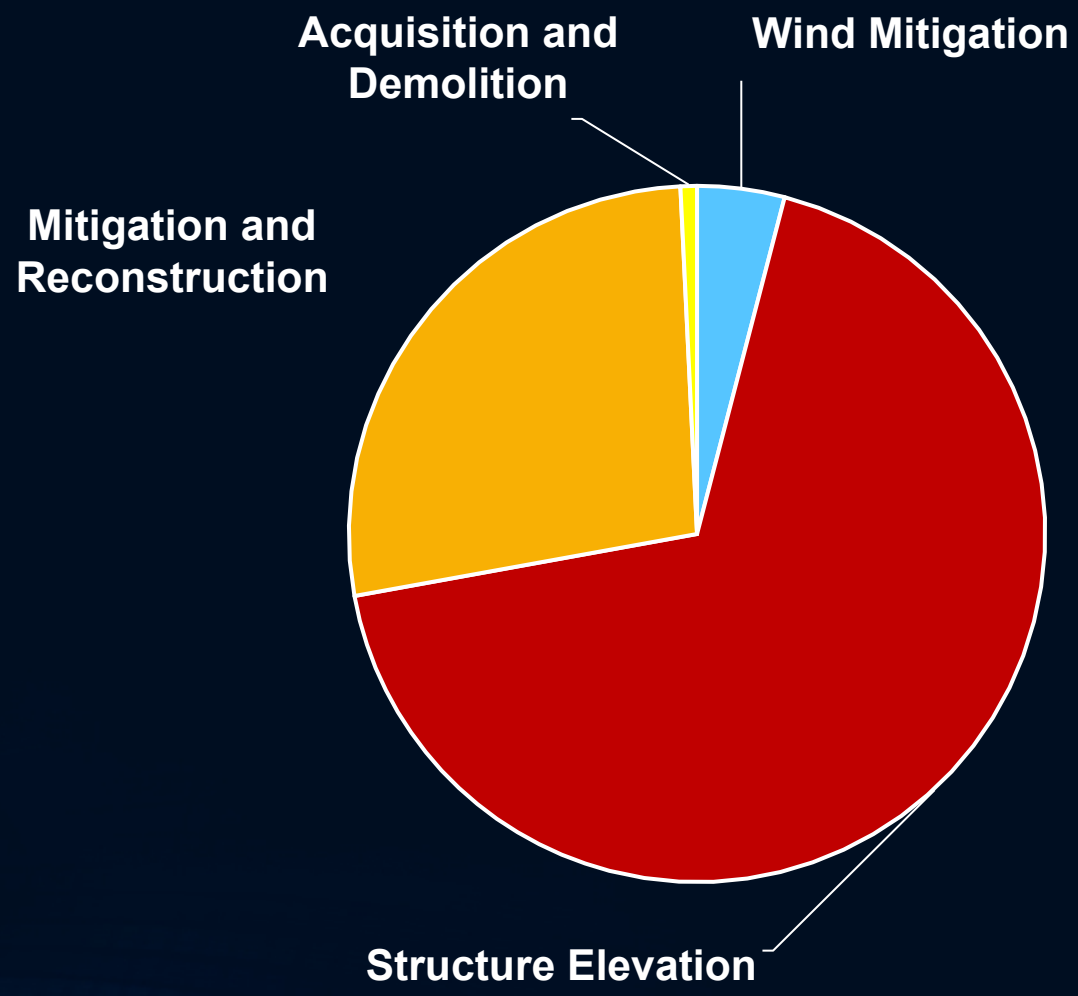
UPDATES: 5/27/25

Michelle Alford
Director of Housing Services
Citrus County, Florida
(352) 527-7522
Michelle.Alford@citrusbocc.com



ELEVATE FLORIDA
highlights

- Statewide 12,000 Applications
- 395 Citrus County
  - *120 out of 395 are CR Residents*
- Structure Elevation – 269
- Mitigation and Reconstruction – 107
- Wind Mitigation – 16
- Acquisition and Demolition – 3



ELEVATE FLORIDA
highlights

- 71% - Applicant Primary Residence
- 54% - NFIP Policy Holders
- 32% - Below LMI Threshold



ELEVATE FLORIDA
highlights

PROJECT STATUS

- Structural Assessments and Inspections are Underway
- Request For Qualifications (RFQ) for Contractors Posted
- Benefit Cost Analysis for Projects Beginning
- Contractors will be Awarded July 1st
- FDEM Kickoff Meetings will Immediately Follow

ELEVATE FLORIDA
highlights

County staff continue to be available to liaise with homeowners and assist with providing information and answering questions.

Contact Marina Edwards, Housing Grant Mitigation Specialist by email marina.edwards@citrusbocc.gov or call 352-527-7534.

THANK YOU

QUESTIONS/COMMENTS



Michelle Alford
Director of Housing Services
Citrus County, Florida
(352) 527-7520
Michelle.Alford@citrusbocc.com

AGENDA MEMORANDUM

FROM:	Jeff Kinnard D.C.
SUBJECT:	1:20 P.M. Suncoast Parkway Extension
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

Based on the current project requirements, FDOT and its contractors would need to source approximately 4.5 million cubic yards of fill material within 5 miles of the Suncoast Parkway Expansion project limits. FDOT has expressed a concern of the ability to source this material within the project area under their schedule, which could lead to project delays.

Justin Hall, FDOT District 7 Secretary, will be present to discuss possible options to partner with Citrus County that allows source mines/borrow pits within our project area in the form of LDC amendments that are limited exclusively to the Suncoast Parkway Extension project.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:

Discussion of solutions on Suncoast Parkway Extension. **(Justin Hall, Florida Department of Transportation FDOT)**

ATTACHMENTS:

1. Suncoast Parkway Extension Email

From: Hall, Justin <Justin.Hall@dot.state.fl.us>
Sent: Tuesday, May 6, 2025 3:44 PM
To: Jeff S. Kinnard <jeff.kinnard@citrusbocc.com>
Cc: Watts, Will <Will.Watts@dot.state.fl.us>
Subject: [EXTERNAL]Suncoast Parkway Extension

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Good afternoon Commissioner Kinnard,

Based on the current project requirements FDOT and its contractors would need to source approximately 4.5 million cubic yards of fill material within 5 miles of the project limits. Currently the land development code and zoning requirements (including 500' setback and Public Hearing/Meeting requirements) make this task unattainable within the project schedule and would lead to further project delays. FDOT is seeking Citrus County's assistance in creating an environment that allows our Contractors to source mines/borrow pits within our project area as defined above.

Suggested parameters:

- Within 5 miles of project limits
- No local permit required
- Duration: During the Suncoast Parkway Extension project
- Material only to be used for Suncoast Parkway Extension project

Thank you,

Justin Hall
FDOT District 7 Secretary

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure. Confidentiality Notice: This message and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information that is exempt from public disclosure. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this message in error, please contact the sender (by phone or reply by electronic mail) and then destroy all copies of the original message.

AGENDA MEMORANDUM

FROM:	Carlton Hall, Public Works Director
SUBJECT:	1:25 PM Space Needs Presentation
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

A comprehensive Space Needs Analysis was identified as a Target for Action at the Board of County Commissioners (BOCC) January 2024 Strategic Retreat. Use of American Rescue Plan Act (ARPA) funding was approved by the BOCC on February 20, 2024, and the project kicked off on June 25, 2024. The project deliverables (listed below) will serve as a guide for managing county assets strategically, consolidating services when appropriate, and ensuring that real estate decisions align with our broader objectives.

While Citrus County owns over 100 buildings countywide, the Building & Infrastructure Plan focuses primarily on the existing buildings within the Inverness, Lecanto, and Meadowcrest campuses. Citrus County included several other partner agencies within the scope of this analysis, including constitutional offices (Clerk of Courts, Property Appraiser, Sheriff, Supervisor of Elections, Tax Collector) and the Florida Department of Health. Only spaces located within the buildings listed below were considered in the scope of the analysis:

Inverness Campus:

- Citrus County Courthouse
- Coca-Cola Building

Lecanto Campuses:

- Lecanto Government Building
- UF/IFAS Building
- Nature Coast EMS Admin
- Nature Coast EMS Maintenance
- Central Citrus Resource Center

Meadowcrest Campus:

- West Citrus Government Center

One key reason for this study was the lack of space at the Citrus County Courthouse. The analysis helped staff determine the moves necessary within the current phase of the Courthouse Expansion project (2025 Target for Action) to allow needed space for Florida's 5th Circuit Judicial operations while providing sufficient space for other court-adjacent services (including Guardian ad Litem, Public Defender, and State Attorney).

The study also considers how space and infrastructure decisions intersect with other county planning initiatives, including suggestions on how to fund future capital needs, improve technology integration, standardize for ease of use and branding, and provide accessible, efficient public services to the residents of Citrus County.

*Note: Properties near these campuses which were **not** considered in the scope of the analysis include the Old Courthouse Heritage Museum, Stovall Building, Clerk Annex, Sheriff's Admin, Emergency Operations Center, Health Department, and Canning Center.*

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:

Information Only **(Carlton Hall, Public Works Director)**

ATTACHMENTS:

1. Citrus County_AECOM_Building Infrastructure Plan 031025
2. Citrus County POR_Combined Files
3. 20241121 Assessment of Existing Conditions
4. Citrus County Visioning Report_093024



Space Needs Assessment

Building & Infrastructure Plan

Citrus County, Florida

March 10, 2025

Contents

Building & Infrastructure Plan

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Citrus County, FL

Where People and Nature Thrive



01

Executive Summary

Scope of this Study

Project Overview

The Citrus County Government is seeking to **transform and modernize their administrative work environment** across multiple sites within the Florida county. Citrus County asked AECOM to conduct a comprehensive **Space Needs Assessment** across eight buildings over three campus locations. This assessment will be used to develop future capital planning projections and allocate funding toward workplace initiatives that serve county employees, elected officials, and the public.

Project Planning Considerations

In conducting a space assessment, it is important to recognize the distinct needs and work patterns of employees who conduct work across various levels of confidentiality and public discretion. **It is important to acknowledge the public journey for county services**, including permit applications, court appearances, and community meetings. Future workplace changes should be driven by the need to provide efficient spaces for the public to engage with the County and safe spaces for employees to work.

Another key project requirement is the dependency of renovations on available funding. The scope and pace of this project will be directly influenced by the financial resources allocated by County budgets and capital investments.

To successfully develop the strategy for optimizing the County's facilities, several important considerations and data points have emerged that could have enhanced our decision-making process. These elements are vital in ensuring that future recommendations are fully informed and account for all relevant variables.

- Accurate floor plans, department breakout, and existing space allocations
- Employee data and headcount
- Department organizational charts (not all)
- Approval on the Program of Requirements (POR)
- Full list of planned projects/upcoming pipeline/recently completed renovations

Project Methodology

To better understand Citrus County's priorities, goals, and outlook for the new workplace, AECOM conducted a series of stakeholder **interviews with department leadership**. To better understand work patterns, space utilization, and departmental requirements AECOM also conducted a **multi-day site visit** in August 2024. These activities are used to validate floorplans and understand the building conditions from a facilities and maintenance perspective. The data from these engagements is used to develop this Building & Infrastructure Plan for future capital improvements across the sites involved in this study.



Goals, Pillars, and Objectives

Guiding the Process

This Space Needs Assessment is guided by the following goals:

- Conduct a space assessment and departmental workflow analysis of Citrus County's portfolio.
- Evaluate county-owned facilities across Citrus County, with a focus on Meadowcrest and the Inverness and Lecanto campuses.
- Provide recommendations for maximum utilization of existing spaces in primary campuses to enhance efficiency and support effective growth.
- Enable the County to manage assets appropriately through improved space utilization and strategic planning.

Four guiding pillars were developed from the outcomes of the initial conditions assessment and visioning workshop. These pillars support both the efficiency of county operations and the enhancement of public services. Future changes should utilize a **"public-centric"** approach with an understanding of the needs of County citizens.

The aim of this Building & Infrastructure Plan is to identify unique space requirements and provide space type quantities and a framework for future design and construction initiatives across the County sites involved in this study.

WORKPLACE GUIDING PILLARS

SECURE

Safe, healthy, and efficient work environment for county employees

OBJECTIVES

- Increase security measures as necessary for the Judicial and administrative areas that require heightened protocols to protect sensitive information and individuals within these environments.
- Prioritize spaces that promote natural light, air quality, and overall comfort.
- Ensure that all workspaces comply with safety standards and have security systems that align with building function.

STREAMLINE

Streamline service delivery with minimum disruption by understanding the public's journey through county facilities

OBJECTIVES

- Map out the physical and digital touchpoints a person encounters when accessing county services.
- Enhance facility wayfinding to allow visitors to easily navigate.
- Strategically locate public-facing areas strategically to reduce unnecessary confusion and improve flow within the building.

STANDARDIZE

Standard spaces to improve facility flexibility

OBJECTIVES

- Implement standardized work points across departments.
- Upgrade technology systems to support both on-site and hybrid work capabilities.
- Provide easily configurable spaces to adapt to departmental needs, employee workstyles, or public service demand.

OPTIMIZE

Optimal utilization with thoughtful planning for expansion

OBJECTIVES

- Centralize services and eliminate redundant spaces to lower overhead costs and improving operational efficiency.
- Utilize sustainable and energy efficient practices in in planning and design and encourage resiliency against strong weather systems.

- Statement from Visioning Session
- Statement from Visioning Session

Summary of Recommendations

Executive Summary

Summary of Findings

The general vision of this Space Needs Assessment is to develop a modern, efficient, and adaptable infrastructure that meets current and future needs of a growing population while fostering a collaborative and healthy workplace environment. This involves designing flexible workspaces that can accommodate evolving departmental functions and technological advancements, enhancing connectivity and mobility for both employees and the public.

The proposed strategies in this report emphasize the importance of health and comfort by integrating natural lighting, ergonomic furniture, and wellness areas into facility designs. By strategically organizing departmental adjacencies based on operations, public interaction, safety, and workflow needs, the County aims to optimize service delivery and operational efficiency. Incorporating sustainable practices and modern infrastructure, the vision is to create an accessible, secure, and inclusive environment that supports staff productivity and enhances the overall quality of services provided to the community.



WORKPLACE FINDINGS

These findings provide a roadmap for future capital investments and workplace strategies to enhance employee workspaces, improve customer service and foster community engagement.

- **Co-locating department spaces** should be considered to ensure organizational needs, security, and regulatory requirements are met, while optimizing space efficiency.
- **Departmental workstyles vary**, necessitating a mix of space types to support different activities, such as confidential meetings, while maintaining privacy and security, particularly in judicial spaces.
- **Public-facing areas** should prioritize streamlined, accessible, and comfortable experiences for residents and visitors, ensuring facilities serve the community's needs.
- **Flexibility in workspace design**, including modular layouts and multi-functional areas, will allow future adaptability, cost savings, and efficient use of space, especially in supporting remote work models.
- **Technology** can unlock further space efficiency by digitizing workflows and sharing IT infrastructure, though cybersecurity and confidentiality challenges may limit the extent of digitization in some areas.
- **Strong cellular and Wi-Fi connections** throughout county sites are crucial for enhancing communication and safety within facilities.
- New developments or modernization efforts should emphasize **sustainability, resiliency, and flexibility** to accommodate administrative growth due to population increases.



INFRASTRUCTURE FINDINGS

The initial findings of the conditions assessment indicate that all buildings, except the Coca-Cola Building, are in very good shape with few deficiencies observed. The buildings appear to be well-maintained. There are also some ongoing maintenance and repair projects that were either observed or reported.

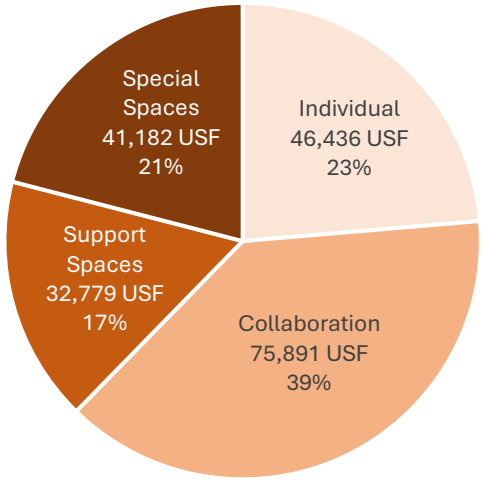
- **Central Citrus Resource Center (CCRC):** The flat sections of the roof are slated for replacement.
- **Lecanto Government Building:** Portions of the exterior stucco are currently being replaced.
- **Nature Coast EMS Admin Building:** A sinkhole was observed behind the building and requires remediation.
- **Citrus County Courthouse 2001 Addition:** Water leakage was observed on a portion of the exterior walls and where the second-story low roof meets the top floor. These issues are currently under investigation.
- **Original Citrus County Courthouse:** It is understood that the basement leaks and, at one point, had flooded with several inches of water. This has been remodeled and now stores documents in caged areas.

Summary of Space Requirements

Executive Summary

This summary identifies a breakdown of the proposed Program of Requirements (POR) for each department in this study. The full POR has been provided as a supplemental document and in this report, which includes a breakdown of space allocation, room and workstation sizes, support spaces, and special spaces. Descriptions of these space types can be found in the appendix.

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 553

TOTAL USF 157,612 **

Department	Individual Workstation Count	Individual Office Count	Collaboration Seat Count	Support Spaces Count	Special Spaces Count	Total NSF	Total USF**
BOCC	2	6	206	3	1	6,639	**12,071**
UF/IFAS	2	11	12	6	1	3,599	**6,543**
County Sheriff	0	1	32	5	7	4,170	**7,581**
Public Defender	8	9	59	5	2	4,516	**8,211**
Legal Department	4	4	16	6	0	2,113	**3,842**
Property Appraiser	23	13	43	6	2	4,942	**8,985**
Tax Collector	60	14	67	12	1	7,775	**14,136**
County Clerk	61	21	173	10	2	11,857	**21,558**
Guardian ad Litem	3	11	8	7	3	3,114	**5,661**
County Judicial	0	10	60	5	37	17,482	**31,785**
Health Department	13	13	20	5	1	3,681	**6,693**
State Attorney	16	16	63	5	3	5,900	**10,727**
Supervisor of Elections	20	11	256	16	9	13,100	**23,818**
TOTAL	**190**	**131**	**959**	**92**	**69**	**86,687 NSF**	**157,612 USF**

** Space counts have been determined from observational research and interviews. Space sizes are based on industry best practices*

***Calculated with a 1.82 circulation multiplier, which is about a 45% circulation factor, as per best industry practice*

Statements from Departmental Interviews

Summary of Recommendations

Planning for the Future

Scenario Overview

The proposed development strategy for Citrus County focuses on modernizing administrative spaces, optimizing departmental locations, and improving public access while ensuring long-term flexibility for future growth. Looking 5-10 years into the future, these strategic initiatives aim to enhance operational efficiency, security, and public service delivery through infrastructure investments and departmental relocations.

Changes for County Employees

- Temporary Swing Spaces: Employees affected by departmental moves may be temporarily relocated to leased commercial spaces nearby to minimize operational disruptions during construction and renovation phases.

Changes for Residents

- BOCC Meetings in Multiple Locations: Public meetings may be held at both the Inverness Government Center and the UF/IFAS Extension Building, providing flexibility in access for residents.
- New Parking & Accessibility Enhancements: Visitors to the Inverness Courthouse may need to park across MLK Jr. Avenue, requiring the implementation of a safe and accessible crosswalk to improve pedestrian safety and convenience.

BUILDING & INFRASTRUCTURE PLAN

Civic Link – Connecting County Services & the Courts

New Development Strategy

- **Coca-Cola Building Redevelopment:** Renovating and repurposing the Coca-Cola Building to house the Guardian ad Litem program, with a secure entrance into the Inverness Courthouse.
- **New Courthouse Facility:** Constructing Building A (10,000 USF) at the Inverness Courthouse Complex, providing additional office space to support judicial and legal functions.
- **Standardized Administrative Spaces:** Modernizing office and meeting spaces across all county buildings to create flexible, adaptable work environments that accommodate evolving needs.
- **Site Enhancements & Parking Expansion:** Improving exterior areas around the courthouse and expanding public parking along MLK Jr. Avenue, ensuring greater accessibility for visitors and staff.

Departmental Moves

- **Water Resources:** Moves to the EMS Administrative and Maintenance Buildings, optimizing operational efficiency and space utilization.
- **State Attorney:** Relocates to the Inverness Government Center, ensuring continued proximity to judicial functions.
- **Health Department:** Moves into vacated LGB space previously occupied by Water Resources, consolidating public health services within an optimized location.
- **UF/IFAS Extension:** Moves to vacated CCRC space previously occupied by Veterans' Affairs.
- **BOCC Relocation:** The Board of County Commissioners (BOCC) will move from the courthouse to the UF/IFAS Extension Building, maintaining an office presence in Inverness for accessibility.
- **Guardian ad Litem:** Moves into the Coca-Cola Building post-renovation, improving proximity to the courthouse with a secure, dedicated entry.
- **Public Defender & Legal Department:** The Public Defender will relocate to Building A once completed, while County Legal will move to UF/IFAS Extension, also retaining an Inverness presence.

Summary of Costs

Planning for the Future

Estimating Future Costs

This High-Level Estimate (HLE) has been developed to provide the Citrus County Board of County Commissioners with a preliminary cost assessment for new building and renovation projects. It includes expenses for moving, construction, furniture, IT, AV, security systems, indirect costs, and fees.

This estimate covers moving costs, new building and parking developments, and various building renovations such as generator and MEP replacements, HVAC repairs, and roof work. Fit-out renovations include office partitions, lighting, plumbing, millwork, and IT systems, excluding specialized equipment.

All costs related to Water Resources moving to the EMS Administrative Building have been excluded from this estimate.

Scenario Costs

Focused on creating a centralized judicial campus, this approach prioritizes secure access, efficient parking solutions, and a cohesive environment for judicial services.

- 1 Building Addition
- 5 Building Renovations
- 1 New Building
- 1 Expanded Parking Lot
- 7 Departmental Moves

TOTAL COST ESTIMATE:

$102,565,000

Project FAQs

Executive Summary

Project FAQ Summary

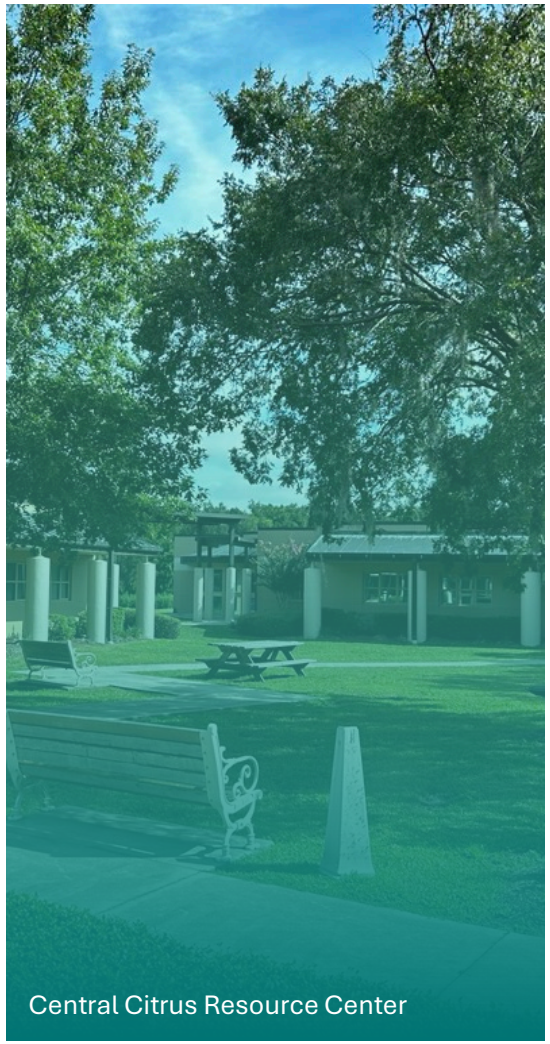
What is the purpose of this report and set of recommendations?	This report aims to provide a comprehensive analysis of select Citrus County's facilities and a strategic plan to accommodate future growth, improve operational efficiency, and enhance service delivery for county residents.
How were the facilities and departmental needs assessed?	The assessment was conducted through site visits, departmental interviews with leadership, facilities conditions evaluations by architects, and a review of existing county services and workflows.
What factors were considered in the analysis of county facilities?	The analysis considered population growth projections, space utilization, technology, building infrastructure, sustainability, safety, accessibility, and the need for operational efficiency across county departments.
How will these recommendations impact the daily operations of county departments?	The recommendations are designed to streamline workflows, enhance collaboration, and improve access to resources, aiming to make day-to-day operations more efficient and effective.
What are the recommended changes to improve public accessibility?	Public-facing services should be relocated to areas with better access from main entrances, and building layouts should be modified to improve wayfinding and create direct paths to key services.
How does this plan address future population growth and increased demand for services?	The plan includes a phased approach to expand and adapt facilities based on projected population growth and demand, ensuring that the County can scale its services efficiently.
What steps are being taken to ensure the security of employees and county officials?	Enhanced security measures, such as secure access points, controlled public interaction areas, and improved surveillance, are recommended to protect employees and officials, especially in high-risk departments.
How does the report address the County's technology and infrastructure needs?	A technology infrastructure assessment was performed, identifying upgrade opportunities such as improved Wi-Fi, enhanced cybersecurity measures, and digital service enhancements to support future needs.
What sustainable practices are being recommended for the County's facilities?	The report suggests incorporating energy-efficient building systems, renewable energy sources, and pursuing green certifications such as LEED to minimize environmental impact and reduce long-term operational costs.
How will the recommendations be funded and implemented?	The report outlines a proposed phased development and funding plan, prioritizing projects based on urgency, impact, and cost, with funding options including capital budgets, grants, and public-private partnerships.
What role did county department leaders play in this assessment?	Department leaders were actively engaged through in-person interviews and a virtual workshop, providing critical insights into their space needs, workflows, and the services they deliver, helping shape the final recommendations.
What are the next steps following this report?	The next steps include finalizing space standards and guidelines, conducting additional technology and security assessments, and beginning phased development based on identified priorities and available funding.

Judicial Considerations

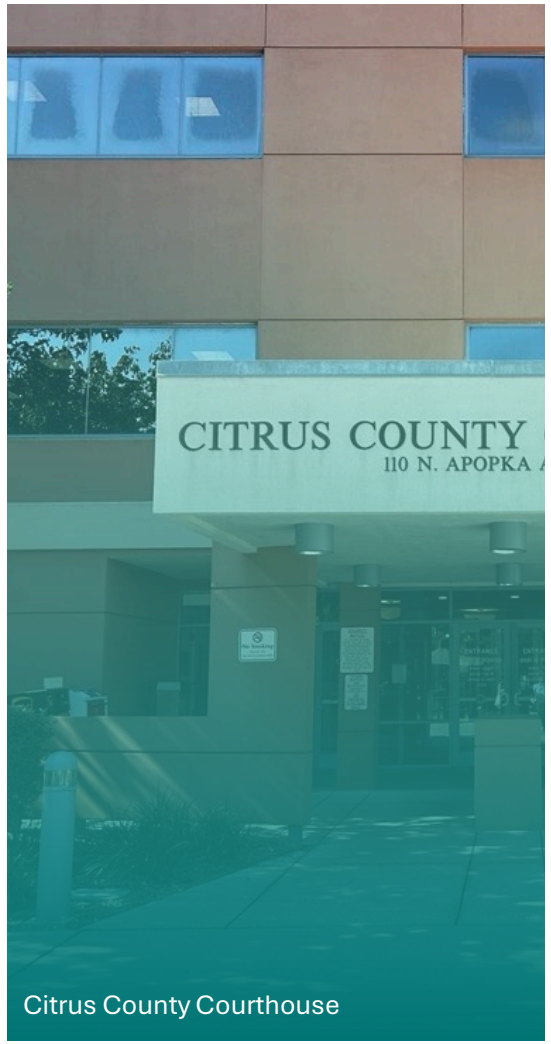
Executive Summary

Project FAQ Summary

Why might the Judicial system be the driver of this project?	As the Citrus County population increases, so does the Judicial caseload. Without modernized facilities, this increase in cases could pose long-term security risks to the staff and the public. Renovations to these operations will be the catalyst of other departments to function more efficiently.
What is the role of the Judicial system in the County's overall success?	This critical system is responsible for maintaining public safety, order, a stable environment, and economic growth. A fair legal system will make future businesses and residents comfortable and motivated to move and develop in the County.
How are the current layouts and resources falling short?	The assessment results found the existing courtrooms to be technologically out of date, with unequal chambers for all judges, a lack of space for small meetings, visiting attorneys, or judges, and underperforming criminal courtrooms.
Why is this study happening now?	These improvements send positive signals to the public that the County is investing in better servicing their needs and reinforcing their commitment to maintaining efficient and effective governance.
How will these changes help prepare the County for the anticipated future growth?	An increase in courtrooms, office and support space, and improved waiting rooms can help the County better manage the rising demand for services and reduce delays in court proceedings.
What innovative approaches is the Judicial system considering to improve efficiency?	Improving the technology infrastructure in the Courthouse will streamline future modernizations and enhance accessibility for the evolving needs of the public.



Central Citrus Resource Center



Citrus County Courthouse



02

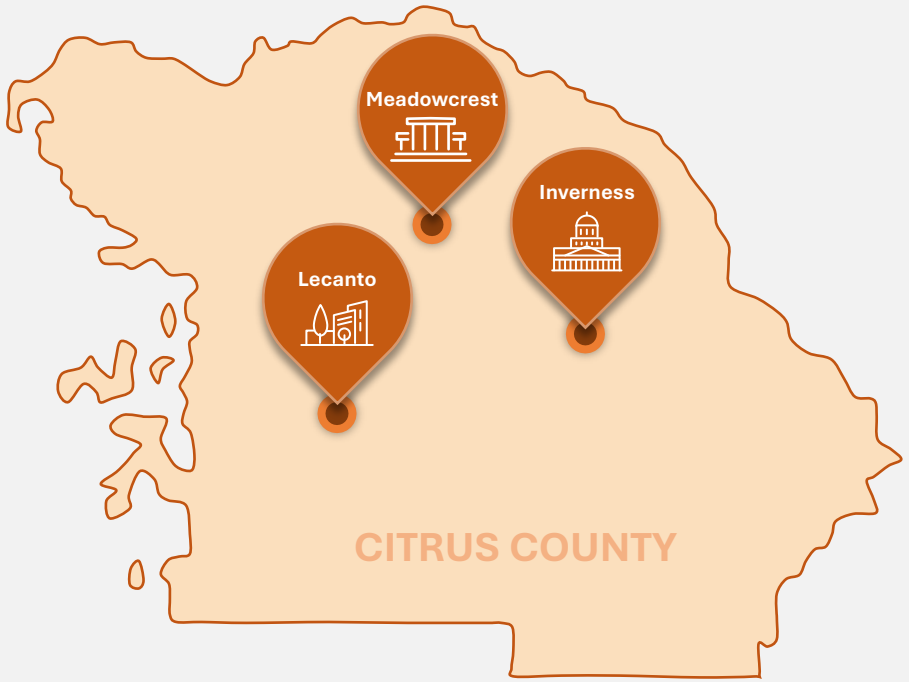
Project Approach

State of the County

Project Approach

Citrus County has an inventory of over 100 buildings and facilities. This study examined eight buildings spread over the three primary campuses: **Lecanto**—the primary site for the health department and county services, **Inverness**—the court and county seat, and **Meadowcrest**—the site for facilities, vehicle services, and elections. The eight buildings listed below were chosen for their significant impact, with administrative and judicial functions, and the potential to drive facility improvements and relocation of department functions within the County. This study explores the efficiency of 13 departments occupying nearly 300,000 SF across the 8 buildings. Participants throughout this engagement were asked to think about the future of Citrus County under the context of these three sites.

County Campus Sites in this Study



Lecanto Buildings in this Study

Central Citrus Resource Center (CCRC)
2804 W. Marc Knighton Ct. | 59,390 sf

Lecanto Government Building (LBG)
3600 W. Sovereign Path | 76,148 sf

Nature Coast EMS Administration Building
3876 W. Country Hill Dr. | 8,350 sf

Nature Coast EMS Maintenance Building
890 S. Oak Crest Path | 8,750 sf

UF/IFAS Extension Building
3650 W. Sovereign Path | 12,180 sf

Inverness Buildings in this Study

Citrus County Courthouse
110 N. Apopka Ave. | 50,716 sf

Coca-Cola Building
120 N. Apopka Ave. | 5,082 sf

Meadowcrest Buildings in this Study

West Citrus Government Center (Meadowcrest)
1540 W. Meadowcrest Blvd | 75,456 sf

Departments Included in this Study

Board of County Commissioners (BOCC)
UF/IFAS Extensions
County Sheriff
County Public Defender
County Legal Department
Property Appraiser
Supervisor of Elections
Tax Collector
Water Resources Department
County Clerk
Guardian ad Litem
County Judicial
Health Department
State Attorney
Inverness City Manager (not part of County)

State of the County

Project Approach

Citrus County at a Glance

Citrus County is experiencing notable population growth compared to both Florida and national averages. Between 2010 and 2020, the population increased by about 9.5%, and it has grown approximately 7.8% from 2020 to 2023. As of 2024, the estimated population is around 170,000, reflecting a **17.3% increase over the last fifteen years**.

An increasing population often brings greater demand for public services such as healthcare, law enforcement, utility infrastructure, and education. There is a need to expand administrative capabilities to **handle increased residents' requests for services**. These include building permits, voter registration, legal documentation, court requirements, and public utilities.

The County has surpassed its 2030 population projections and continues to grow, driving the urgency for strategic capital planning.

"The County shall undertake actions necessary to adequately provide needed public facilities to all residents within its jurisdiction in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth."

- Citrus County Comprehensive Plan, Goal #19

167,696
2024 County Population

1,590
County Employees

26,460
Population Growth Since 2010

15
County Departments in This Study

86,454
Existing Housing Units

8
Buildings in This Study

57,731
Vacant Residential Parcels

296,072
Square Feet in This Study

+16,713
Projected New Homes

10 Year Forecast

5
County Courtrooms

EXTERNAL INFLUENCES



New Suncoast Parkway connection from Tampa



Need for environmental resiliency among strong weather systems



Opportunity to operate select county services and court systems online

Aligning County Goals and Expectations

With Citrus County's population on the rise, the urgency to expand and modernize county facilities, particularly at the Inverness Courthouse, is becoming more pronounced. The Commissioners' openness to progressive ideas and large-scale transformations provides momentum, allowing the County to modernize infrastructure and enhance services. These strategies also align with broader goals, such as stimulating economic growth and attracting more businesses to the downtown Inverness area, ultimately fostering a vibrant and resilient community.

However, these opportunities come with obstacles that should be carefully managed. Limited budgets pose immediate challenges, restricting the County's capacity to initiate essential expansions and upgrades, including those needed for the Inverness Courthouse. As the population continues to grow, there is a risk that current facilities and services will become strained before upgrades can be fully implemented, leading to overcrowded spaces and reduced efficiency in public service delivery.

Within all the proposed changes outlined in this report, the County should maintain civic operations during planned renovations, and special planning and phasing may be required.

KEY OPPORTUNITIES

- **Available county-owned land for expansion:** The availability of county-owned land provides the flexibility to develop new facilities or expand existing ones without the complexities of acquiring new property.
- **Ability to acquire public-private partnerships and grants:** Leveraging public-private partnerships and accessing grants can provide funding for development projects, reducing the financial burden on Citrus County.
- **Adaptive reuse for underutilized spaces:** Repurposing underutilized spaces offers a cost-effective way to meet emerging space needs.
- **Growth will support county revenue requirements:** As the population and services expand, growth will generate increased revenue through taxes, permitting fees, and other public services. This additional revenue stream can help fund infrastructure projects and support ongoing county operations, ensuring fiscal stability.
- **Attract more businesses to downtown Inverness:** Expanding county facilities and improving services in downtown Inverness can make the area more attractive for businesses, fostering economic development and thereby attracting more people to the area.
- **Commissioners are open to innovative solutions and large-scale change:** With commissioners showing openness to new ideas and transformative change, the County has an opportunity to implement forward-thinking solutions. This support enables bold initiatives that can modernize facilities, improve efficiency, and meet long-term strategic goals.

CRITICAL BARRIERS

- **Current budget constraints:** Limited financial resources restrict the County's ability to invest in new facilities, renovations, or expansions, delaying improvements. Budget constraints may also hinder the implementation of new technology or sustainability initiatives that could provide long-term benefits.
- **Zoning and regulatory changes:** Modifying zoning regulations or navigating complex regulatory requirements can slow down development projects and limit the County's flexibility in expanding or adapting facilities. These changes may also require lengthy approval processes, which can delay implementation timelines.
- **Growth may overwhelm county services before changes can be implemented:** Rapid population growth could outpace the County's ability to expand services and facilities, leading to overcrowded spaces and reduced service quality. Without timely infrastructure improvements, departments may struggle to keep up with increased demands from residents.
- **Space limitations in existing facilities:** Many county buildings face space constraints that limit their ability to accommodate additional staff or services. This lack of available space requires innovative solutions or significant renovations, both of which can be challenging within current physical and financial limits.
- **Public resistance to municipal spending or tax increases:** Public opposition to spending increases or new taxes can make it difficult for the County to secure the funding needed for large-scale projects.

Engagement Methodology

Project Approach

Process

To address the evolving needs of a growing county population, this workplace assessment aims to **align the County's priorities and goals with its physical space requirements**. To gather all the necessary information, AECOM utilized two specialized teams gathered the necessary information for this study: one team focused on workflow analysis, and the other assessed the building conditions for the eight sites listed on the following page.

The Discovery phase uncovered the operational dynamics of select departments housed within the 8 buildings. The interactive workshop, stakeholder interviews, and regular progress meetings provided **a vision of the daily workflows, space utilization, and specific needs of the workforce and the public who interact with them**. Insights from the visioning workshop are included in the Visioning Report.

Simultaneously, a general conditions assessment was conducted to evaluate the physical state of the eight buildings. This deliverable identifies necessary repairs and upgrades and highlights **opportunities for sustainability improvements and technology integrations** that can support the County's long-term visions for sustainability, growth, and emergency preparedness. Insights from this assessment can be found in the Conditions Assessment.

This report is the cumulation of findings, recommendations, and strategies from these activities and deliverables.

Project Discovery

The discovery process outlines the research for the project, to ensure alignment across stakeholders and build the foundation for a successful project plan.



1. Project Kick-off
June 25, 2024. Introduce the core project team to goals, schedule, and expectations for the study.

2. Coordination & Progress Meetings
June-December, 2024. Provide requests for information, schedule engagements, and align core project team.

3. Visioning Workshop
July 16, 2024. Identify leadership priorities, understand opportunities and constraints, and inform talking points for interviews.

4. Site Visit & General Conditions Assessment
Aug 20-22, 2024. Clarify and validate floorplans, assess the structural conditions of select buildings, analyze site plans.

5. Stakeholder Interviews & Needs Assessment
July 23-Aug 22, 2024. Understand select department workflows, tour existing spaces, capture future changes and opportunities relative to the work environment.

Project Deliverables

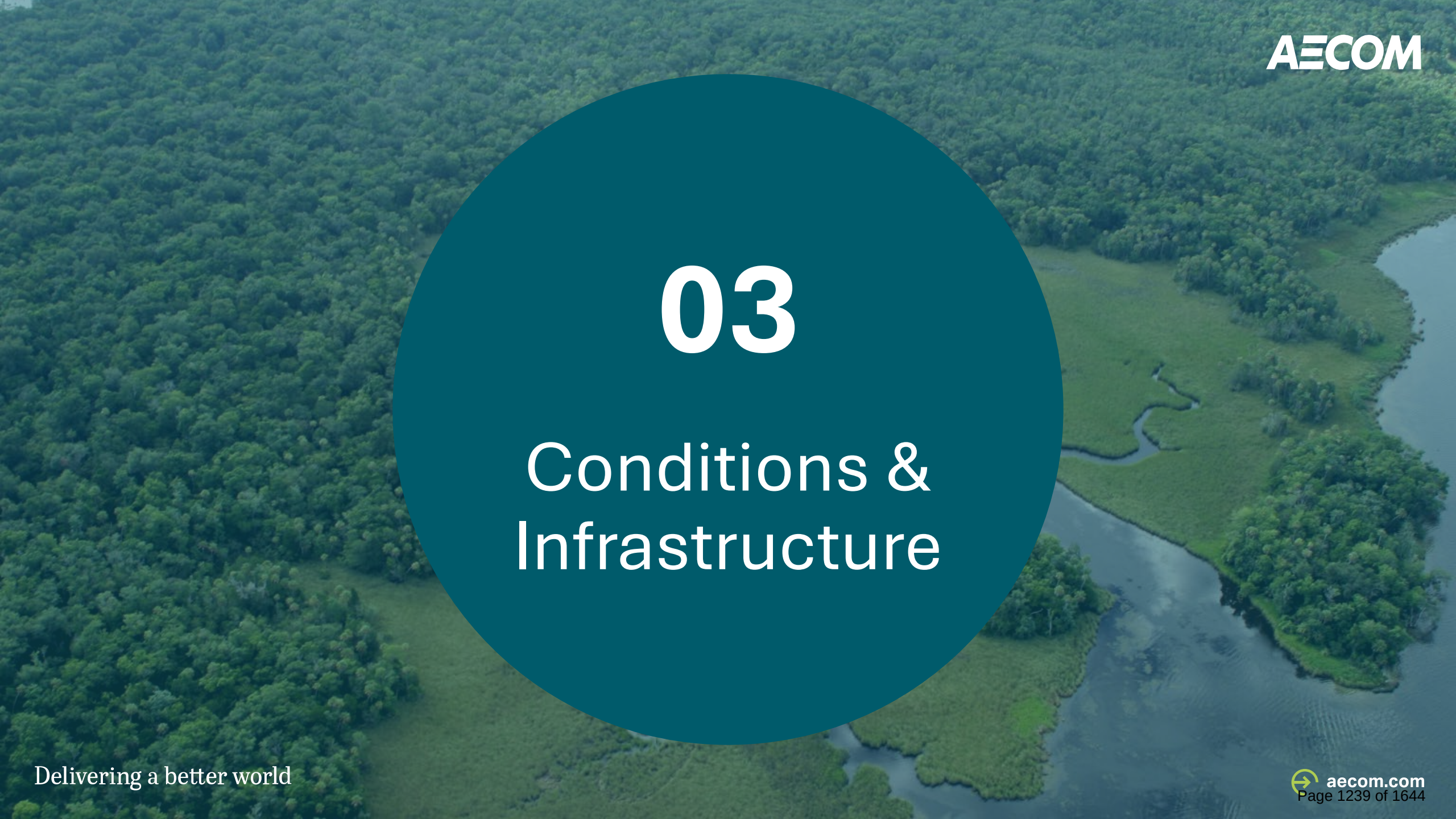
These are the tangible artifact to be expected as official reports on the progress of the project.



Visioning Report
September 2024. This report provides analysis for the visioning workshop. This includes:
- Summary of the County's vision and growth
- Summary of leadership priorities
- Trends in workplace design

Conditions Assessment
October 2024. This report provides analysis of the site assessment. This includes:
- Site overviews
- Current building conditions
- Workplace scorecard assessments

Building & Infrastructure Plan (this report)
March 2025. This includes: preliminary design concepts, cost estimates, and phasing plans:
- Summary of department interviews
- Program of Requirements (POR)
- Site maps and scenarios for future development
- Departmental adjacencies
- Phased planning recommendation and cost estimates



03

Conditions & Infrastructure

Summary of Approach

Conditions Assessment

Purpose

This Space Needs Assessment for Citrus County includes a Conditions Assessment deliverable, which evaluates the physical conditions and mechanical, electrical, and plumbing systems. The assessment was conducted to provide the Citrus County Board of Commissioners with an understanding of the current state of these facilities to guide decisions about future investments, maintenance, or divestment.

The purpose of this task is to conduct broad overview building assessments of various facilities owned by Citrus County to provide the County with an understanding of the general condition and life expectancy of each building. This evaluation will help the County make informed decisions about which buildings are suitable for continued investment, expansion, or possible divestment. The goal is to offer visual-based assessments focusing on exterior and interior conditions that impact the future usability of the buildings.

"It's better to build it right the first time and plan for growth, thinking 30-50 years into the future."

- Quote from Stakeholder Interview

Conditions Assessment Overview

Building Observations

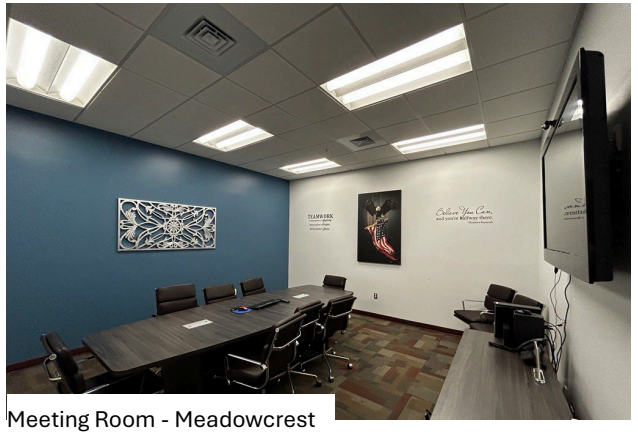
- Conducted general walk-throughs of each building to visually assess the exterior envelope, including walls, windows, doors, and roof drainage systems. The interior assessment covered ceiling conditions, lighting, flooring, and utility rooms (mechanical and electrical systems).
- Photo documentation of key building conditions, with additional photos taken for any observed deterioration or poor quality.

County Interviews

- Conduct interviews with the lead facilities manager to gather information on the conditions of the existing buildings.
- Provide the County with a high-level overview to aid in decision-making regarding building investments, consolidations, or divestments.

Key Areas of Focus

- Exterior: Assess wall conditions, window maintenance (e.g., caulking), roof drainage systems, entry doors, and roof conditions (observed from ground level or with binoculars).
- Interior: Inspect ceilings for signs of leaks, lighting systems (LED vs. older types), flooring materials (condition and maintenance), and egress systems. Utility Rooms: Evaluate the condition and maintenance of mechanical and electrical systems.



Meeting Room - Meadowcrest



Corridor - CCRC

General Conditions Summary

Conditions Assessment

Key Facilities Assessed



Central Citrus Resource Center
Generally in good condition, with some roof sections scheduled for replacement. The electrical systems were well-maintained, though the emergency generator showed significant wear and rust, suggesting replacement may be necessary.



Lecanto Government Building
In good condition, though some stucco replacement was in progress. Mechanical, electrical, and plumbing systems are generally in fair to good condition, but certain equipment is approaching the end of its useful life.



Nature Coast EMS Administration Building
In good overall condition, though repairs are needed for a sinkhole at a lift station behind the building. Some mechanical systems are nearing the end of their life expectancy, and replacements are recommended.



Nature Coast EMS Maintenance Building
Observed in good condition with fair electrical and HVAC systems, though the building is currently unoccupied and awaiting future plans for occupancy by Water Resources.



UF/IFAS Extension Building
Well-maintained and mostly in good condition. A natural gas generator provides backup power, and the HVAC systems, recently updated in 2021, are in excellent condition.



Citrus County Courthouse
Divided into two buildings, one built in 1984 and another in 2002. The courthouse's condition was rated from fair to poor in some areas, particularly the mechanical systems. Flooding has occurred in the basement, requiring attention.



Coca-Cola Building
One of the older buildings (constructed in 1932), observed in poor condition. Its mechanical, electrical, and plumbing systems were rated as deteriorated or failed, with significant renovations required for future use. This building is also on the historic register.



West Citrus Government Center (Meadowcrest)
In generally good condition, with some underutilized storage spaces that could be repurposed. The mechanical, electrical, and plumbing systems range from fair to good condition, though the air-cooled chillers show signs of wear and rust.

Workflow Scorecard Assessment

Conditions Assessment

Classifying Citrus County Facilities

The Workflow Scorecard Assessment was conducted simultaneously with the site walkthroughs. This scorecard is used to measure environmental quality from the employee's perspective and their overall experience in their space. There are five elements measured in the scorecard:

I. **Equitable Workspace**
II. **Health & Comfort**
III. **Flexibility, Connectivity & Mobility**
IV. **Reliability & Sustainability**
V. **Sense of Place**

Scores are measured across 47 elements, totaling 141 points. Elements that were recorded as present in the workplace were then subjected to a 3-point scale on its effectiveness: fair, good, or excellent. The ratings for each building are assigned based on this rating scale:

Score %	Rating Scale
0-30%	Poor
31-45%	Fair
46-60%	Good
61-100%	Excellent

Observing Occupant Workflow, Mobility and Wellbeing

Key findings from the Workflow Scorecard include:

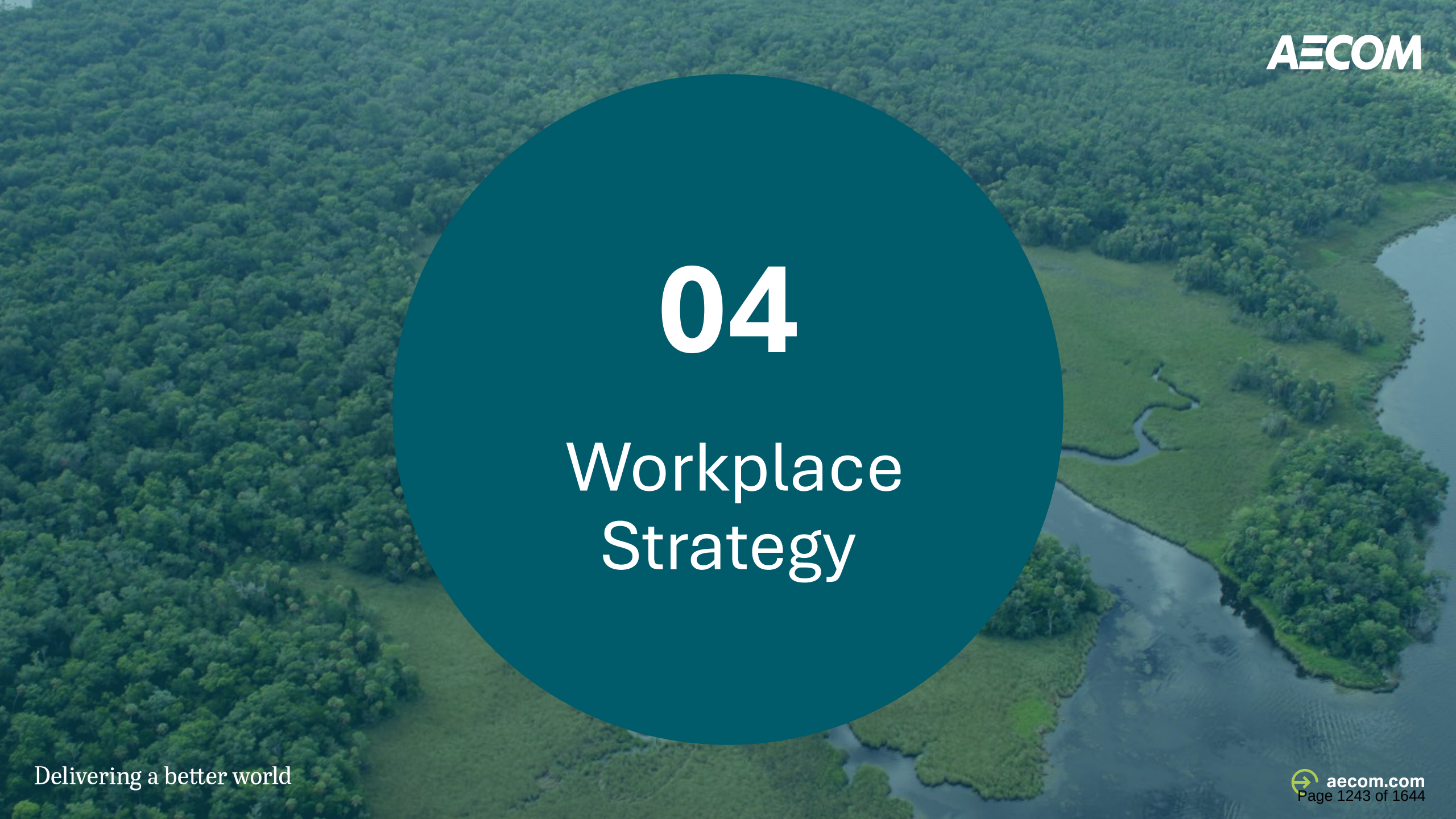
- Several county buildings have aging HVAC systems that are not adequately maintaining indoor air quality. This has raised concerns about ventilation, temperature control, and overall occupant comfort.
- The assessment revealed that many facilities lack sufficient natural light, leading to dim working environments in certain areas. Spaces with limited access to daylight can negatively impact employee well-being and productivity.
- The facilities lack adequate break rooms and wellness spaces, which are essential for employee health and stress relief. Few dedicated areas exist for relaxation or activities that promote physical and mental well-being during the workday.
- Existing facilities lack sufficient flexibility to adapt to changing departmental needs and evolving workflows. Spaces are often fixed, making it challenging to reconfigure for different uses or accommodate future growth.
- There is a noticeable shortage of versatile collaborative spaces that can be used for team meetings, cross-departmental projects, and public engagement. Current setups do not easily support spontaneous or planned collaboration.
- Physical layouts of several buildings present mobility and accessibility barriers for both employees and the public. Narrow corridors, insufficient signage, and poor wayfinding affect the ease of navigating through county facilities.

Building	Scorecard Rating
Central Citrus Resource Center	FAIR
Lecanto Government Building	GOOD
UF/IFAS Extension Building	FAIR
Citrus County Courthouse	POOR
West Citrus Government Center (Meadowcrest)	GOOD

The following were not evaluated as these buildings were vacant and/or under construction:

- Nature Coast EMS Administration Building
- Nature Coast EMS Maintenance Building
- Coca-Cola Building

See the full set of Workflow Scorecard results in the appendix.



04

Workplace Strategy

Delivering a better world

Citrus County Stakeholders

Conditions Assessment

Understanding Space Requirements

The Building & Infrastructure Plan is shaped by the County's **vision**, stakeholder **insights**, and existing **conditions**, providing a data-driven framework for planning future space requirements. The County Vision serves as the foundation for this assessment, defining the priorities for growth, operational efficiency, and public service enhancements. Stakeholder Insights bring essential perspectives from department leaders, employees, and community representatives who interact with these spaces daily. An analysis of Existing Conditions evaluates the current real estate footprint, departmental adjacencies, and facility constraints.



County Vision + **Stakeholder Findings** + **Program of Requirements** = **Building & Infrastructure Plan**

Classifying Citrus County Stakeholders

Below are the following stakeholders involved in this study positioned within their function in Citrus County.

COUNTY DEPARTMENTS

- County Legal
- UF/IFAS Extension
- Citrus County BOCC
- Water Resources

FLORIDA'S 5TH CIRCUIT

- Judicial
- Public Defender
- Guardian ad Litem
- State Attorney

CONSTITUTIONAL OFFICES

- Clerk of Courts
- County Sheriff
- Property Appraiser
- Tax Collector
- Supervisor of Elections

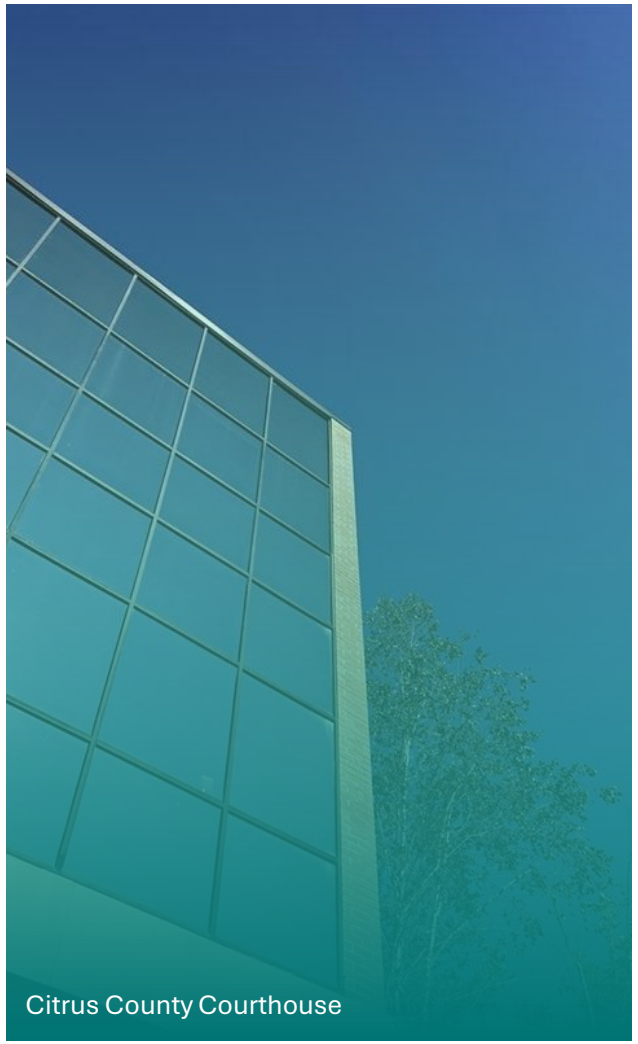
FLORIDA STATE OFFICES

- Florida Department of Health

CITY OF INVERNESS

- Inverness City Manager

As Citrus County continues to grow, future development across additional County sites may become necessary to accommodate evolving service demands. While this study provides a forecasted space needs assessment for the next 5-10 years for select departments, any future expansions or new developments beyond the current scope will require additional studies to assess and verify space requirements.



Citrus County Courthouse

Vision for the Future

Workplace Strategy

Engaging with Key Stakeholders

As part of the ongoing Discovery phase, an interactive visioning workshop was conducted to gather insights on the future of the County-owned workspaces, facilities, and real estate portfolio. This session was designed to explore current space utilization and identify evolving needs as the County continues to grow. Participants, representing their departments and county leadership, provided input on how the workspace environment supports their daily operations and how it can be optimized for the future. The 2-hour virtual workshop on July 16, 2024, was a step towards shaping the County's vision for the future use of space.

The following topics were covered:

- Introduction and overview of the project process
- Timeline and milestones for the Space Needs Assessment
- Overview of workplace trends and shifts for the future work environment
- Discussion and activities on adapting to changes and new ways of working
- Opportunity for Q&A with our workplace consultants

"Headlines" Activity

As part of the workshop, participants were given a prompt to imagine a headline from a Citrus County Chronicle issue in ten years' time. This headline would encapsulate the progress and accomplishments from the visions of this project. Below are headlines that leaders created during this activity:

- **Citrus County Meets Residents Where They Are**
- **Making Citrus County's Infrastructure working for all departments to support our Citizens**
- **Citrus County wins state-wide award for future-proofing its facilities and infrastructure!**
- **Citrus County BOCC leads local governments in flexible workspace planning**
- **County Unveils State of the Art Production Facility**
- **Guardian ad Litem Office space expands to reflect its appointment to all children in dependency cases**
- **Judicial adds two more Courtrooms and two Judicial Suites**

This provides insight into the perceptions of each participant and their sentiment toward future outcomes, which allowed for more tailored discussion in the second activity.

Keep, Toss, or Create

A second activity identified key workplace elements that leadership aims to either increase or decrease moving forward. This facilitated a discussion that contributed to shaping the Guiding Pillars and Key Insights from the study, providing a clear framework for future improvements. Those elements are listed on the right.

KEEP

- Connectivity between sites
- Customer-friendly spaces
- Centralized campus with satellite offices
- Private office spaces
- Digital wayfinding and signage
- Storage spaces

TOSS

- Uncomfortable spaces and furniture
- Unused and non-continuous spaces
- The bland, "institutional" feel
- Old file storage
- Separate common spaces
- Temporary construction fixes

CREATE

- A more welcoming space for the public
- Flexible room types for varied activities
- Tech-enabled spaces and workstations
- Break areas for field employees
- Indoor/outdoor work and meeting spaces
- A lasting impression on the public

Findings from Leadership

Workplace Strategy

Engaging with Departments

The following findings are common themes presented during stakeholder interviews with each department involved in the study. The visioning session and departmental interviews were extremely insightful in highlighting some significant key findings that will be used to guide the strategic approach to future development.

County Missions & Dynamics

- The County prioritizes exceptional customer service for residents
- Leadership is committed to providing a seamless experience for the public across services.
- As the County is anticipating major growth, the facilities need to expand to manage the needs of the residents.
- There is high energy around this study to build the foundation for future growth and strategic space planning.

Physical Space

- Shared spaces would be highly valued across departments, considering specific organizational needs, adjacencies, infrastructure, security, and regulatory requirements.
- Greater flexibility within the County workspaces are both collaboration opportunities and space savers.
- An improved process to reservable shared spaces with modular designs may offer space savings while providing additional opportunities for collaboration.

Policy & Regulatory Context

- The Board of County Commissioners are motivated to work together to approve projects that will improve the County operations for the public.
- The Judicial spaces are central to the improvement projects and can set the expected standard of service and design across all sites.

Work Pattern Analysis

- A variety of space types are essential to support diverse missions and workstyles across the County.
- There is a high demand for meeting rooms for both county employees to use with colleagues and interact with the public.
- Most departments anticipate in-person work as the norm.
- Many departments have a blend of direct interaction with the public and restricted areas. These departments require a barrier between public and private space.
- Building security is highly coveted as many of the departments may face challenging members of the public. The security staff at the Courthouse and the associated bailiffs are in high demand.

Technology & Digital Space

- Improved technology across buildings would increase workflows and reduce the need for storage.
- Physical record retention is still required for many departments.
- Consolidating and innovating the IT infrastructure has great potential to maximize county-owned real estate.
- Cybersecurity concerns and confidentiality may create a barrier to some digitization and infrastructure sharing.
- Strong cellular and wi-fi connection across County sites will enhance communication and improve safety within and around the facilities.

Health & Wellbeing

- An increase in natural light levels would improve employee and visitor well-being throughout the County buildings.
- Ergonomic height-adjustable furniture will reduce the physical strain on employees.
- Minimizing auditory distractions in open office spaces is essential for a more comfortable workspace.
- Providing more spaces to improve mental health would improve overall employee morale.
- Public-facing spaces should be inviting and comfortable, meeting the needs of individuals of all ages and varying mobility levels.

Program of Requirements Summary

Workplace Strategy

Turning Insights into Action

A Program of Requirements (POR) outlines the space needs of the Citrus County departments including projected growth, individual spaces, collaboration spaces, support spaces, and any specialized spaces necessary for each department to accomplish its mission. This document has been informed by the data collected during the discovery phase of this project.

The POR serves as a comprehensive list of requirements for Citrus County to use in the next phase of the project including planning, design, and implementation. The POR provides specific criteria such as room sizes, equipment needs, and shared and special support spaces. The POR is used as a tool to ensure that all stakeholders have a shared understanding of project direction and requirements, aligning the design and execution with the County's objectives.

Program Assumptions

Below are the assumptions used to create the POR:

- Existing square footage was not available at the time of this study.
- Data was gathered during a series of in-person interviews in August 2024.
- Department employee growth predictions have been spread equally across offices and workstations within each coordinating department.
- The POR is limited to only the groups that were interviewed.
- The POR is limited to groups located within the buildings listed in the scope.
- Future space sizes suggested in the POR are estimated based on best practices. There are no current Citrus County workplace design standards.
- Work point SF based on interviews and site observations.
- Collaboration space-sharing ratios have been assumed based on best practices. There are no current Citrus County workplace standards.
- All space sizes and department needs must be validated prior to design.

Program Definitions

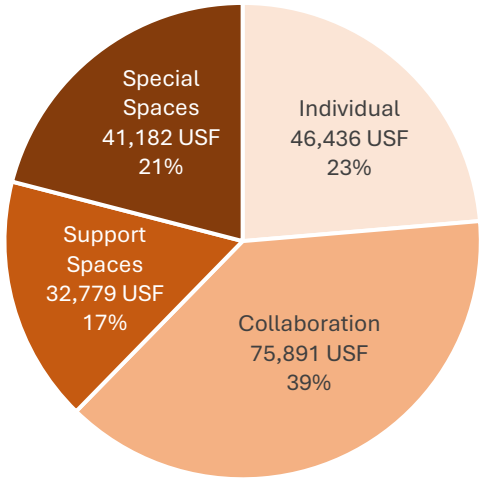
POR Element	Definition
Existing Element	Refers to the quantity of a specific space type in the current condition.
Proposed Quantity	Refers to the proposed quantity of a specific space type for future planning.
Size (SF)	This identifies the overall size of a space measured in square feet.
HC (Headcount) per Space	This indicates the total number of employees that can be supported by a particular space at a time.
HC (Headcount) Supported	Headcount refers to the total number of employees accounted for in each department.
NSF (Net Square Feet)	Net Square Feet refers to the square footage that is usable within a space, excluding main circulation and building common spaces (such as main circulation corridors, restrooms, elevators, etc.) This measures spaces that can be used for a specific function.
Circulation Multiplier	Primary circulation is the main circulation route connecting to the building core and common spaces, such as elevators and exit stairs. Secondary circulation includes the aisles between individual spaces, such as offices and cubicles, and support spaces. As per industry best practice, this POR uses a 1.82 circulation multiplier, which is about a 45% circulation factor.
USF (Usable Square Feet)	Usable Square Feet is the area of a floor occupiable by a tenant where personnel or furniture are normally housed. This excludes spaces such as elevators and stairwells.

Program of Requirements Summary

Workplace Strategy

This summary identifies a breakdown of the space categories in the proposed POR for each department in this study. The full POR has been provided as a supplemental PDF document which includes a detailed breakdown of space allocation, room and workstation sizes, support spaces, and special spaces. Descriptions of all these space types can be found in the appendix.

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 553

TOTAL USF 157,612 **

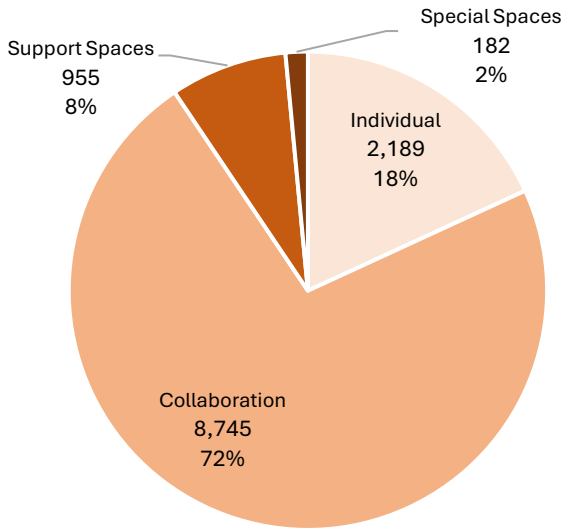
Department	Individual Workstation Count	Individual Office Count	Collaboration Seat Count	Support Spaces Count	Special Spaces Count	Total NSF	Total USF**
BOCC	2	6	206	3	1	6,619	**12,035**
UF/IFAS	2	11	12	6	1	3,399	**6,179**
County Sheriff	0	1	32	5	7	4,170	**7,581**
Public Defender	8	9	59	5	2	4,336	**7,884**
Legal Department	4	4	16	6	0	2,033	**3,696**
Property Appraiser	23	13	43	6	2	4,702	**8,549**
Tax Collector	60	14	67	12	1	7,495	**13,627**
County Clerk	61	21	173	10	2	11,547	**20,831**
Guardian ad Litem	3	11	8	7	3	2,894	**5.261**
County Judicial	0	10	60	5	37	17,442	**31,713**
Health Department	13	13	20	5	1	3,421	**6,220**
State Attorney	16	16	63	5	3	5,560	**10,109**
Supervisor of Elections	20	11	256	16	9	12,860	**23,382**
TOTAL	**190**	**131**	**959**	**92**	**69**	**86,687 NSF**	**157,612 USF**

** Space counts have been determined from observational research and interviews. Space sizes are based on industry best practices*
***Calculated with a 1.82 circulation multiplier, which is approximately a 45% circulation factor, as per industry best practice*

Program of Requirements: BOCC

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 5

TOTAL USF 12,035 **

Board of County Commissioners | Program Overview

Total Current Headcount	5
Projected Future Headcount	5

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**8**	**1,184**	**2,153**
Type 1 Office	*5*	***5***	200	1	5	1,000	1,818
Type 2 Office	*1*	***1***	100	1	1	100	182
Administrative Assistant Workstations	*1*	***2***	42	1	2	84	153
COLLABORATION SPACES					**206**	**4,810**	**8,745**
Medium Meeting Room (8-12)	*1*	***1***	360	12	12	360	655
Public Meeting Space (90)	*1*	***1***	1,350	90	90	1,350	2,455
Divisible Meeting Room (100)	*1*	***1***	3,000	100	100	3,000	5,455
Open Meeting Space	*1*	***1***	100	4	4	100	182
SUPPORT SPACES						**525**	**955**
Open Print	*0*	***1***	25	n/a	*n/a*	25	45
Breakroom/Café	*1*	***1***	400	n/a	*n/a*	400	727
File Storage	*0*	***1***	100	n/a	*n/a*	100	182
SPECIAL SPACES						**100**	**182**
Waiting Area (6 people)	*1*	***1***	100	6	*6*	100	182
						TOTAL DEMAND	**12,035 USF**

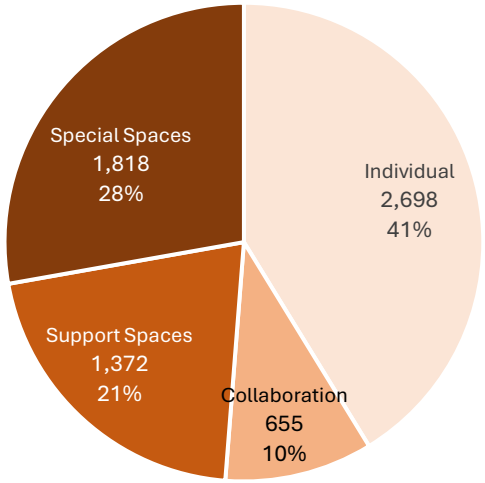
** Space counts have been determined from observational research and interviews. Space sizes are based on industry best practices*

***Calculated with a 1.82 circulation multiplier, which is about a 45% circulation factor, as per best industry practice*

Program of Requirements: UF/IFAS

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 13

TOTAL USF 6,179 **

UF/IFAS Extension Office | Program Overview

Total Current Headcount	9
Projected Future Headcount	13

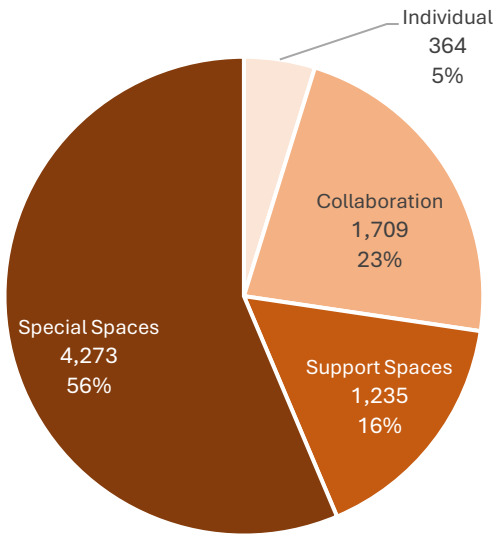
SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**13**	**1,284**	**2,335**
Type 1 Office	*1*	***1***	200	1	1	200	364
Type 2 Office	*7*	***10***	100	1	10	1,000	1,818
Administrative Assistant Workstations	*2*	***2***	42	1	2	84	153
COLLABORATION SPACES					**12**	**360**	**655**
Medium Meeting Room (8-12)	*1*	***1***	360	12	12	360	655
SUPPORT SPACES						**755**	**1,372**
Open Print	*1*	***2***	25	n/a	*n/a*	50	91
Breakroom/Café	*1*	***1***	400	n/a	*n/a*	400	727
Lockers	*0*	***1***	5	4	*n/a*	5	8
Storage Room (General)	*2*	***2***	150	n/a	*n/a*	300	545
SPECIAL SPACES						**1,000**	**1,818**
Teaching Kitchen	*1*	***1***	1,000	0	*0*	1,000	1,818
						TOTAL DEMAND	**6,179 USF**

** Space counts have been determined from observational research and interviews. Space sizes are based on industry best practices*
***Calculated with a 1.82 circulation multiplier, which is about a 45% circulation factor, as per best industry practice*

Program of Requirements: County Sheriff

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 54

TOTAL USF 7,581**

County Sheriff Office | Program Overview

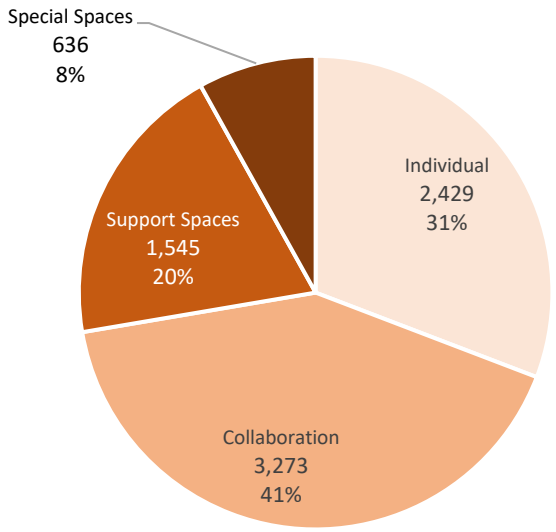
Total Current Headcount 54
Projected Future Headcount **54**

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**1**	**200**	**364**
Type 1 Office	*1*	*1*	200	1	1	200	364
COLLABORATION SPACES					**32**	**940**	**1,709**
Small Meeting Room (5-8)	*0*	*1*	240	8	8	240	436
Large Meeting Room (20)	*1*	*1*	600	20	20	600	1,091
Open Meeting Space	*1*	*1*	100	4	4	100	182
SUPPORT SPACES						**680**	**1,235**
Open Print	*1*	*1*	25	n/a	*n/a*	25	45
Breakroom/Café	*1*	*1*	400	n/a	*n/a*	400	727
Lockers	*1*	*1*	5	4	*n/a*	5	8
Secure Storage	*1*	*1*	150	n/a	*n/a*	150	273
IT Closet	*1*	*1*	100	n/a	*n/a*	100	182
SPECIAL SPACES						**2,350**	**4,273**
Waiting Area (10 people)	*1*	*1*	150	10	*10*	150	273
Holding Cells	*1*	*1*	100	0	*0*	100	182
Court Room Holding Cells	*1*	*1*	100	0	*0*	100	182
Sallyport	*1*	*1*	1,000	0	*0*	1,000	1,818
Security Equipment (X-ray, scanner)	*1*	*1*	600	0	*0*	600	1,091
Master Control Room	*1*	*1*	150	2	*2*	150	273
Security Office / Break Room	*1*	*1*	250	6	*6*	250	455
						TOTAL DEMAND	**7,581 USF**

Program of Requirements: Public Defender

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 19

TOTAL USF 7,884 **

Public Defender Office | Program Overview

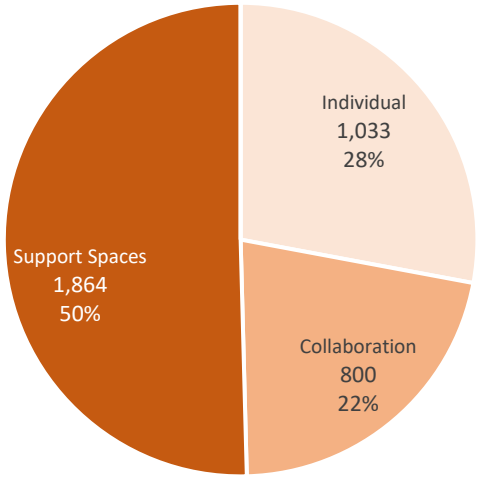
Total Current Headcount 15
Projected Future Headcount **19**

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**17**	**1,336**	**2,429**
Type 1 Office	*1*	***1***	200	1	1	200	364
Type 2 Office	*6*	***8***	100	1	8	800	1,455
Dedicated Workstation	*7*	***7***	42	1	7	294	535
Administrative Assistant Workstations	*1*	***1***	42	1	1	42	76
COLLABORATION SPACES					**59**	**1,800**	**3,273**
Huddle Room (2-4)	*0*	***1***	100	4	4	100	182
Small Meeting Room (5-8)	*0*	***1***	240	8	8	240	436
Medium Meeting Room (8-12)	*1*	***1***	360	12	12	360	655
Large Training Room (35)	*1*	***1***	1,100	35	35	1,100	2,000
SUPPORT SPACES						**850**	**1,545**
Print/Copy Room	*1*	***1***	100	n/a	*n/a*	100	182
Breakroom/Café	*1*	***1***	400	n/a	*n/a*	400	727
Secure Storage	*1*	***1***	150	n/a	*n/a*	150	273
IT Closet	*1*	***1***	100	n/a	*n/a*	100	182
File Storage	*1*	***1***	100	n/a	*n/a*	100	182
SPECIAL SPACES						**350**	**636**
Waiting Area (10 people)	*0*	***1***	150	10	*10*	150	273
Victim Support Space	*0*	***1***	200	4	*4*	200	364
						TOTAL DEMAND	**7,884 USF**

Program of Requirements: Legal

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT | **7**

TOTAL USF | **3,696 ****

Legal Office | Program Overview

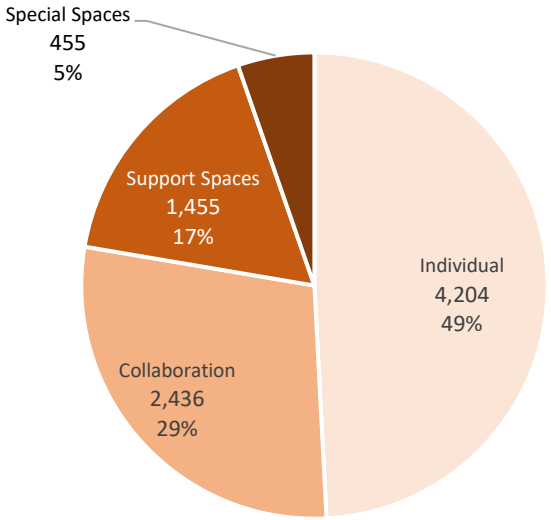
Total Current Headcount	4
Projected Future Headcount	7

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**8**	**568**	**1,033**
Type 2 Office	*3*	***4***	100	1	4	400	727
Dedicated Workstation	*1*	***4***	42	1	4	168	305
COLLABORATION SPACES					**16**	**440**	**800**
Huddle Room (2-4)	*0*	***1***	100	4	4	100	182
Small Meeting Room (5-8)	*1*	***1***	240	8	8	240	436
Open Meeting Space	*0*	***1***	100	4	4	100	182
SUPPORT SPACES						**1,025**	**1,864**
Open Print	*1*	***1***	25	n/a	*n/a*	25	45
Breakroom/Café	*0*	***1***	400	n/a	*n/a*	400	727
Secure Storage	*1*	***2***	150	n/a	*n/a*	300	545
Mail Room	*1*	***1***	200	n/a	*n/a*	200	364
File Storage	*1*	***1***	100	n/a	*n/a*	100	182
						TOTAL DEMAND	**3,696 USF**

Program of Requirements: Property Appraiser

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 76

TOTAL USF 8,549 **

Property Appraiser Office | Program Overview

Total Current Headcount	62
Projected Future Headcount	**76**

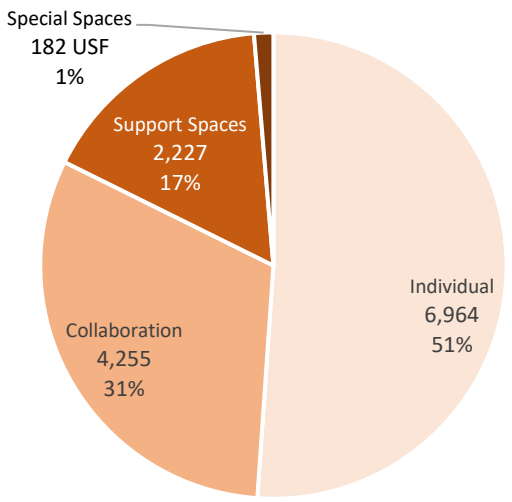
SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**36**	**2,312**	**4,204**
Type 1 Office	*1*	***1***	200	1	1	200	364
Type 2 Office	*5*	***12***	100	1	12	1,200	2,182
Dedicated Workstation	*10*	***17***	42	1	17	714	1,298
Administrative Assistant Workstations	*3*	***3***	42	1	3	126	229
Counter Station	*3*	***3***	24	1	3	72	131
COLLABORATION SPACES					**43**	**1,340**	**2,436**
Small Meeting Room (5-8)	*1*	***1***	240	8	8	240	436
Large Training Room (35)	*1*	***1***	1,100	35	35	1,100	2,000
SUPPORT SPACES						**800**	**1,455**
Open Print	*2*	***2***	25	n/a	*n/a*	50	91
Breakroom/Café	*1*	***1***	400	n/a	*n/a*	400	727
Storage Room (General)	1	**1**	150	n/a	*n/a*	150	273
IT Closet	*1*	***1***	100	n/a	*n/a*	100	182
File Storage	*1*	***1***	100	n/a	*n/a*	100	182
SPECIAL SPACES						**250**	**455**
Waiting Area (6 people)	*0*	***1***	100	6	*6*	100	182
Waiting Area (10 people)	*0*	***1***	150	10	*10*	150	273
						TOTAL DEMAND	**8,549 USF**

This POR covers spaces that currently exist in the **UF/IFAS Extension building**. While total department headcount is recorded, space requirements in the existing Florida Department of Health building are not accounted for in this study.

Program of Requirements: Tax Collector

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 80

TOTAL USF 13,627 **

Tax Collector Office | Program Overview

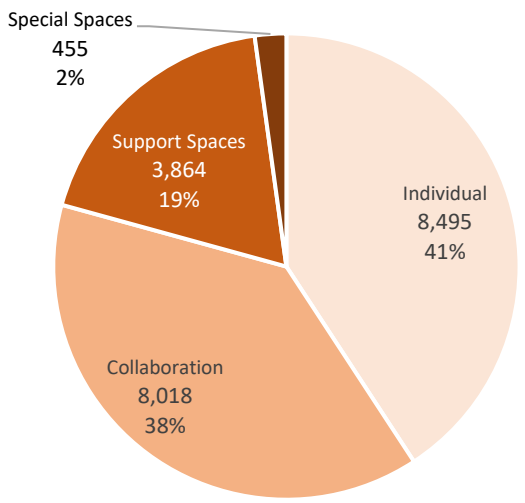
Total Current Headcount 70
Projected Future Headcount **80**

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**74**	**3,830**	**6,964**
Type 2 Office	*12*	***14***	100	1	14	1,400	2,545
Dedicated Workstation	*51*	***54***	42	1	54	2,268	4,124
Administrative Assistant Workstations	*1*	***1***	42	1	1	42	76
Counter Station	*5*	***5***	24	1	5	120	218
COLLABORATION SPACES					**67**	**2,340**	**4,255**
Small Meeting Room (5-8)	*1*	***1***	240	8	8	240	436
Medium Training Room (20)	*1*	***1***	900	20	20	900	1,636
Large Training Room (35)	*1*	***1***	1,100	35	35	1,100	2,000
Open Meeting Space	*0*	***1***	100	4	4	100	182
SUPPORT SPACES						**1,225**	**2,227**
Open Print	*5*	***5***	25	n/a	*n/a*	125	227
Breakroom/Café	*1*	***1***	400	n/a	*n/a*	400	727
Storage Room (General)	1	**1**	150	n/a	*n/a*	150	273
Secure Storage	*1*	***1***	150	n/a	*n/a*	150	273
IT Closet	*2*	***2***	100	n/a	*n/a*	200	364
File Storage	*2*	***2***	100	n/a	*n/a*	200	364
SPECIAL SPACES						**100**	**182**
Waiting Area (6 people)	*1*	***1***	100	6	*6*	100	182
						TOTAL DEMAND	**13,627 USF**

Program of Requirements: County Clerk

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 122

TOTAL USF 20,831 **

County Clerk Office | Program Overview

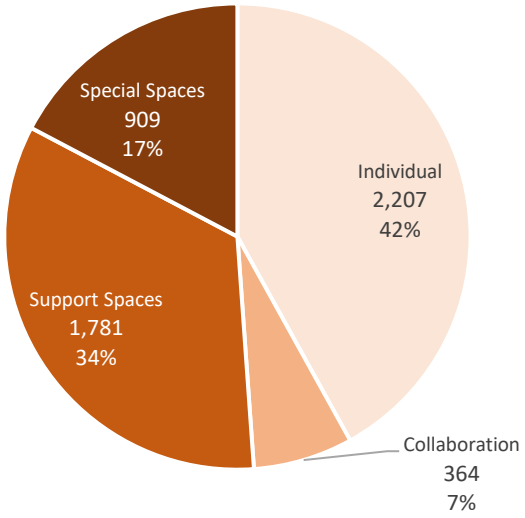
Total Current Headcount 113
Projected Future Headcount **122**

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**82**	**4,672**	**8,495**
Type 1 Office	*1*	***1***	200	1	1	200	364
Type 2 Office	*16*	***20***	100	1	20	2,000	3,636
Dedicated Workstation	*44*	***49***	42	1	49	2,058	3,742
Administrative Assistant Workstations	*7*	***7***	42	1	7	294	535
Counter Station	*5*	***5***	24	1	5	120	218
COLLABORATION SPACES					**173**	**4,410**	**8,018**
Huddle Room (2-4)	*0*	***1***	100	4	4	100	182
Medium Meeting Room (8-12)	*1*	***1***	360	12	12	360	655
Public Meeting Space (90)	*1*	***1***	1,350	90	90	1,350	2,455
Small Training Room (12)	*1*	***1***	600	12	12	600	1,091
Medium Training Room (20)	*0*	***1***	900	20	20	900	1,636
Large Training Room (35)	*1*	***1***	1,100	35	35	1,100	2,000
SUPPORT SPACES						**2,125**	**3,864**
Open Print	*1*	***1***	25	n/a	*n/a*	25	45
Breakroom/Café	*2*	***3***	400	n/a	*n/a*	1,200	2,182
Mother's/Wellness Room	*1*	***1***	100	1	*n/a*	100	182
Storage Room (General)	*1*	***1***	150	n/a	*n/a*	150	273
Secure Storage	*1*	***1***	150	n/a	*n/a*	150	273
Mail Room	*1*	***1***	200	n/a	*n/a*	200	364
IT Closet	*1*	***1***	100	n/a	*n/a*	100	182
IT Staging Space	*0*	***1***	200	n/a	*n/a*	200	364
SPECIAL SPACES						**250**	**455**
Waiting Area (6 people)	*0*	***1***	100	6	*6*	100	182
Waiting Area (10 people)	*0*	***1***	150	10	*10*	150	273
						TOTAL DEMAND	**20,831 USF**

Program of Requirements: Guardian ad Litem

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 14

TOTAL USF 5,261 **

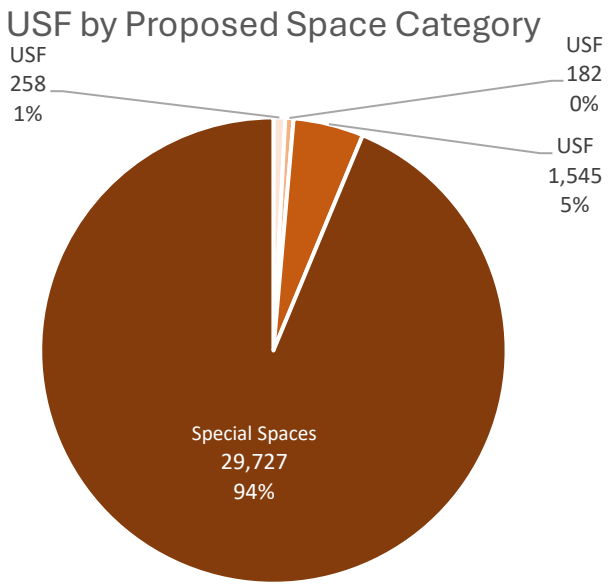
Guardian ad Litem Office | Program Overview

Total Current Headcount 14
Projected Future Headcount **14**

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**14**	**1,214**	**2,207**
Type 2 Office	*8*	***11***	100	1	11	1,100	2,000
Administrative Assistant Workstations	*1*	***1***	42	1	1	42	76
Touchdown Workstation	*0*	***2***	36	1	*2*	72	131
COLLABORATION SPACES					**8**	**200**	**364**
Huddle Room (2-4)	*0*	***1***	100	4	4	100	182
Open Meeting Space	*0*	***1***	100	4	4	100	182
SUPPORT SPACES						**980**	**1,781**
Open Print	*1*	***1***	25	n/a	*n/a*	25	45
Breakroom/Café	*0*	***1***	400	n/a	*n/a*	400	727
Lockers	*0*	***1***	5	4	*n/a*	5	8
Storage Room (General)	*2*	***2***	150	n/a	*n/a*	300	545
Secure Storage	*0*	***1***	150	n/a	*n/a*	150	273
File Storage	*0*	***1***	100	n/a	*n/a*	100	182
SPECIAL SPACES						**500**	**909**
Waiting Area (6 people)	*1*	***1***	100	6	*6*	100	182
Victim Support Space	*0*	***1***	200	4	*4*	200	364
Child Victim Support Space	*0*	***1***	200	4	*4*	200	364
						TOTAL DEMAND	**5,261 USF**

Program of Requirements: County Judicial

Workplace Strategy



TOTAL PROJECTED HEADCOUNT 5

TOTAL USF 31,713 **

County Judicial Office | Program Overview

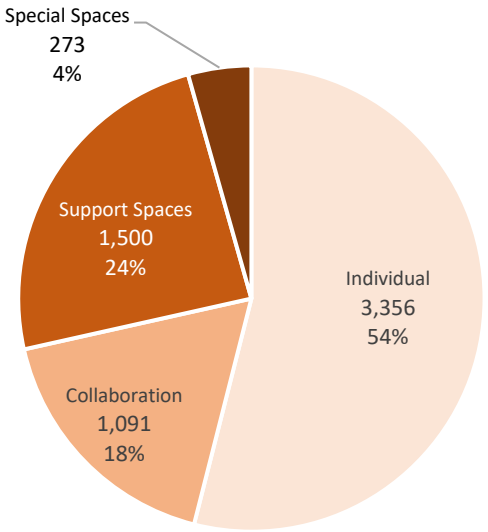
Total Current Headcount 4
Projected Future Headcount **5**

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**3**	**142**	**258**
Type 3 Office	*0*	***1***	100	2	2	100	182
Administrative Assistant Workstations	*1*	***1***	42	1	1	42	76
COLLABORATION SPACES					**4**	**100**	**182**
Open Meeting Space	*1*	***1***	100	4	4	100	182
SUPPORT SPACES						**850**	**1,545**
Print/Copy Room	*1*	***1***	100	n/a	*n/a*	100	182
Breakroom/Café	*1*	***1***	400	n/a	*n/a*	400	727
Storage Room (General)	1	***1***	150	n/a	*n/a*	150	273
IT Closet	*1*	***1***	100	n/a	*n/a*	100	182
File Storage	*1*	***1***	100	n/a	*n/a*	100	182
SPECIAL SPACES						**16,350**	**29,727**
Waiting Area (6 people)	*1*	***1***	100	6	*6*	100	182
Unsecure Court Room	*1*	***1***	2,000	100	*100*	2,000	3,636
Secure Court Room	*4*	***5***	2,000	100	*500*	10,000	18,182
Hearing Room	*4*	***5***	150	8	*40*	750	1,364
JS-Judge's Office	*4*	***5***	250	1	*5*	1,250	2,273
JS-Assistant Office	*4*	***5***	150	1	*5*	750	1,364
JS-Restroom	*4*	***5***	50	1	*5*	250	455
JS-Hearing Room	*4*	***5***	150	8	*40*	750	1,364
Mediation Room	*2*	***5***	100	4	*20*	500	909
						TOTAL DEMAND	**31,713 USF**

Program of Requirements: Health Department

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT | **80**

TOTAL USF | **6,220 ****

Health Department Office | Program Overview

Total Current Headcount 80
Projected Future Headcount **80**

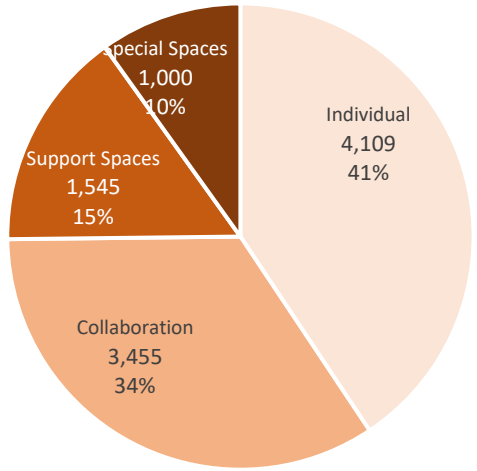
SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**26**	**1,846**	**3,356**
Type 2 Office	*6*	***13***	100	1	13	1,300	2,364
Dedicated Workstation	*12*	***12***	42	1	12	504	916
Administrative Assistant Workstations	*1*	***1***	42	1	1	42	76
COLLABORATION SPACES					**20**	**600**	**1,091**
Small Meeting Room (5-8)	*1*	***1***	240	8	8	240	436
Medium Meeting Room (8-12)	*0*	***1***	360	12	12	360	655
SUPPORT SPACES						**825**	**1,500**
Open Print	*1*	***1***	25	n/a	*n/a*	25	45
Breakroom/Café	*0*	***1***	400	n/a	*n/a*	400	727
Storage Room (General)	1	***1***	150	n/a	*n/a*	150	273
Secure Storage	*0*	***1***	150	n/a	*n/a*	150	273
File Storage	*1*	***1***	100	n/a	*n/a*	100	182
SPECIAL SPACES						**150**	**273**
Medical treatment Room	*0*	***1***	150	0	*0*	150	273
						TOTAL DEMAND	**6,220 USF**

This POR covers spaces that currently exist in the **UF/IFAS Extension building**. While total department headcount is recorded, space requirements in the existing Florida Department of Health building are not accounted for in this study.

Program of Requirements: State Attorney

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 36

TOTAL USF 10,109 **

State Attorney Office | Program Overview

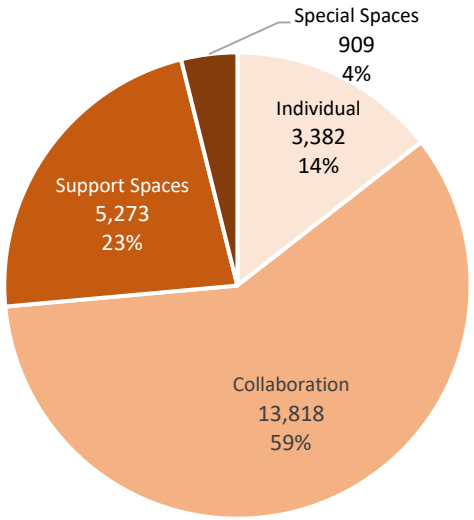
Total Current Headcount 31
Projected Future Headcount **36**

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**33**	**2,260**	**4,109**
Type 1 Office	*1*	*0*	200	1	0	0	0
Type 2 Office	*15*	*15*	100	1	15	1,500	2,727
Type 3 Office	*0*	*1*	100	2	2	100	182
Dedicated Workstation	*13*	*13*	42	1	13	546	993
Administrative Assistant Workstations	*1*	*1*	42	1	1	42	76
Touchdown Workstation	*0*	*2*	36	1	*2*	72	131
Pod Workstation	*0*	*0*	168	1	0	0	0
COLLABORATION SPACES					**63**	**1,900**	**3,455**
Huddle Room (2-4)	*1*	*1*	100	4	4	100	182
Large Meeting Room (20)	*0*	*1*	600	20	20	600	1,091
Large Training Room (35)	*0*	*1*	1,100	35	35	1,100	2,000
Open Meeting Space	*1*	*1*	100	4	4	100	182
SUPPORT SPACES						**850**	**1,545**
Print/Copy Room	*1*	*1*	100	n/a	*n/a*	100	182
Breakroom/Café	*0*	*1*	400	n/a	*n/a*	400	727
Secure Storage	*0*	*1*	150	n/a	*n/a*	150	273
IT Closet	*1*	*1*	100	n/a	*n/a*	100	182
File Storage	*1*	*1*	100	n/a	*n/a*	100	182
SPECIAL SPACES						**550**	**1,000**
Waiting Area (10 people)	*0*	*1*	150	10	*10*	150	273
Victim Support Space	*0*	*1*	200	4	*4*	200	364
Child Victim Support Space	*1*	*1*	200	4	*4*	200	364
						TOTAL DEMAND	**10,109 USF**

Program of Requirements: Supervisor of Elections

Workplace Strategy

USF by Proposed Space Category



TOTAL PROJECTED HEADCOUNT 52

TOTAL USF 23,382 **

Supervisor of Elections Office | Program Overview

Total Current Headcount 48
Projected Future Headcount **52**

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	USF
INDIVIDUAL SPACES					**31**	**1,860**	**3,382**
Type 1 Office	*1*	*1*	200	1	1	200	364
Type 2 Office	*5*	*10*	100	1	10	1,000	1,818
Dedicated Workstation	*5*	*10*	42	1	10	420	764
Counter Station	*5*	*10*	24	1	10	240	436
COLLABORATION SPACES					**256**	**7,600**	**13,818**
Huddle Room (2-4)	*1*	*2*	100	4	8	200	364
Large Meeting Room (20)	*1*	*2*	600	20	40	1,200	2,182
Divisible Meeting Room (100)	*1*	*2*	3,000	100	200	6,000	10,909
Open Meeting Space	*0*	*2*	100	4	8	200	364
SUPPORT SPACES						**2,900**	**5,273**
Print/Copy Room	*1*	*2*	100	n/a	*n/a*	200	364
Kitchennette	*1*	*2*	200	n/a	*n/a*	400	727
Breakroom/Café	*1*	*2*	400	n/a	*n/a*	800	1,455
Storage Room (General)	1	2	150	n/a	*n/a*	300	545
Secure Storage	*2*	*4*	150	n/a	*n/a*	600	1,091
IT Closet	*1*	*2*	100	n/a	*n/a*	200	364
IT Staging Space	*1*	*2*	200	n/a	*n/a*	400	727
SPECIAL SPACES						**500**	**909**
Waiting Area (10 people)	*1*	*2*	150	10	*20*	300	545
Secure Room	*1*	*2*	100	n/a	*n/a*	200	364
Warehouse	*1*	*2*	2,000	n/a	*n/a*	4,000	7,273
Tabulation Room	*1*	*2*	500	n/a	*n/a*	1,000	1,818
Public Observation Room	*1*	*1*	150	n/a	*n/a*	150	273
						TOTAL DEMAND	**23,382 USF**

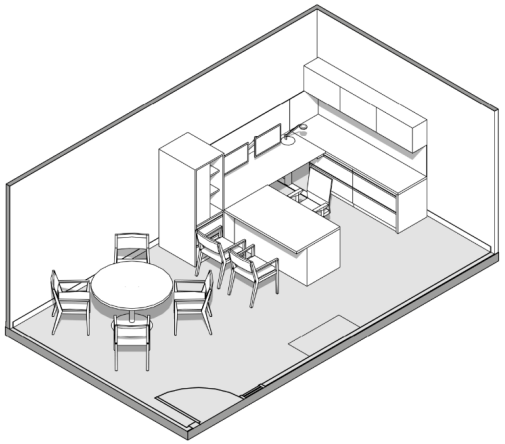
Space Types Summary

Workplace Strategy

Program of Requirements Space Types: Individual

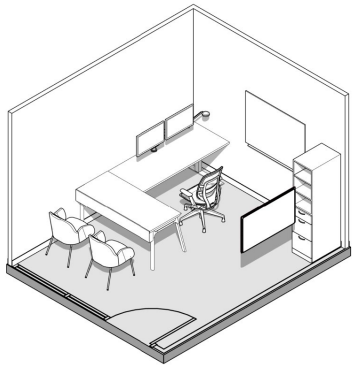
The following images and diagrams illustrate the recommended space types in the POR. Images and 3D diagrams are representative of example space types, and do not represent the actual design of the future Citrus County spaces.

Type 1 Office
1 person | 200 NSF



Dedicated office for Commissioners and Department Heads, not for office-sharing. Supports a focused, concentrative work style and small private meetings.

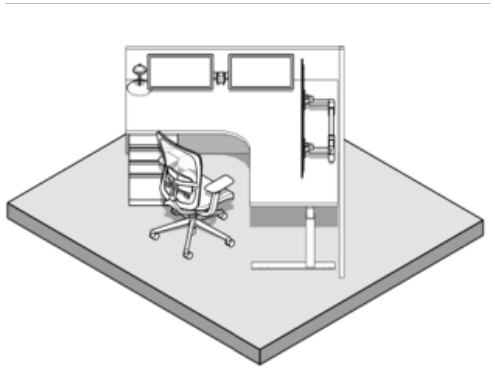
Type 2 & 3 Office
1-3 people | 100 NSF



Type 2: Dedicated office, not for office-sharing. Supports a focused, concentrative work style and small private meetings.

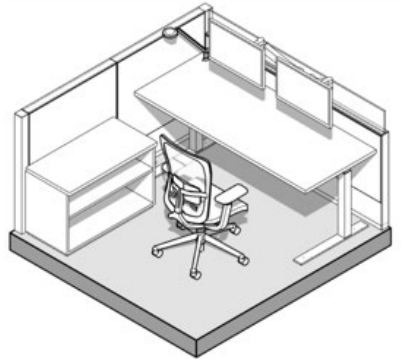
Type 3: Unassigned, reservable shared office space for work tasks requiring privacy. Designed to support small team collaboration when not utilized as an office.

Dedicated Workstation
1 person | 42 NSF



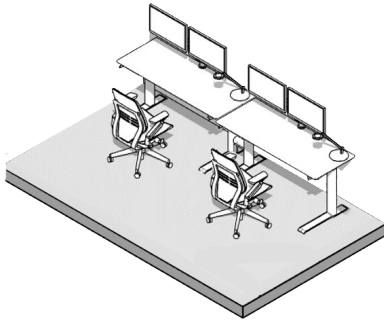
A designated workstation for a specific employee; one desk, one chair, personal storage.

Shared Workstation
Shared | 36 NSF



A reservable flexible workspace shared by multiple employees. Can be used as a large technical cubicle.

Counter Station
Shared | 24 NSF



Counter Station is a 6x 4 workbench style designed for public interaction. Includes surface power source, 2 chairs Depending on the function, plexiglass barriers between employees and the public may be necessary.

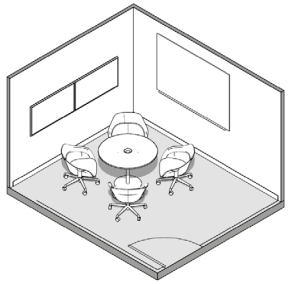
Space Types Summary

Workplace Strategy

Program of Requirements Space Types: Collaborative

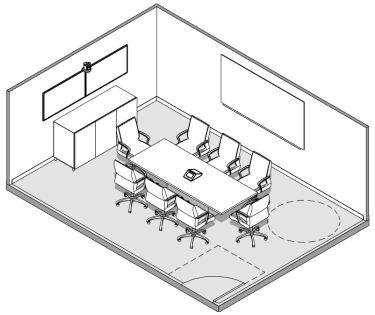
The following images and diagrams illustrate the recommended space types in the POR. Images and 3D diagrams are representative of example space types, and do not represent the actual design of the future Citrus County spaces.

Huddle Room
2-4 people | 100 NSF



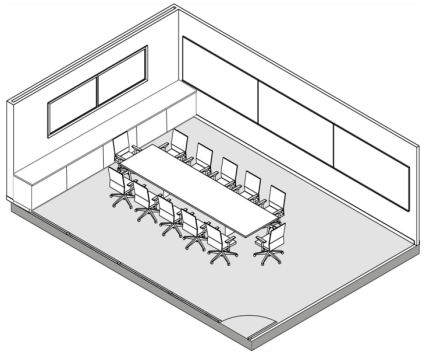
An informal, reservable space for meetings of up to 4 people, allowing staff to meet quickly, with the ability to conduct teleconferences or review projects and data on-screen. Small meeting table, 2-4 chairs, and whiteboard. AV-equipped.

Small Meeting Room
8 people| 240 NSF



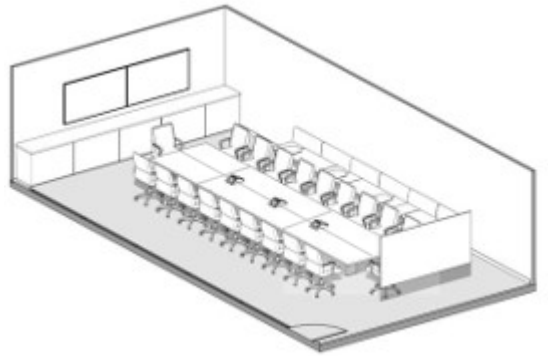
A reservable space for meetings of up to 8 people. Allows staff and teams to meet more formally, with the ability to conduct teleconferences or review projects and data on-screen. Rooms are fully AV-capable and reservable via an online system. Meeting table with 5-8 chairs, whiteboard, and storage cabinets.

Medium Meeting Room
8-12 people | 360 NSF



A reservable space for up to 12 people, for internal and external meetings. Allows staff and teams to meet more formally, with the ability to conduct video teleconferences or review projects and data on-screen. Rooms are fully AV-capable and reservable via an online system. Large meeting table with 8-12 chairs, whiteboard, and storage cabinets.

Large Meeting Room
20 people | 600 NSF

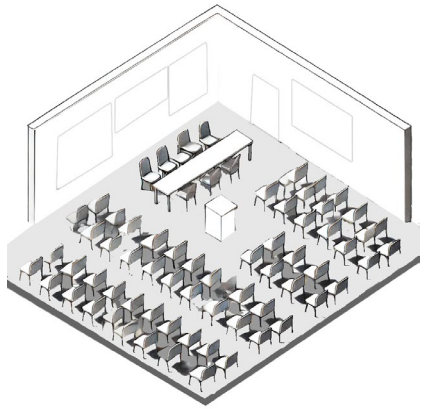


A reservable space for up to 20 people, for internal and external meetings. Allows staff and teams to meet more formally, with the ability to conduct video teleconferences or review projects and data onscreen. Rooms are fully AV-capable and reservable via an online system. Modular rectangular tables, 20 chairs, whiteboard, IT/AV components, projection system, lectern, and storage.

Program of Requirements Space Types: Collaborative

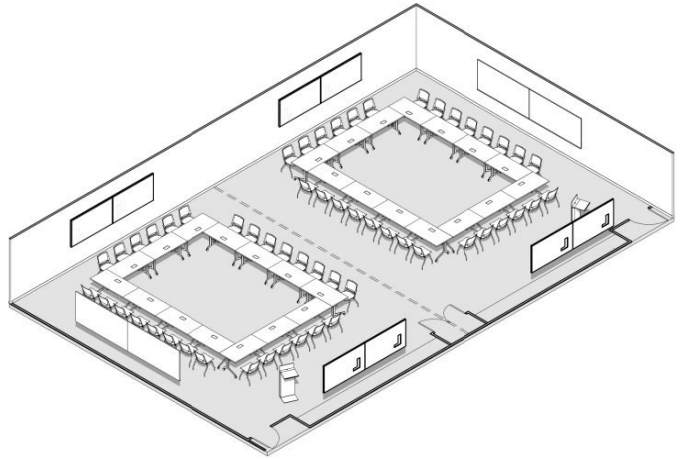
The following images and diagrams illustrate the recommended space types in the POR. Images and 3D diagrams are representative of example space types, and do not represent the actual design of the future Citrus County spaces.

Public Meeting Space
90 people | 1,350 NSF



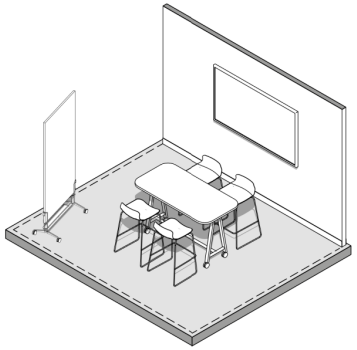
A publicly-accessible large reservable space that can hold up to 90 people in lecture style seating. This will include 90 stackable chairs, 2 large display screens or projector system, 1 speaker podium, microphone. This will also have 20 nesting tables for flexible use.

Divisible Meeting Room
100 people | 3,000 NSF



A large, reservable, enclosed conference room that has a movable wall. It can fit up to 100 people lecture seating when combined and can serve as 2 large meeting rooms fitting 50 people each when the partition wall is in use. Ceiling-mounted projectors or multiple flat screens, video conferencing for each divided section, modular audio system. Modular tables and chairs that can be rearranged, movable partitions, and whiteboards.

Open Meeting Space
4 people | 100 NSF



Non-reservable, open areas for collaboration or socializing for groups of up to 4 people. Space includes acoustic solutions for noise mitigation when located near workstations.

Sharing Ratio Summary

Workplace Strategy

Telework and Seat Sharing

Many of the departments within Citrus County conduct in-person work with minimal telework. Assigned seating for individual work is recommended to support the county's current workplace culture. The POR in this study offers a forecasted need for departments over the next 5-10 years. If additional collaborative space is required in the future, adopting sharing ratios can maximize space efficiency and provide more spaces for everybody in the office. This strategy implies that spaces are not assigned to a specific department.

Collaborative Seat Sharing Ratio

There remains a need for collaborative spaces across the County to foster collaboration, flexibility, and a greater sense of community as employees. These spaces accommodate a range of activities, including impromptu brainstorming, formal meetings, and focused group work. Implementing a reservable system for these spaces ensures equitable access, allowing employees to plan their needs accordingly while making the best use of available resources.

The quantity of each space is determined using an applied ratio based on its purpose, frequency of use, and the number of employees it is anticipated to support. In high-demand areas, such as huddle rooms, a lower sharing ratio ensures availability, while larger, less frequently used spaces, such as divisible meeting rooms or training rooms, may have a higher sharing ratio to optimize utilization. By adopting flexible sharing ratios as needed, the County can proactively accommodate future growth while maintaining an efficient and adaptable workplace environment.

Applied Collaborative Space Sharing Ratios

Below are the unassigned seat sharing ratios suggested for future collaborative spaces designed beyond this study.
Ratio is the (Qty of space type) : (Number of employees) based on the projected headcount of 553.

	Touchdown Workstation	Huddle Room (2-4)	Small Meeting Room (5-8)	Medium Meeting Room (8-12)	Large Meeting Room (20)	Public Meeting Space (90)	Divisible Meeting Room	Small Training Room (10-12)	Medium Training Room (14-20)	Large Training Room (35)	Open Meeting Space	Print/Copy Room	Open Print	Kitchenette	Breakroom/ Café	Mother's/ Wellness Room
Share Ratio	**1:50**	**1:50**	**1:100**	**1:100**	**1:300**	**1:200**	**1:150**	**1:200**	**1:200**	**1:600**	**1:200**	**1:100**	**1:150**	**1:100**	**1:300**	**1:100**



05

Planning for the Future

Strategic Recommendations

Planning for the Future

A Strategic Approach

These guiding principles focus on maximizing the use of existing resources while planning for future growth. Thoughtful space planning will ensure that every area is used to its full potential without overcrowding or underutilization. This includes considering future expansion needs by designing spaces that can accommodate changes in occupancy, technology, or service offerings. Planning ahead allows for a sustainable model that balances current needs with future goals, ensuring that the County's facilities are scalable and ready for growth without excessive investment in new infrastructure.

To ensure adaptability over time, the strategy advocates for standardization of certain spaces across the County's facilities. Standardized meeting rooms, workstations, and shared spaces will allow the County to quickly respond to changing demands without extensive redesigns or costly renovations. This flexibility is particularly important for accommodating fluctuations in staff numbers or shifting departmental needs.

This section of the report covers key adjacency requirements and two scenarios for future development across the Citrus County sites in this study.

WORKPLACE GUIDING PILLARS

SECURE

Safe, healthy, and efficient work environment for county employees

OBJECTIVES

- Increase security measures as necessary for the Judicial and administrative areas that require heightened protocols to protect sensitive information and individuals within these environments.
- Prioritize spaces that promote natural light, air quality, and overall comfort.
- Ensure that all workspaces comply with safety standards and have security systems that align with building function.

STREAMLINE

Streamline service delivery with minimum disruption by understanding the public's journey through county facilities

OBJECTIVES

- Map out the physical and digital touchpoints a person encounters when accessing county services.
- Enhance facility wayfinding to allow visitors to easily navigate.
- Strategically locate public-facing areas strategically to reduce unnecessary confusion and improve flow within the building.

STANDARDIZE

Standard spaces to improve facility flexibility

OBJECTIVES

- Implement standardized work points across departments.
- Upgrade technology systems to support both on-site and hybrid work capabilities.
- Provide easily configurable spaces to adapt to departmental needs, employee workstyles, or public service demand.

OPTIMIZE

Optimal utilization with thoughtful planning for expansion

OBJECTIVES

- Centralize services and eliminate redundant spaces to lower overhead costs and improving operational efficiency.
- Utilize sustainable and energy efficient practices in in planning and design and encourage resiliency against strong weather systems.

- Statement from Visioning Session
- Statement from Visioning Session

Departmental Adjacencies

Planning for the Future

Considerations for Department Functions

In analyzing the departmental adjacencies needed across Citrus County facilities, the goal is to optimize operations, improve public interaction, ensure safety across all sites, and enhance workflow efficiencies.

Based on interviews with department leadership and an in-depth review of each department's mission, this section outlines the recommended adjacencies. These adjacencies aim to support operations, safe environments, and enhanced public interaction, ultimately aligning with the County's mission to provide accessible and high-quality services.



Operations and Mission
To ensure that departments with aligned missions and overlapping functions can collaborate effectively, it's recommended to group related services within proximity to each other.

The colocation of County Judicial, County Clerk, and State Attorney supports streamlined legal processes by facilitating close collaboration. This setup ensures critical functions related to case management, documentation, and court procedures are easily accessible, enhancing operational efficiency in judicial proceedings.

Daily Workflow and Space Needs
For departments that share similar administrative workflow patterns or require frequent coordination, colocation will facilitate smoother operations. This determination is based on the eight buildings in scope and their general functions relative to judicial, civil, or community engagement activities.

Safety for Employees and Officials
Safety considerations are paramount for departments with sensitive or high-security requirements, such as Judicial Services, Sheriff's Office, and Guardian ad Litem. These departments should be positioned in secure areas with controlled access, away from high-traffic public zones to ensure the protection of both employees and vulnerable visitors. Collocating these departments will help ensure security measures are effectively implemented across high-risk areas, particularly around the Inverness Courthouse.

Streamlined Public Interaction
Public-facing departments, including Permitting, Tax Collector, and Health Services, should be located near building entrances or in easily accessible areas to improve public flow and minimize the need for visitors to navigate through private areas. These adjacencies can reduce wait times for the public, enhance service efficiency, and provide clear direction for visitors entering county facilities.

Departmental Adjacencies

Planning for the Future

Assigning Department Colocation

Operations & Mission

- The **County Judicial** function is shown within the “judicial cluster”, with required adjacency to the **County Clerk** and **State Attorney**, indicating the importance of keeping these departments together to streamline court operations and document processing.
- The **Public Defender** and **State Attorney** need access but should not be nearby one another to maintain operational independence and security.

Safety for Employees & Officials

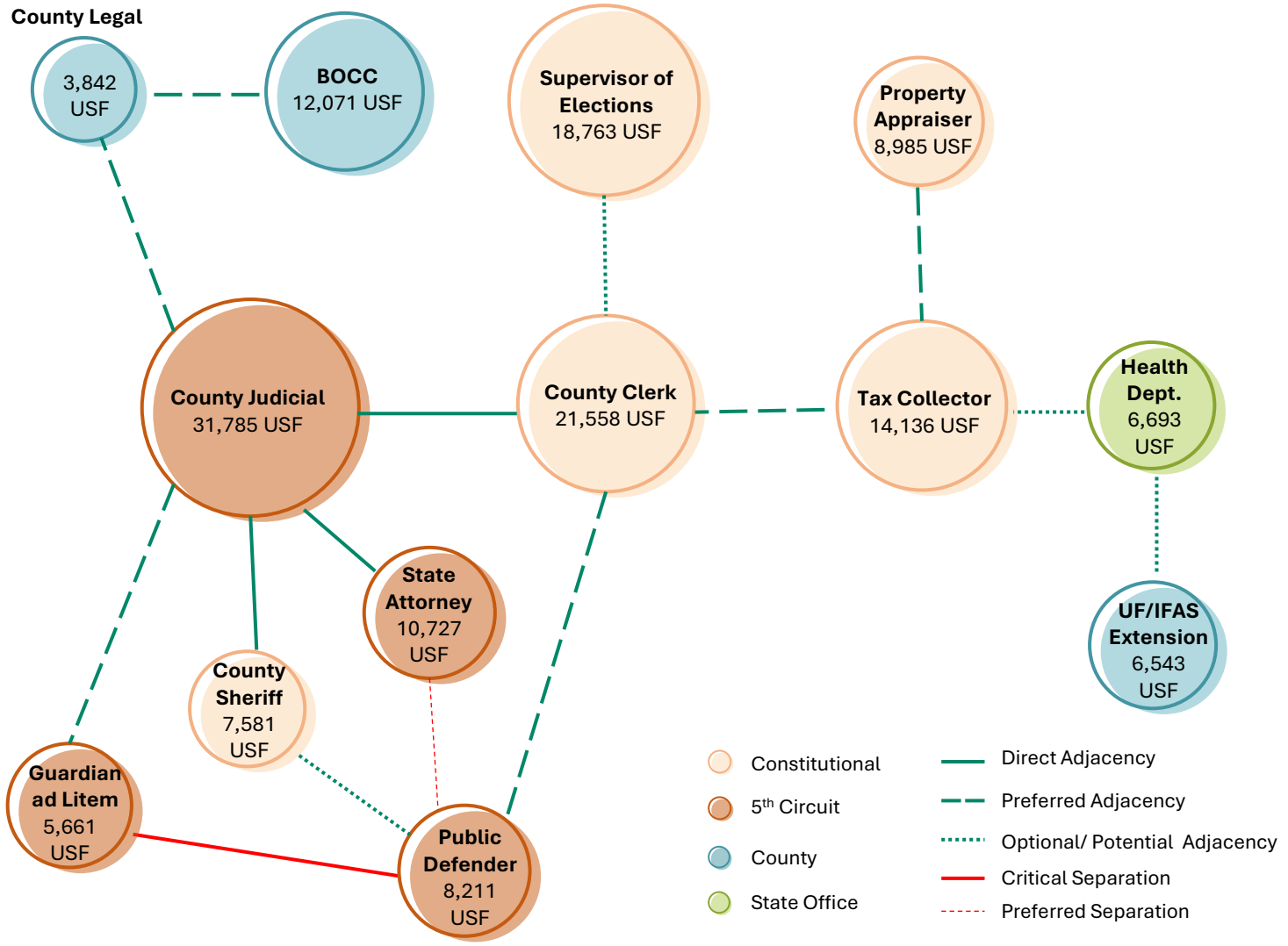
- The **County Sheriff** is responsible for the security of the Courthouse, the sally port operations, and escorting inmates to the secure courtrooms for a criminal hearing. Adjacency to the Judicial department is imperative.
- The **Public Defender** and **State Attorney** share an IT server but should not be near one another to protect their clients and maintain operational independence and security.

Streamlined Public Interaction

- Public-facing departments, such as the **Tax Collector** and **Property Appraiser**, are grouped closely, suggesting their proximity can enhance the ease of service delivery for residents.
- The **Supervisor of Elections** is positioned with convenient access to the **County Clerk** and **County Administrator**, reflecting the need for coordination, especially during election cycles.

Daily Workflow & Space Needs

- Judicial and legal services are closely coordinated for efficiency while maintaining necessary security protocols.
- Public-facing operations are accessible to enhance service delivery.
- High-security and operationally sensitive departments are positioned separately but remain connected to other critical services when needed.



Development Scenario

Planning for the Future

Scenario Overview

The proposed development strategy for Citrus County focuses on modernizing administrative spaces, optimizing departmental locations, and improving public access while ensuring long-term flexibility for future growth. Looking 5-10 years into the future, these strategic initiatives aim to enhance operational efficiency, security, and public service delivery through infrastructure investments and departmental relocations.

Changes for County Employees

- Temporary Swing Spaces: Employees affected by departmental moves may be temporarily relocated to leased commercial spaces nearby to minimize operational disruptions during construction and renovation phases.

Changes for Residents

- BOCC Meetings in Multiple Locations: Public meetings may be held at both the Inverness Government Center and the UF/IFAS Extension Building, providing flexibility in access for residents.
- New Parking & Accessibility Enhancements: Visitors to the Inverness Courthouse may need to park across MLK Jr. Avenue, requiring the implementation of a safe and accessible crosswalk to improve pedestrian safety and convenience.

BUILDING & INFRASTRUCTURE PLAN

Civic Link – Connecting County Services & the Courts

New Development Strategy

- **Coca-Cola Building Redevelopment:** Renovating and repurposing the Coca-Cola Building to house the Guardian ad Litem program, with a secure entrance into the Inverness Courthouse.
- **New Courthouse Facility:** Constructing Building A (12,000 USF) at the Inverness Courthouse Complex, providing additional office space to support judicial and legal functions.
- **Standardized Administrative Spaces:** Modernizing office and meeting spaces across all county buildings to create flexible, adaptable work environments that accommodate evolving needs.
- **Site Enhancements & Parking Expansion:** Improving exterior areas around the courthouse and expanding public parking along MLK Jr. Avenue, ensuring greater accessibility for visitors and staff.

Departmental Moves

- **Water Resources:** Moves to the EMS Administrative and Maintenance Buildings, optimizing operational efficiency and space utilization.
- **State Attorney:** Relocates to the Inverness Government Center, ensuring continued proximity to judicial functions.
- **Health Department:** Moves into vacated LGB space previously occupied by Water Resources, consolidating public health services within an optimized location.
- **UF/IFAS Extension:** Moves to vacated CCRC space previously occupied by Veterans' Affairs.
- **BOCC Relocation:** The Board of County Commissioners (BOCC) will move from the courthouse to the UF/IFAS Extension Building, maintaining an office presence in Inverness for accessibility.
- **Guardian ad Litem:** Moves into the Coca-Cola Building post-renovation, improving proximity to the courthouse with a secure, dedicated entry.
- **Public Defender & Legal Department:** The Public Defender will relocate to Building A once completed, while County Legal will move to UF/IFAS Extension, also retaining an Inverness presence.

Assumptions

Planning for the Future

Approach & Assumptions

The following elements are assumed for this scenario:

- This study provides strategies for Citrus County considering the eight buildings in-scope:
  - Central Citrus Resource Center (CCRC)
  - Lecanto Government Building (LBG)
  - Nature Coast EMS Administration Building
  - Nature Coast EMS Maintenance Building
  - UF/IFAS Extension Building
  - Citrus County Courthouse
  - Coca-Cola Building
  - West Citrus Government Center (Meadowcrest)
- It is assumed that the Water Resources department has relocated out of LGB and into the EMS Maintenance Buildings as planned by the County prior to this study. Floor plans and site plans are not included in this study.
- It is assumed that the Veterans' Affairs space at CCRC has been vacated as planned by the County prior to this study.
- The Inverness City Hall Building has been added to the list of buildings and scope considered in this study.
- Additional branches not listed in this study are not considered in these recommendations as they are out of scope.
- Current conditions are documented as approximate due to the limited information provided and the absence of County space standards.
- Proposed space sizes have been estimated based on County needs, industry standards, and best practices.
- Workspace quantities have been assumed based on the information provided during interviews and site observations.
- Proposed spaces include consideration for future growth of County employees and population.
- This study does not have floorplans or site plans for the Inverness Government Center.
- This study assumes space will be available for lease on the second floor of the Inverness Government Center.
- To manage the workplace moves across departments and buildings, temporary swing space will be required. This may be leased from nearby commercial spaces in Inverness or Lecanto area.
- The Floor Area Ratio (FAR) may be modified for all parcels with proposed development. Modifying the FAR is a 6-12 month process involving the zoning board. The diagram on the right showcases the current FAR limitations of the courthouse, as an example.

COURTHOUSE PARCEL – FLOOR AREA RATIO



	Acres	Reported SF	Max SF per FAR
Parcel A	0.56	24,375	60,984
Parcel B	1.12	48,750	121,968

Assumptions (continued)

Planning for the Future

Understanding Space Deficits and Surpluses

As Citrus County assesses its long-term space needs, **discrepancies between proposed space requirements and existing facilities** may result in either deficits or surpluses in available space. This study provides an assessment of space needs based on departmental requirements, but it does not account for the availability, condition, or feasibility of specific buildings—additional studies will be required to determine the best locations for implementation.

In cases where space deficits exist, like the Courthouse and Coca-Cola buildings, several solutions may be considered to address the immediate and long-term needs of county departments. These may include **temporary leased space** to accommodate displaced departments during transitions, the development of a **new building** (Building A), or relocating certain functions to the **Sheriff's Building**, depending on available capacity. Each of these options would require further evaluation of feasibility, operational impact, and cost-effectiveness.

This development scenario provides a forecast of space requirements, ensuring that the County has a clear understanding of departmental needs and anticipated growth. However, the final implementation of space solutions will require additional analysis to assess building availability, funding considerations, and site-specific constraints.

Building	Building USF	Assigned Department	Department USF	Deficit (-) / Surplus (+) USF	Details
Inverness Courthouse	50,716	County Sheriff	7,581	**-9,609**	Construct adjacent **Building A.**
		County Clerk	20,831		
		County Judicial	31,713		
		Legal Department (office)	200		
Coca-Cola Building	5,082	Guardian ad Litem	5,261	**-179**	Develop a 1,000 USF addition.
Building A*	24,000	Public Defender	7,884	**+16,116**	Overflow to serve County Clerk and BOCC .
Lecanto Government Building	76,148	Health Department	6,220	**+2,280**	Space will be available after Water Resources vacates the building.
UF/IFAS Extension	12,180	BOCC	12,035	**-3,551**	The Inverness Courthouse or Building A should be utilized for flex office space or large public meeting needs.
		Legal Department	3,696		
Meadowcrest	75,456	Property Appraiser	8,549	NA	There are no department move in or out of this building.
		Tax Collector	13,627		
		Supervisor of Elections	23,382		
CCRC	59,390	UF/IFAS	6,179	**+16,883**	Space will be available after the VA vacates the building.
Inverness Government Center**	5,100	State Attorney	10,109	**-5,009**	Building A and the Coca-Cola Building should be utilized for flex office space or large meeting needs.

Development Recommendation

A Unified Approach to Justice and Public Services

This scenario prioritizes secure judicial operations while enhancing public access to essential county services, ensuring a streamlined experience for residents and county employees alike.

With a focus on security, accessibility, and adaptability, this scenario creates a government campus that serves both the justice system and the public in a well-integrated, future-ready environment. This scenario provides a long-term solution that can evolve while ensuring operational efficiency, safety, and civic engagement for years to come.



Rendering for illustrative purposes only.

Development Opportunities

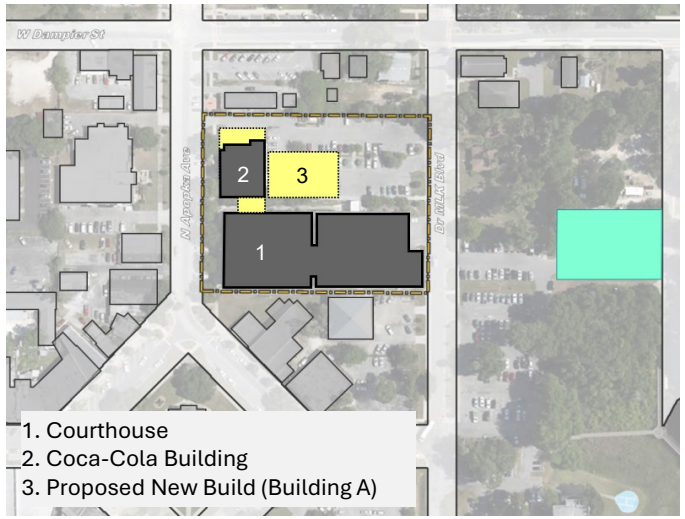
Planning for the Future

Building a Secure & Accessible Judicial Complex

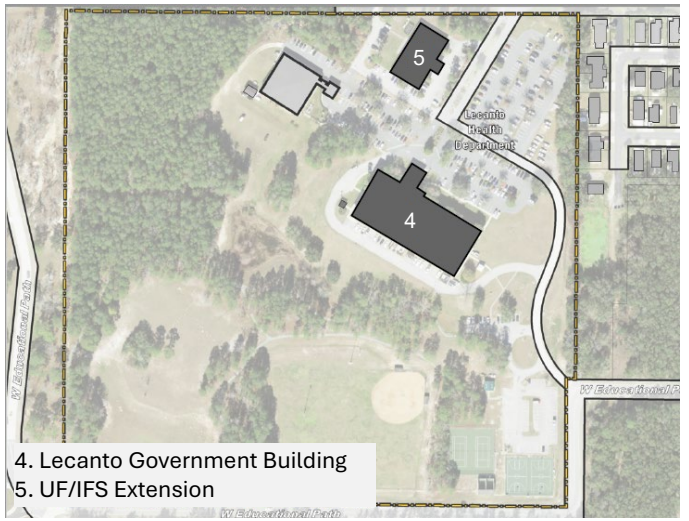
This development scenario focuses on creating a cohesive environment where judicial services are consolidated, ensuring that security, accessibility, and functionality are optimized across critical departments.

To support this vision, the Coca-Cola Building will be redeveloped to house the **Guardian ad Litem** program, providing a specialized and secure entrance that connects directly to the courthouse. This strategic move allows Guardian ad Litem services to operate efficiently within the judicial campus while maintaining controlled access for sensitive cases and interactions. By integrating this service within the broader judicial environment, the County will improve coordination among legal departments while upholding strict security protocols.

Through the Conditions Assessment, all buildings were graded in “Good” condition or above. No buildings are recommended for disposal in this scenario.



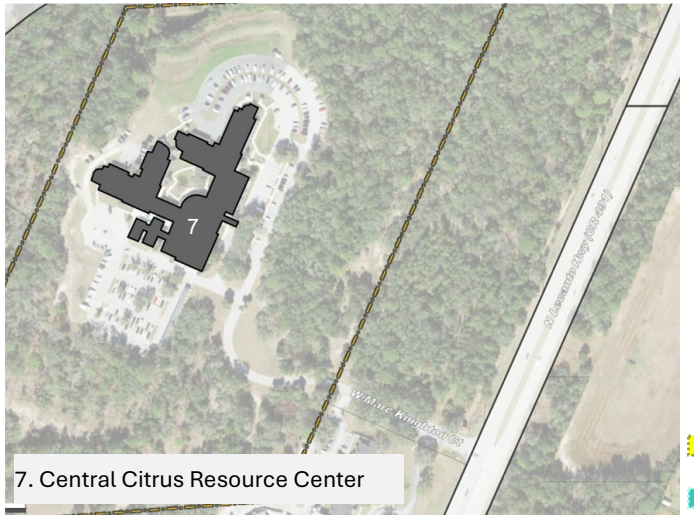
1. Courthouse
2. Coca-Cola Building
3. Proposed New Build (Building A)



4. Lecanto Government Building
5. UF/IFS Extension



6. Meadowcrest



7. Central Citrus Resource Center

Proposed Build

Proposed Parking

Development Opportunities

Planning for the Future

Inverness Courthouse & Coca-Cola Building

Proposed Development Details

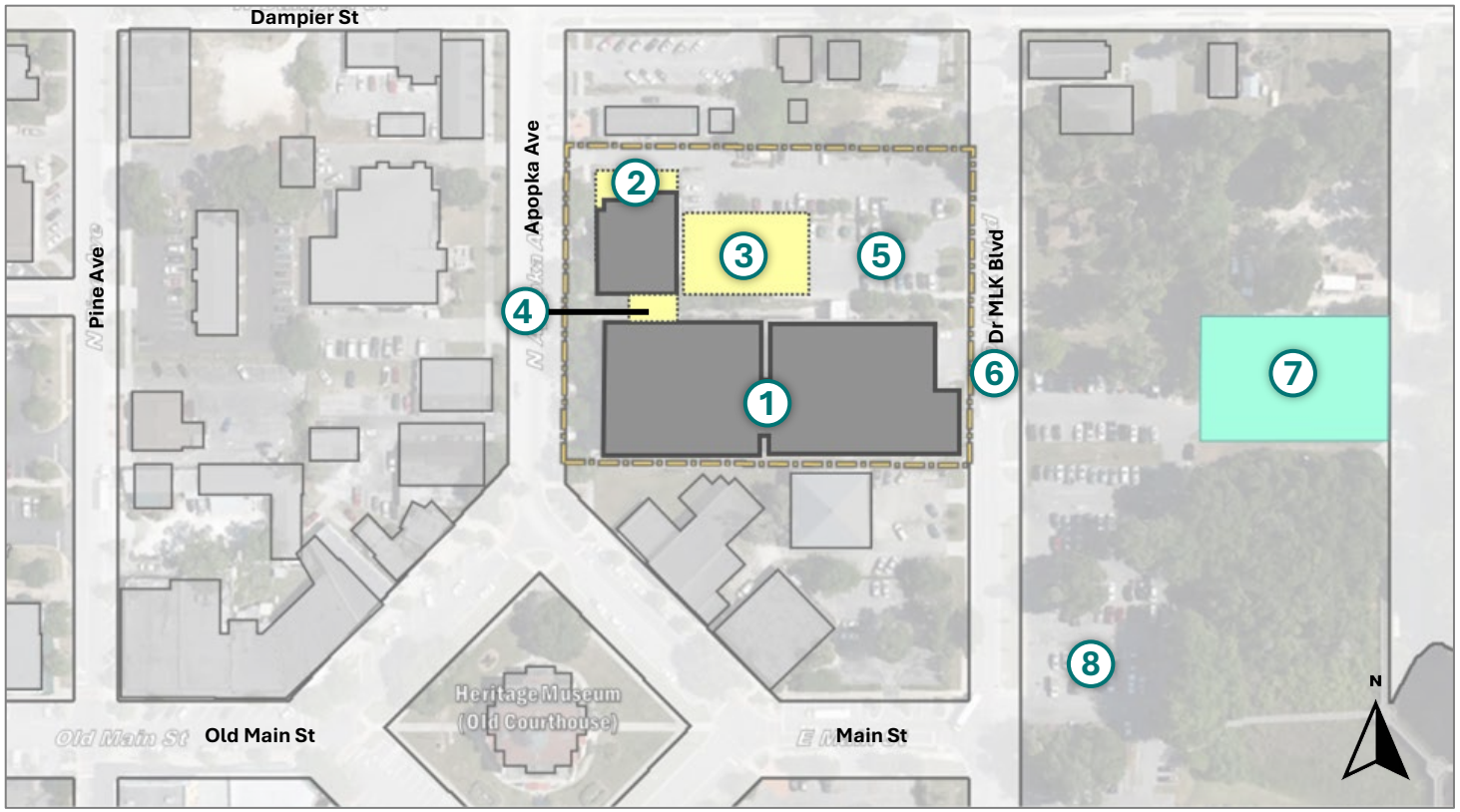
- Renovate Courthouse for County Judicial and County Clerk.
- Expand Coca-Cola Building for Guardian ad Litem.
- Construct **Building A**: new 2-story building in Courthouse parking lot for Public Defender (2 floors of 12,000 SF office).
- Add a secure vestibule connecting the Coca-Cola Building to the Courthouse.
- Maintain dedicated parking in front of the Courthouse and Building A
- Expand surface parking across Dr. MLK Blvd.
- Design a pedestrian crossing between the new parking area and the courthouse.

Proposed Adjacencies

Most groups move out of courthouse into surrounding buildings due to Judicial and Clerk expanding/remaining in courthouse.

Infrastructure Justification

- The parking lot next to the courthouse can accommodate a small to medium-sized office building (Building A).
- Proximity and connections between new and existing buildings must meet fire code requirements, likely requiring fire protection features.
- The Coca-Cola Building, listed on the National Register of Historic Places, may be repurposed but must follow preservation guidelines to maintain its character.



1. Inverness Courthouse
2. Coca-Cola Building Addition, 1,000 USF
3. Building A (Proposed New Build), 24,000 USF
4. Secure Connecting Corridor
5. Dedicated Surface Parking
6. Enhanced Pedestrian Crossing
7. Expanded Public Parking, 15,000 USF
8. Existing Sherriff's Parking

Proposed New Build

Proposed Parking

Development Opportunities

Planning for the Future

Lecanto Gov. Building & UF/IFAS Extension

Proposed Development Details

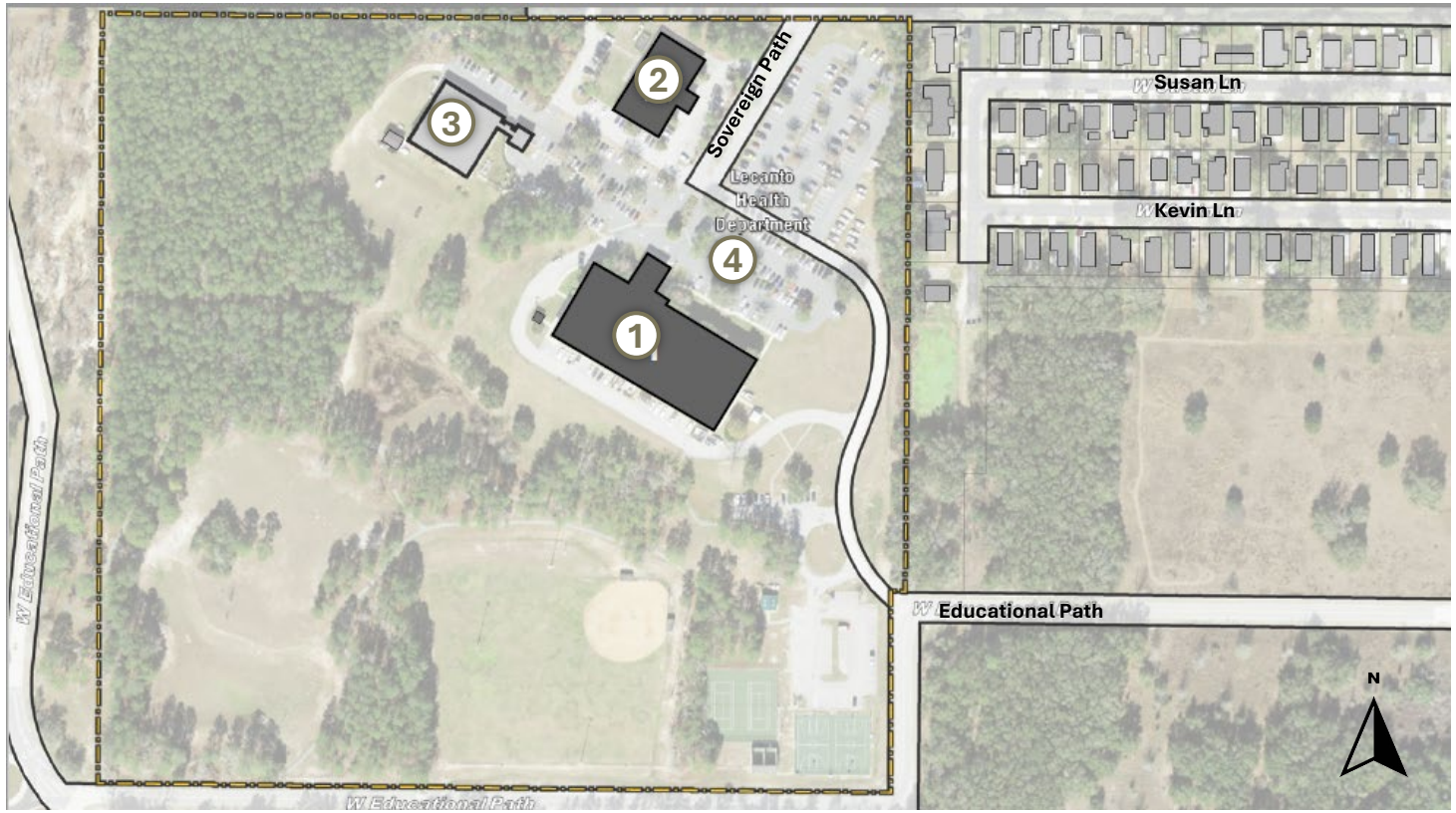
- Modernizing office and meeting spaces across all county buildings to create flexible, adaptable work environments that accommodate evolving needs.

Proposed Adjacencies

- Water Resources moves from LGB to EMS Administration buildings.
- UF/IFAS Extensions moves from Extension building to CCRC.
- Health Department moves from the Extension building to LGB.
- BOCC and the Legal Department are moving from the Inverness Courthouse to the Extension Building.

Infrastructure Justification

- The site contains ample space for the expansion of LGB and Extensions building parking, if required.



1. Lecanto Government Building (LGB)
2. UF/IFAS Extension Building
3. Health Building (not in scope)
4. Existing Public Parking

Development Opportunities

Planning for the Future

Meadowcrest

Proposed Development Details

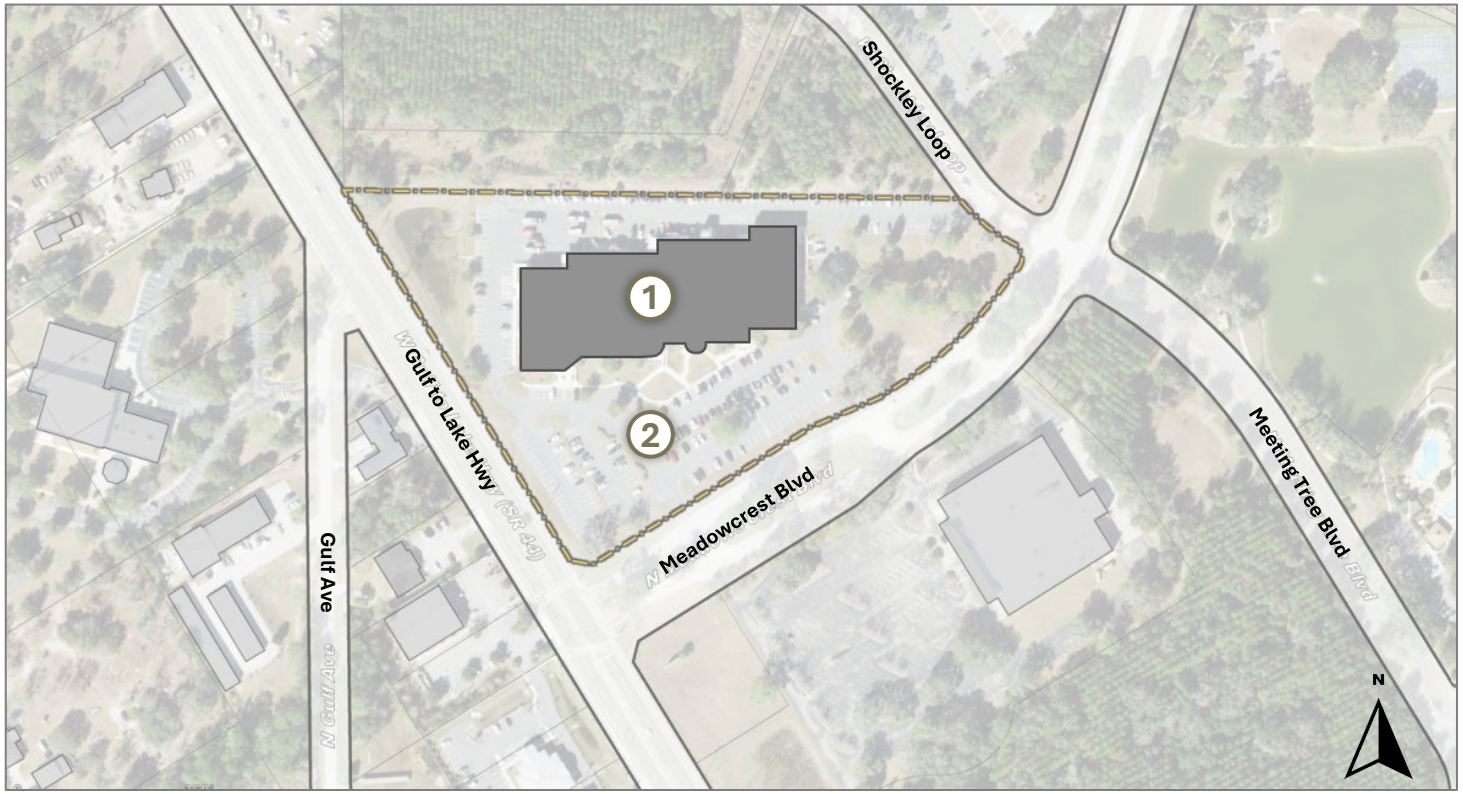
- Standard fit-out proposed; building is in flood zone and cannot expand.

Proposed Adjacencies

- Property Appraiser and Tax Collector will remain in place.
- Supervisor of Elections remains in place

Infrastructure Justification

- The building is in a flood zone (FEMA AE). It is not recommended that any functions that are considered essential be relocated to the site due to the higher risk of flooding.



1. West Citrus Government Center (Meadowcrest)
2. Existing Public Parking

Development Opportunities

Planning for the Future

Citrus County Resource Center

Proposed Development Details

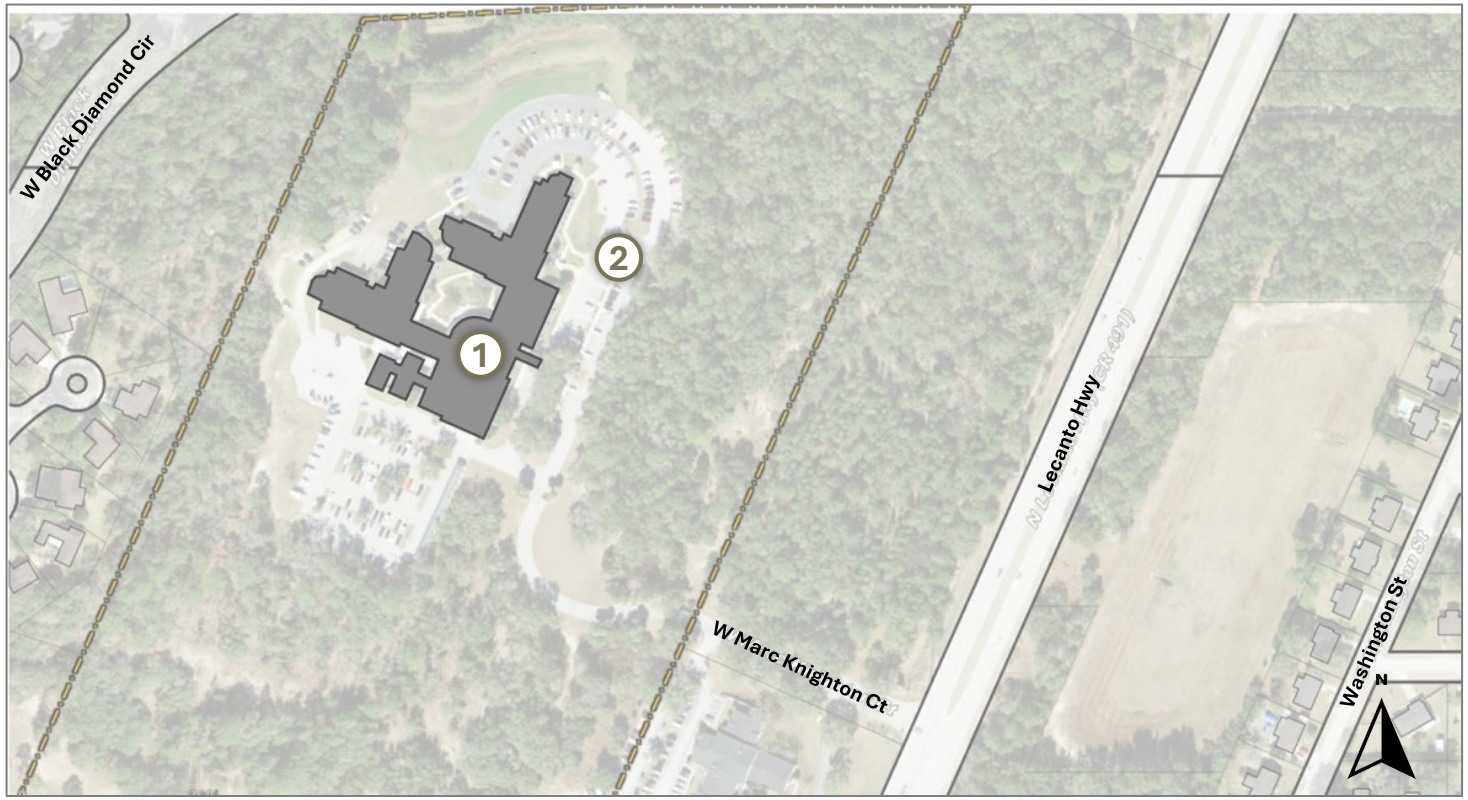
- None proposed; VA is vacating the building, freeing ~23,000 SF for County use.

Proposed Adjacencies

- UF/IFAS Department will move from the Extensions Building into the vacated space within the CCRC.

Infrastructure Justification

- The site offers sufficient space to accommodate the proposed personnel growth and the increased parking capacity for the public.



1. Central Citrus Resource Center (CCRC)
2. Existing Public Parking

Space Planning Opportunities

Planning for the Future

Inverness Courthouse

Office Fit-out & Renovation

Proposed Building Function

The courthouse serves as the center for the community judicial system. It currently houses many departments and is open to the public. There is a security checkpoint at the entrance with an x-ray machine and bailiffs. This building also includes a sally port, holding cells, and secure transportation of inmates for criminal court cases. The public will come to this building for civil court cases, licenses, and other matters involving departments located here. The proposal is to give the Judges and Clerk more space and move the remaining departments to other locations. The existing security at the building will need to remain and service as a minimum baseline.

Proposed Departmental Adjacencies

- Judicial (31,785 SF)
- Clerk (21,558 SF)
- County Sheriff (7,581 SF)
- Legal Office (200 SF)

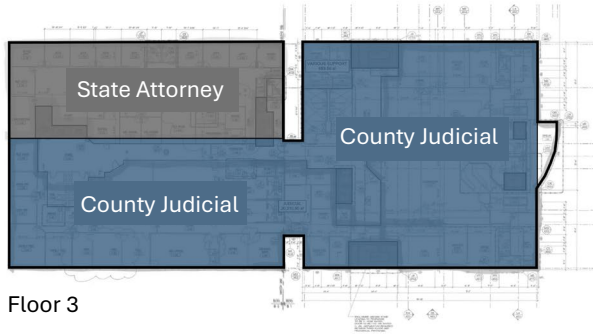
Space Surplus/ Deficit:

The existing Inverness Courthouse has a deficit of 9,609 USF to accommodate these departments. Proposed Building A will accommodate this discrepancy.

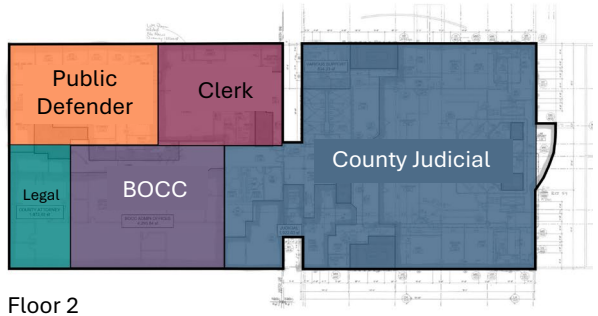
Legend

- Judicial
- State Attorney
- Legal Office
- Clerk
- Public Defender
- Out of Scope
- Sheriff
- Guardian ad Litem

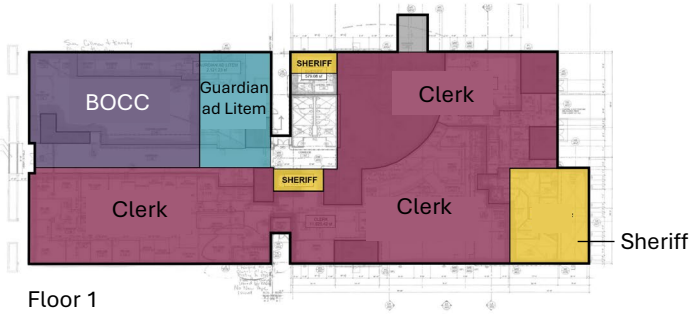
Current State Blocking



Floor 3

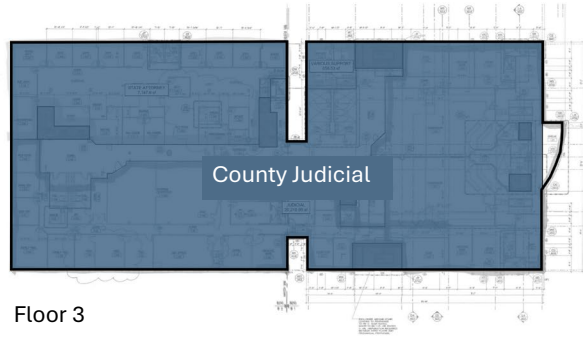


Floor 2

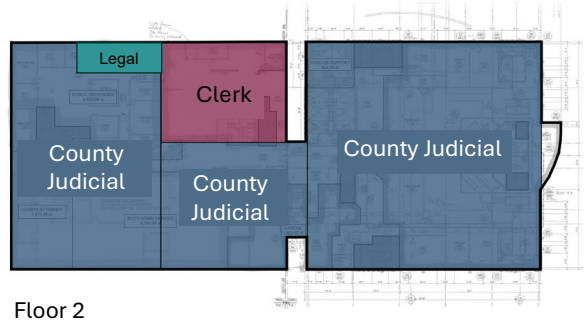


Floor 1

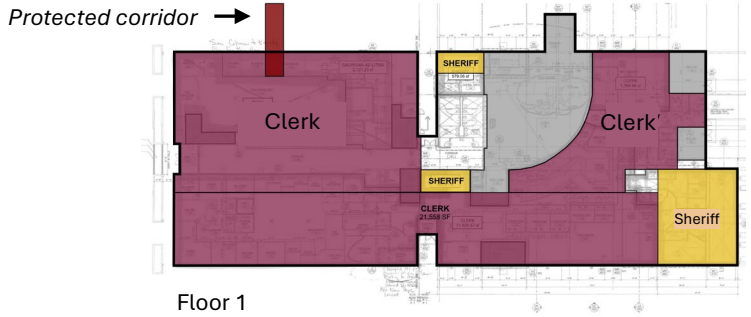
Proposed Building Blocking



Floor 3



Floor 2



Floor 1

Space Planning Opportunities

Planning for the Future

Coca-Cola Building

Office Fit-out, Renovation & New Addition

Proposed Building Function

This is a historic building. It is currently vacant and has been gutted. The proposed solution for this building is to move the Guardian ad Litem into this space. It is imperative they can travel to the courthouse safely and securely.

Due to the proximity to the Courthouse, and adequate square footage to incorporate the necessary support spaces departmental for growth, this building is an ideal candidate for the Guardian as Litem. However, 1,000SF addition can be constructed for a suitable, secure space and to provide additional support for the other departments when necessary. The welcoming entryway for vulnerable clients and tinted windows for security will make staff and clients feel more secure.

Proposed Departmental Adjacencies

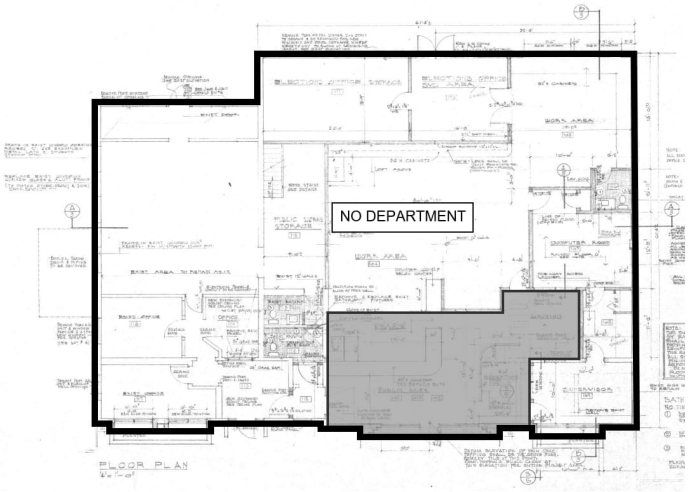
- Guardian ad Litem (5,661SF)

Space Surplus/ Deficit:
With the extension, the renovated Coca-Cola Building will be able to accommodate this department. Without the addition, the building will have a deficit of 179 USF.

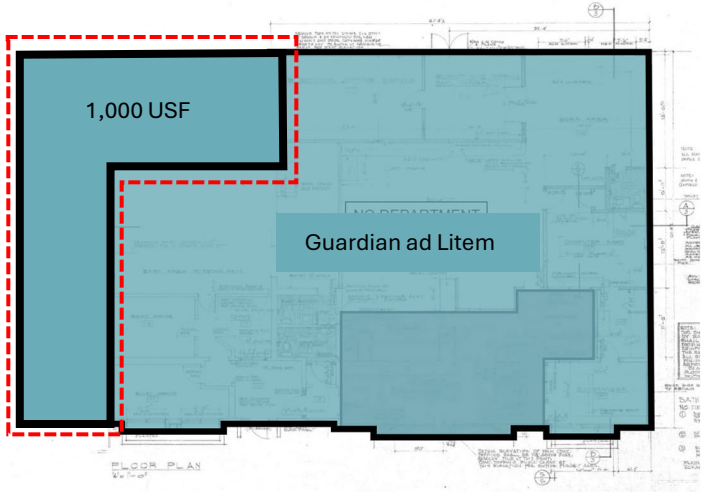
Legend

- Guardian ad Litem
- Out of Scope
- Proposed Development

Current State Blocking



Proposed Building Blocking



This 1,000 USF addition can increase in value by serving multiple departments if more operational space is needed. This can be administrative space, storage, or secure entry points for the Guardian ad Litem employees and their clients. A second entrance may be needed facing the parking lot of the Inverness Courthouse. This addition has been included in the provided cost estimate.

Space Planning Opportunities

Planning for the Future

Lecanto Government Building

Office Fit-out, Renovation

Proposed Building Function

The space highlighted in the Current State Blocking diagram will become vacant as Water Resources moves out of LGB. The Health Department will move into this vacant space.

Proposed Departmental Adjacencies

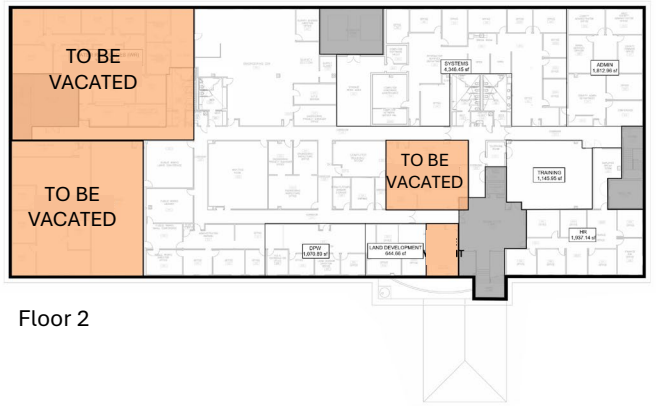
- Health Department (6,693 SF)

Space Surplus/ Deficit:
The existing Lecanto Government Building has an additional 2,280 USF available after this departmental move.

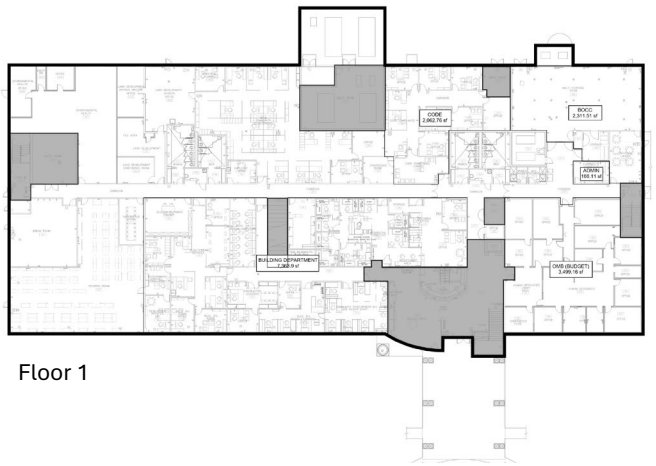
Legend

- Vacant
- Health Department
- Out of Scope

Current State Blocking



Floor 2



Floor 1

Proposed Building Blocking



Floor 2



Floor 1

Space Planning Opportunities

Planning for the Future

UF/IFAS Extension

Office Fit-out, Renovation

Proposed Building Function

This is a stand-alone building that will serve as the offices for the Commissioners as well as the public forum space. The public will need access to this building on a regular basis for large meetings or individual ones. The Legal department will support the BOCC.

Proposed Departmental Adjacencies

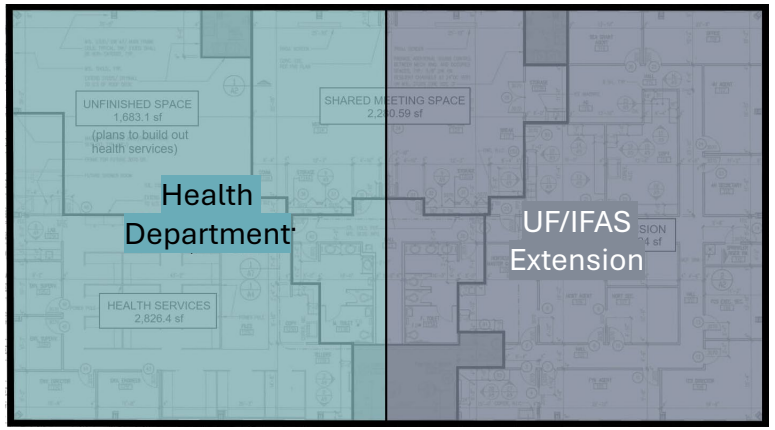
- BOCC (12,071 SF)
- Legal (3,842 SF)

Space Surplus/ Deficit:
The existing UF/IFAS Extensions Building has a deficit of 3,551 USF to accommodate these departments. Proposed Building A in Inverness will accommodate this discrepancy.

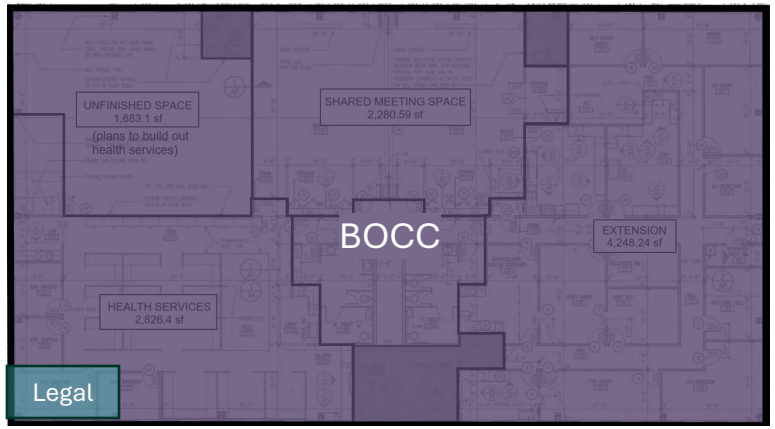
Legend

- Health Department
- UF/IFAS
- BOCC
- Legal Office

Current State Blocking



Proposed Building Blocking



Space Planning Opportunities

Planning for the Future

Meadowcrest

Office Fit-out

Proposed Building Function

Both departments are currently functioning at an efficient and successful rate. This building remains as it currently is. No changes are proposed.

This will limit costs and disruptions.

Proposed Departmental Adjacencies

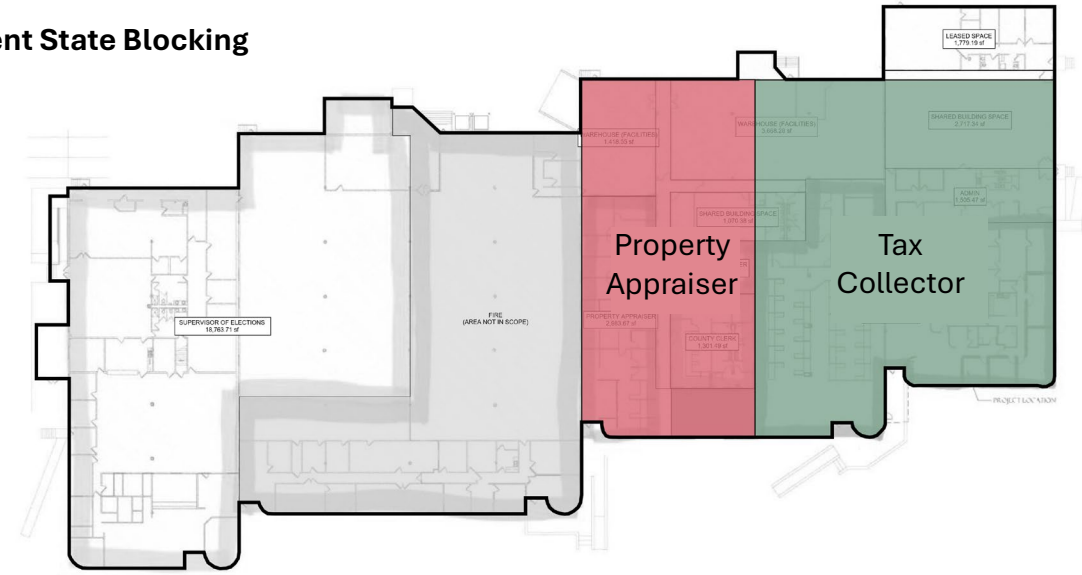
- Property Appraiser (8,985 SF)
- Tax Collector (14,136 SF)

Space Surplus/ Deficit:
The existing Meadowcrest Building has sufficient space to accommodate these departments.

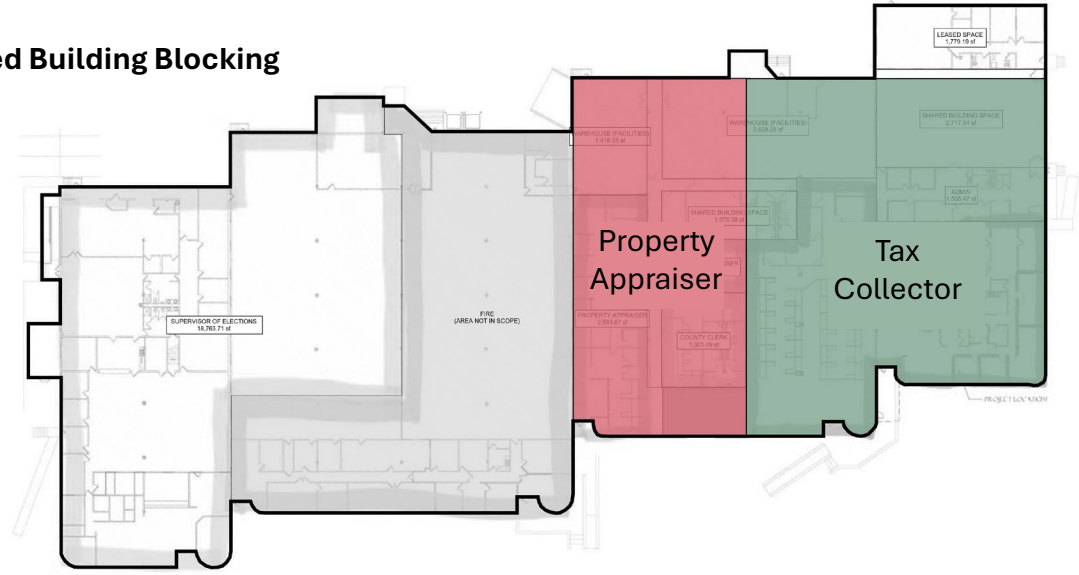
Legend

- Property Appraiser
- Tax Collector
- Out of Scope

Current State Blocking



Proposed Building Blocking



Space Planning Opportunities

Planning for the Future

CCRC

Office Fit-out

Proposed Building Function

The CCRC is currently a community-focused building with a lot of foot traffic. The Veterans' Affairs (VA) department is moving out as part of a previously approved project; the space indicated in the current state diagram will become vacant. UF/IFAS will move into this space for independent work and to teaching classes and gardening. This is mostly a public-facing department and will experience heavy foot traffic.

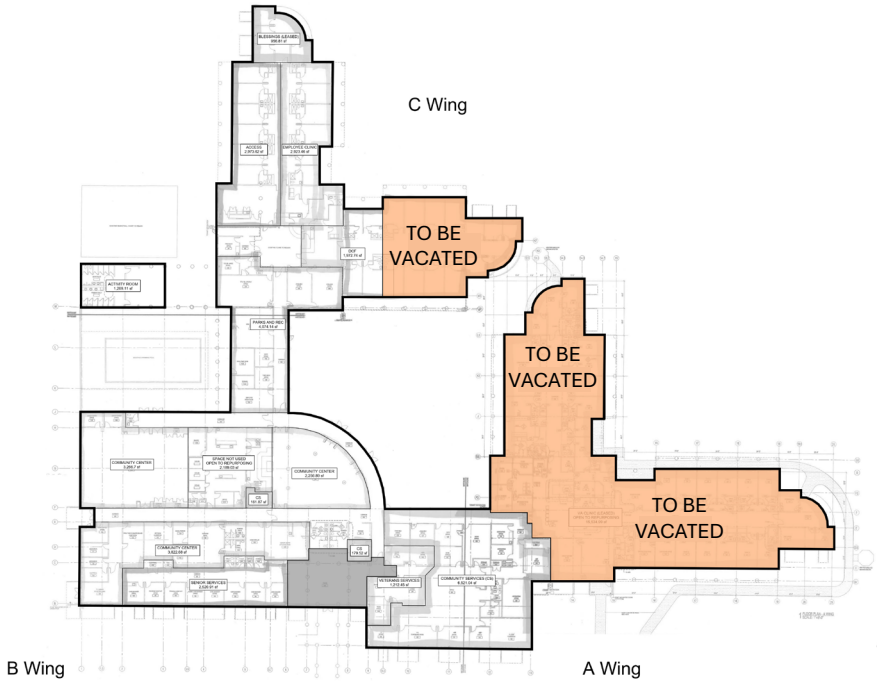
Proposed Departmental Adjacencies

- UF/IFAS (6,543 SF)

Space Surplus/ Deficit:
The existing Meadowcrest Building has an additional 16,883 USF available after this departmental move.

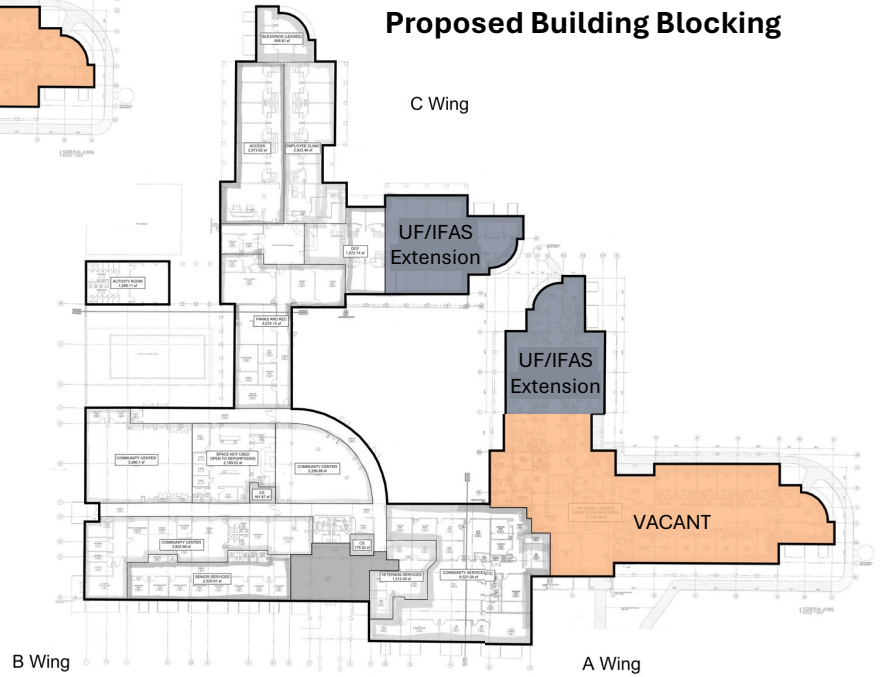
Legend

- Vacant Space
- UF/IFAS
- Out of Scope



Current State Blocking

Proposed Building Blocking



Departmental Adjacencies

Planning for the Future

Conclusion

Together, these developments strengthen Citrus County's judicial infrastructure, ensuring a secure, accessible, and well-coordinated campus for judicial and public services. While it may take the public some time to adjust to the changed locations, this approach not only meets current demands but also positions the County for future growth, with facilities that support streamlined workflows and enhanced public access to essential services.

To offer a well-rounded view, the RICE (Reach, Impact, Confidence, Effort) scoring method can be used to provide a numerical framework to evaluate the impact of each development strategy proposed in this report. The SWOT (Strength, Weakness, Opportunity, Threat) analysis helps to assess external and internal factors that may impact the success of these proposed changes.

RICE Analysis

RICE is a prioritization matrix used to evaluate an initiative against 4 key criteria:

1. **Reach** – How many people this initiative impact?
2. **Impact** – On a scale 1-5, how much will this project contribute to the larger goal?
3. **Confidence** – How feasible is this project? (out of 100)
4. **Effort** – How many months would it take to accomplish this goal?

$$\text{RICE SCORE} = \frac{\text{Reach} \times \text{Impact} \times \text{Confidence}}{\text{Effort}}$$

SWOT Analysis

Strength

- Efficient and secure parking for Judges and staff.
- BOCC located at LGB which is more centralized in the County.
- There will be a secure corridor from the Coca-Cola Building into the Courthouse.
- Necessary increased space for many of the departments.

Weakness

- Historic building regulations may make additions difficult (Coca-Cola Building).
- The new secure corridors to the Courthouse will interrupt egress around the building and will require detailed analysis.
- Detailed wayfinding will be needed to help employees navigate LGB.

Opportunity

- LGB can become more of a community resource for staff and the public
- Meadowcrest can become more of a community resource for staff and the public
- The commissioners are more centrally located in the County

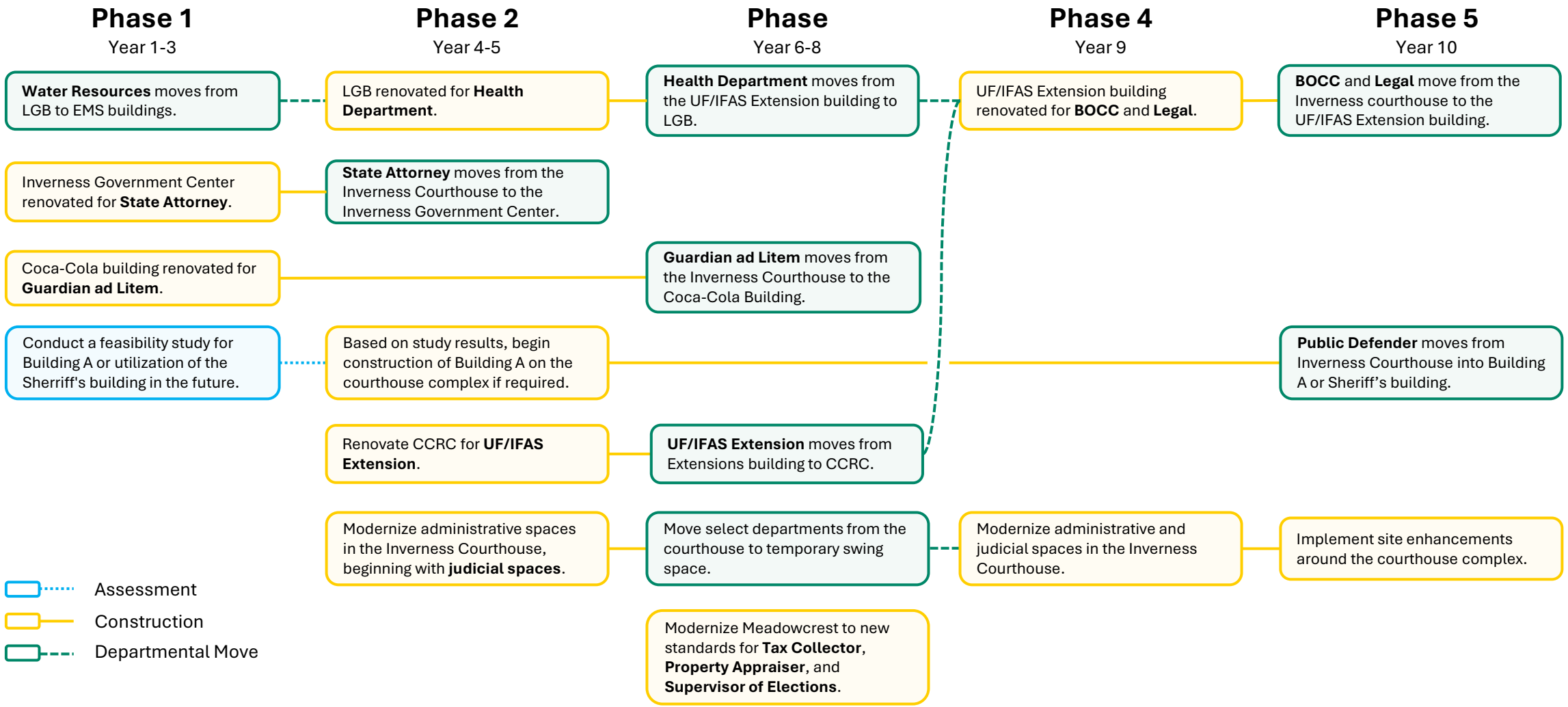
Threat/Challenge

- There will be disruptions to county operations to achieve these changes.
- There might be resistance from residents due to the project cost.

Infrastructure Planning and Phasing

Planning for the Future

Below is a representative phasing plan of the development strategies and corresponding department moves.



Cost Estimates



Rendering for illustrative purposes only.

Cost Estimates

Planning for the Future

Estimating Future Costs

This High-Level Estimate (HLE) has been prepared as requested by Citrus County Board of County Commissioners, Department of Management and Budget. The purpose of this estimate is to provide high level preliminary and probable cost related to the new building and renovations of Citrus County Board of County Commissioners facilities. The cost includes, but not limited to, moving cost, construction costs, furniture, IT, AV, security systems, indirect cost and fees:

- Moving costs
- New building, extension and parking developments

Building Renovation works:

- Allowance for generator replacement in Lecanto Government Building
- Allowance for MEP replacement in Coke Building
- Allowance for Replace heating and cooling system in Meadowcrest building
- Allowance for HVAC system repair works and basement area repair in Courthouse
- Allowance for Roof repair works and equipment generator replacement in CCRC Building

Fit-out Renovation works:

- New door, partition for offices, gypsum walls and finishes (Floor, Wall, Ceiling)
- New lighting, power; new diffusers and plumbing fixtures; modification of sprinklers
- New millwork and furniture (exclude medical/diagnostic equipment, kitchen equipment and cooking stations)
- IT/Data, AV, Fire Alarm and Security System (excludes special equipment, special security tabulation machines and special technologies)

All costs related to Water Resources moving to the EMS Administrative Building have been excluded from this estimate.

Scenario Costs

Focused on creating a centralized judicial campus, this approach prioritizes secure access, efficient parking solutions, and a cohesive environment for judicial services.

- 1 Building Addition
- 5 Building Renovations
- 1 New Building
- 1 Expanded Parking Lot
- 7 Departmental Moves

TOTAL COST ESTIMATE:

$102,565,000

Cost Estimates

Planning for the Future

Full details available in the Preliminary High-Level Cost Estimate Report (delivered as a separate document)

Cost Estimate Details

The following is a breakdown of the cost estimates separated by phase and task – development renovations and departmental moves.

	TOTAL	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
	Total $	Total $	Total $	Total $	Total $	Total $
PHASE - 1						
Water resources moves to EMS Administration Buildings	*Excluded*	*Excluded*				
Inverness Government Center renovated for State Attorney	4,216,000	4,216,000				
Coca-Cola building renovated for Guardian ad Litem	3,188,000	3,188,000				
MEP Replacement in Coke Building	2,564,000	2,564,000				
PHASE - 2						
Lecanto Government Building renovated for Health Department	2,717,000		2,717,000			
Equipment Generator Replacement in Lecanto Government Building	272,000		272,000			
State Attorney moved to Inverness Government Center	84,000		84,000			
Renovate CCRC for UF/IFAS Extension	3,111,000		3,111,000			
Roof repair works and Equipment Generator Replacement in CCRC	320,000		320,000			
Modernize administrative spaces in the Inverness Courthouse	5,013,000		5,013,000			
Building Construction of Building A on the courthouse complex	23,607,000		23,607,000			
PHASE - 3						
Health department moves to Lecanto Government Building	34,000			34,000		
Guardian ad Litem moves into Coca-Cola Building	27,000			27,000		
UF/IFAS Extension moves to Central Citrus Resource Center (CCRC)	19,000			19,000		
Move selection departments from courthouse to temporary swing space	382,000			382,000		
Modernize Meadowcrest to new standards for Tax Collector, Property Appraiser and Supervisior of Elections	22,227,000			22,227,000		
Move selection departments from Meadowcrest to temporary swing space	418,000			418,000		
Replace Heating and Cooling System in Meadowcrest	615,000			615,000		
PHASE - 4						
UF/IFAS Extension building renovated for BOCC and Legal	6,287,000				6,287,000	
Modernize administrative judicial spaces in the Inverness Courthouse	21,986,000				21,986,000	
Mechanical System repair works and Basement area repair in Courthouse	4,523,000				4,523,000	
PHASE - 5						
BOCC and Legal move to UF/IFAS Extension Building	203,000					203,000
Implement site enhacements around the courthouse complex	677,000					677,000
Move Public Defender into Building A	75,000					75,000
Total	**102,565,000**	**9,968,000**	**35,124,000**	**23,722,000**	**32,796,000**	**955,000**

Cost Estimates

Planning for the Future

Full details available in the Preliminary High-Level Cost Estimate Report (delivered as a separate document)

Cost Estimate Details

The following is a breakdown of the cost estimates separated by building, including development renovations, departmental moves and all design and construction contingencies.

Building	Total
Coca-Cola Building	$3,316,000
CCRC	$1,889,000
Lecanto Government Building	$1,646,000
UF/IFAS Extensions Building	$3,201,000
Inverness Courthouse	$16,535,000
Inverness Government Center	$2,431,000
Meadowcrest	$12,248,000
New Building A	$13,325,000
Building Subtotal	**$54,591,000**
Design & Construction Contingencies	$47,974,000
Total	**$102,565,000**



Addressing Future Changes



Rendering for illustrative purposes only.

Addressing Future Changes

Planning for the Future

Embracing Change Within the Workplace

Managing incremental change is crucial for the success of the County's judicial and administrative workplace transformation. It ensures a smooth transition by addressing the human side of change. By effectively guiding employees through new processes, environments, and expectations, change management minimizes resistance, fosters engagement, and helps to align the workforce with the County's vision. This can lead to a more successful, lasting, and sustainable transformation.

During the workplace study, department leadership expressed mixed levels of apprehension about adapting to new work environments. Some are open to new strategies such as shared workstations, varied workspace types, and hybrid working. Leadership emphasized the importance of maintaining safe operations, productivity and morale during the change. These insights underscore the value of change management, as it addresses these concerns by providing structured guidance to navigate the future.

The following elements are critical to ensure the success of a change project:

- Transparent, honest communication
- Modelling behaviors from the top down
- Tools to help bring employees along the change journey
- Building trust in leadership and program
- Activities to ensure change is sustained

Managing Change

It is important that change is viewed as a process, and the actions and activities are customized to the needs of the County. The change process can follow three major process milestones, with communication as a consistent priority across all phases. Implement a change management strategy that prioritizes employee engagement and communication throughout the transition. Provide regular updates, involve employees in decision-making, and offer training to help them adapt to new workstyles and environments.

With an understanding of the public needs and employee workflow, the strategies in this report are designed to create a workplace that supports flexibility, collaboration, and employee wellbeing while aligning with Citrus County's strategic goals and future expansion.



For change management to be successful, it is important to have a network of stakeholders across the organization that support the vision and key behaviors.

It's a best practice to have a clear message endorsed by County leadership. Additionally, fostering leadership buy-in and cultivating a robust network of internal change advocated (i.e. Change Champions) can serve as exemplary role models and play a pivotal role in effectively promoting the change within their respective colleague circles.

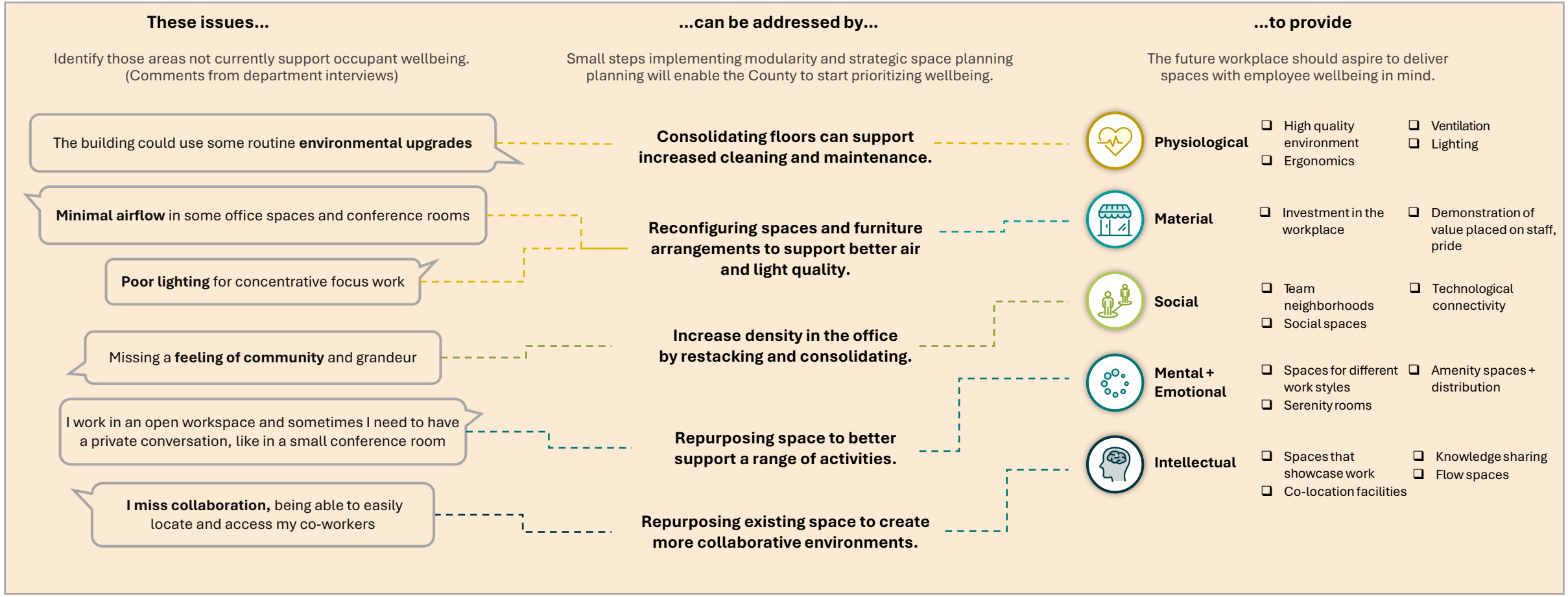
Note: Change Management is not included in the scope of this project. This page serves as a general recommendation to adopt a change plan as part of the transformation.

Addressing Future Changes

Planning for the Future

Understanding Environmental Quality in the Workplace

The impact of the workplace on an individual's wellbeing can ultimately influence their inclination to work in an office environment. This dynamic prompts a significant global trend within organizations to provide healthier workspaces. These improvements not only highlight a focus on wellbeing, but also serve as a magnet for attracting and retaining top talent.



Addressing Future Changes

Planning for the Future

Designing for resiliency requires a proactive approach to understanding and addressing the risks that natural and man-made hazards pose to critical infrastructure. These risks, whether from hurricanes, flooding, cyber threats, or other disruptions, can significantly impact the community's well-being and the continuity of essential services. By identifying vulnerabilities and implementing strategies to mitigate these risks, the County can ensure its infrastructure remains operational during emergencies and recovers quickly afterward. This approach not only safeguards the safety and security of residents and employees but also supports economic stability by minimizing service interruptions and associated costs. Resilient design is a cornerstone of sustainable growth, enabling the County to adapt to challenges while fostering a strong and secure future for the entire community.

Community engagement for successful outcomes:



Designing For Resiliency

Considering Scale:
Building-level and community-wide adaptations play a critical role in enhancing resilience and sustainability, offering long-term benefits that outweigh their costs to the region. By integrating thoughtful strategies into climate adaptation planning, the County can proactively address environmental challenges and create a more sustainable future.

Climate Adaption Planning:
Key initiatives include heat island abatement measures, such as implementing green roofs and tree planting programs, which reduce urban heat effects and improve air quality at both site and neighborhood scales. Adapting municipal operations, such as reducing the environmental impact of fleet parking, further supports the County's sustainability goals. Flood risk modeling enables better evaluation and development of targeted solutions to protect critical infrastructure from extreme weather events.

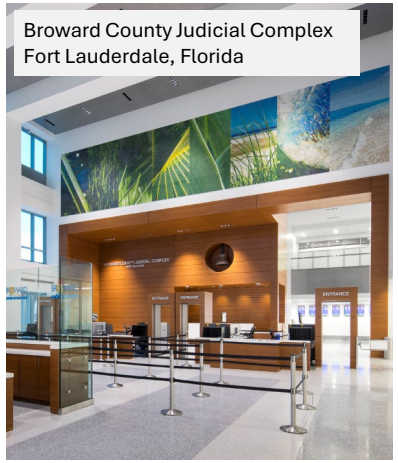
Critical Assessments and Investments:
Assessing and improving key assets, including water distribution systems, electrical grids, transportation networks, stormwater infrastructure, and communication systems, ensures the reliability of essential services during disruptions. Sustainable stormwater management strategies mitigate flooding risks while enhancing water quality, and the development of community open spaces promotes equitable access to green spaces, fostering social and environmental well-being. Together, these adaptations strengthen the region's resilience, minimize environmental impact, and support the health and prosperity of the community.

Addressing Future Changes

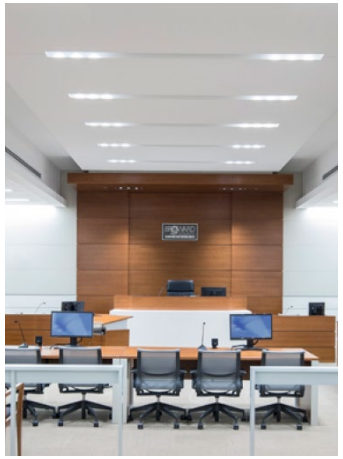
Planning for the Future



Clay County Courthouse
Green Cove Springs, Florida



Broward County Judicial Complex
Fort Lauderdale, Florida



Designing For The Justice System

Security and Safety:

- Security planning is crucial, requiring the separation of separate circulation zones for the public, judges, and detainees to maintain safe and efficient operations. As an example, the Broward County Judicial Complex in Florida, with its multi-building campus, carefully separates secure and public areas, ensuring both security and ease of access.
- Surveillance and proactive access measures, such as CCTV and entry screening systems, are essential. For example, Maricopa County Downtown Court Tower in Arizona integrates sophisticated security systems, including a new vehicular sally port and dedicated elevators to ensure secure movement between public and restricted areas.

Public Interaction and Civic Role:

- Courthouses should serve as symbols of justice and community presence, contributing positively to the surrounding area. The Governor George Deukmejian Courthouse in Long Beach, CA, is designed to enhance the civic space, with its modern yet classic design reflecting the importance of the justice system. This project prioritizes user experience, with a welcoming public entry and thoughtful circulation to reduce stress for those within the building.
- Courthouses like the Clay County Courthouse in Florida feature an inviting public plaza, combining security with civic pride. The building's design emphasizes transparency and openness, which helps strengthen the community's trust in the justice system.

Design Flexibility and Adaptability:

- Flexibility is key in accommodating future growth and changes in operations. In projects like the Montgomery County Judicial Center, adaptability is built in with modular courtrooms that can be reconfigured as needed, and space for future expansion.
- The Berkeley County Judicial Center, in West Virginia, exemplifies adaptability through the reuse of an old mill building, integrating modern facilities while retaining local character.

Efficiency and Sustainability:

- To manage operational costs and reduce long-term environmental impact, sustainable design is a priority. The Broward County Judicial Complex designed to a LEED Silver standard, reducing energy use by 25% and implementing water-saving measures.Projects like the Los Angeles Federal Courthouse go even further, achieving LEED Platinum certification through features like photovoltaic systems and optimized natural daylight.

Modern judicial design requires a balance between security, functionality, and civic engagement while anticipating future needs. By focusing on flexible layouts, sustainable practices, and community-centered designs, courts can effectively serve the evolving demands of both the system and its required infrastructure.

Addressing Future Changes

Planning for the Future

A well-designed workplace technology strategy ensures that spaces are optimized for the tasks they support, reducing time wasted on searching for appropriate workspaces or resources. It can significantly enhance productivity by facilitating better collaboration, focus, and workflows in addition to limiting incompatibilities. These strategies have been proven to improve employee job satisfaction as well as the customer experience. The right technology can help maximize the use of the County's real estate and plan for the future.





Designing a Well-Equipped Technical Workplace

Public and Private Wi-fi:

- Provide reliable, secure, consistent, and appropriate internet bandwidth for staff and building visitors across all the County facilities to access. This service will improve the capabilities of the County departments making public service more efficient.
- Modern internet connectivity will allow employees to seamlessly transition between individual working space and meeting spaces.
- Efficient and reliable connectivity can make the login process and printing capabilities accessible to all users, allowing them flexibility throughout the space.

Hybrid Meeting Capabilities:

- Integrated systems for hybrid meetings encourage participation and collaboration. These systems offer a convenient meeting style with an easy connection to audio/visual systems, in both open and enclosed spaces.
- A secure and reliable A/V system will support more hybrid court cases, making cases more accessible to the public, reducing the need for in-person visits, relieving the Courthouse from congestion, and providing more flexible court times.
- Modern systems will support hybrid public meetings, allowing more residents to participate online.

Conferencing and Shared Spaces:

- The use of an efficient room reservation system for participating meeting spaces will make these shared spaces easily accessible to the County and increase the efficiency of the space.
- Improved technology, A/V systems, and digital interfaces can enhance how users engage with educational material, training, and simulations.

Security:

- Increased security protocols can protect the County from cyber and physical threats such as protecting records and personal information of citizens and increasing surveillance.

County Services:

- Improved digital touchpoints throughout County buildings will improve public interaction, making services more accessible and efficient. These can include welcome screens, information sharing, building maps, or self-help kiosks to assist the public in accomplishing their tasks.
- Digital kiosks and ticketing systems can be used to communicate more accurate wait times and ticketing screens to promote transparent service times with visitors.
- Improved systems can help County employees better track cases and inquires.

Next Steps

Planning for the Future

Preparing for Future Changes

Embracing the recommendations in this report, and noted to the right, can position Citrus County to effectively manage growth while maintaining quality service for the community, and efficiently utilize the County's real estate portfolio. By moving forward and investing in capital improvements over time, the County can build a resilient, efficient, and forward-thinking real estate portfolio that meets the needs of today and anticipates the demands of tomorrow's population.

Citrus County, FL

Where People and Nature Thrive

STRATEGIC RECOMMENDATIONS

SPACE NEEDS ASSESSMENT

1. **Develop a Space Standards and Guidelines Framework**
   The POR represents standardized requirements for space allocation, including office sizes, collaborative areas, and public spaces. Without County standards, this document should be used as a frame of reference based on industry best practices. This list of requirements is built to support the needs of all departments across the County.
2. **Locate County Staff and Public Services in the Right Locations**
   The Adjacency Diagram in this report identifies the priorities of each department and public service group to either be positioned within one building or spread across multiple buildings; whichever location best supports its function and access to the community.

FUTURE CONSIDERATIONS

1. **Evaluate Sustainability and Resiliency Options**
   Explore opportunities for integrating sustainable design practices into new developments and renovations. This can include the use of energy-efficient building materials, renewable energy sources, and obtaining green certifications (e.g., LEED).
2. **Prioritize Security Enhancements**
   Review current security measures and determine what additional protocols are needed, especially for judicial, administrative, and public-facing spaces. This includes physical security (e.g., secure entrances) and digital security (e.g., data protection).
3. **Perform a Technology Infrastructure Assessment**
   Assess current IT infrastructure to determine its capability to support future needs, including data storage and cybersecurity. Identify areas for improvement, such as upgrading Wi-Fi and enhancing digital services for the public.
4. **Create a Phased Development and Funding Plan**
   Develop a phased approach for facility improvements and expansions, prioritizing projects based on urgency, cost, and impact. Identify funding sources, including capital budgets, grants, and public-private partnerships.



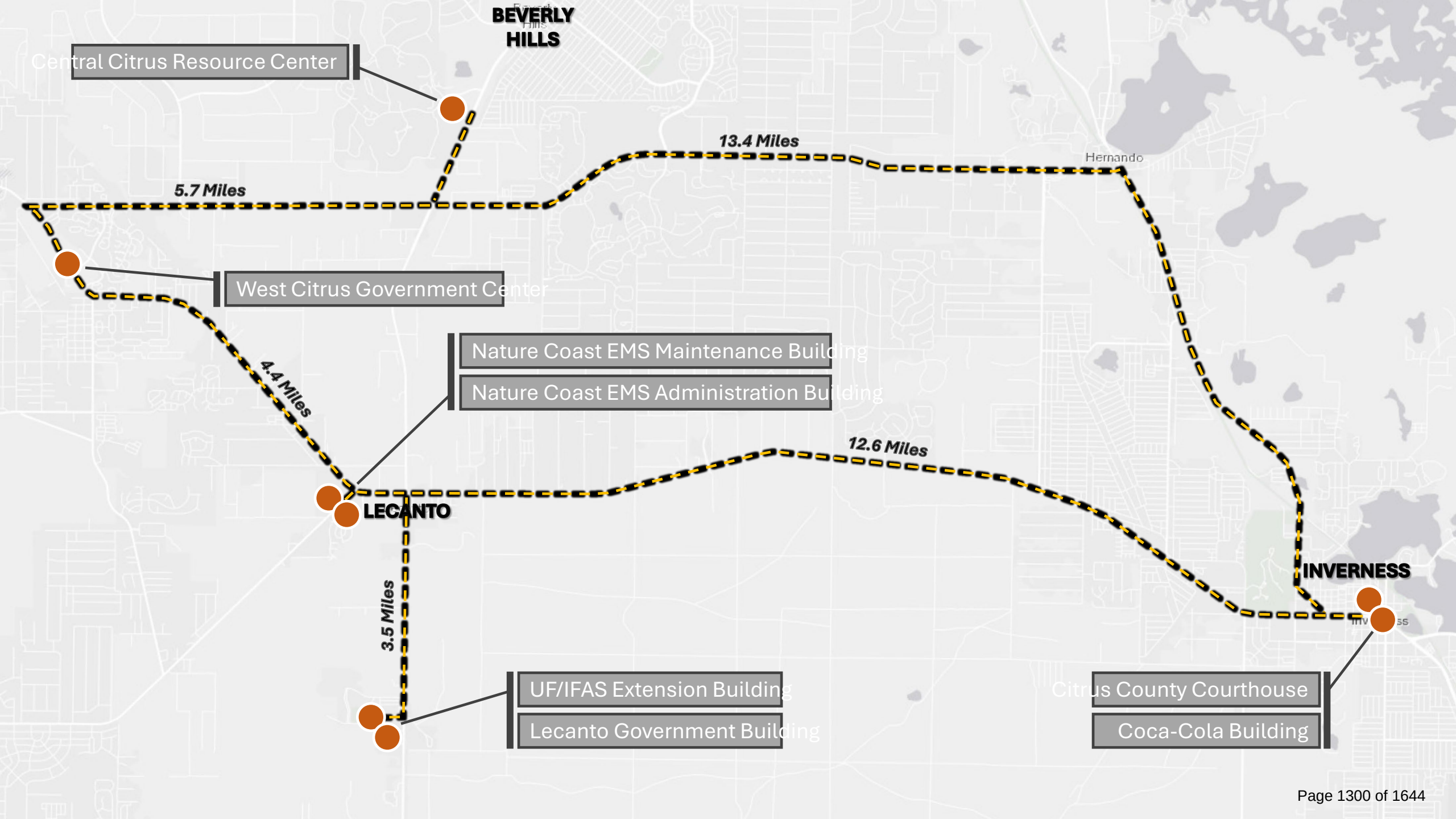
06

Appendices

A. Project Site Maps

Citrus County, FL

Where People and Nature Thrive


BEVERLY HILLS
Central Citrus Resource Center
13.4 Miles
5.7 Miles
Hernando
West Citrus Government Center
Nature Coast EMS Maintenance Building
Nature Coast EMS Administration Building
4.4 Miles
12.6 Miles
LECANTO
INVERNESS
3.5 Miles
UF/IFAS Extension Building
Lecanto Government Building
Citrus County Courthouse
Coca-Cola Building

Current Building Conditions

Conditions Assessment

Central Citrus Resource Center
2804 W. Marc Knighton Ct.

Function & Conditions Observations

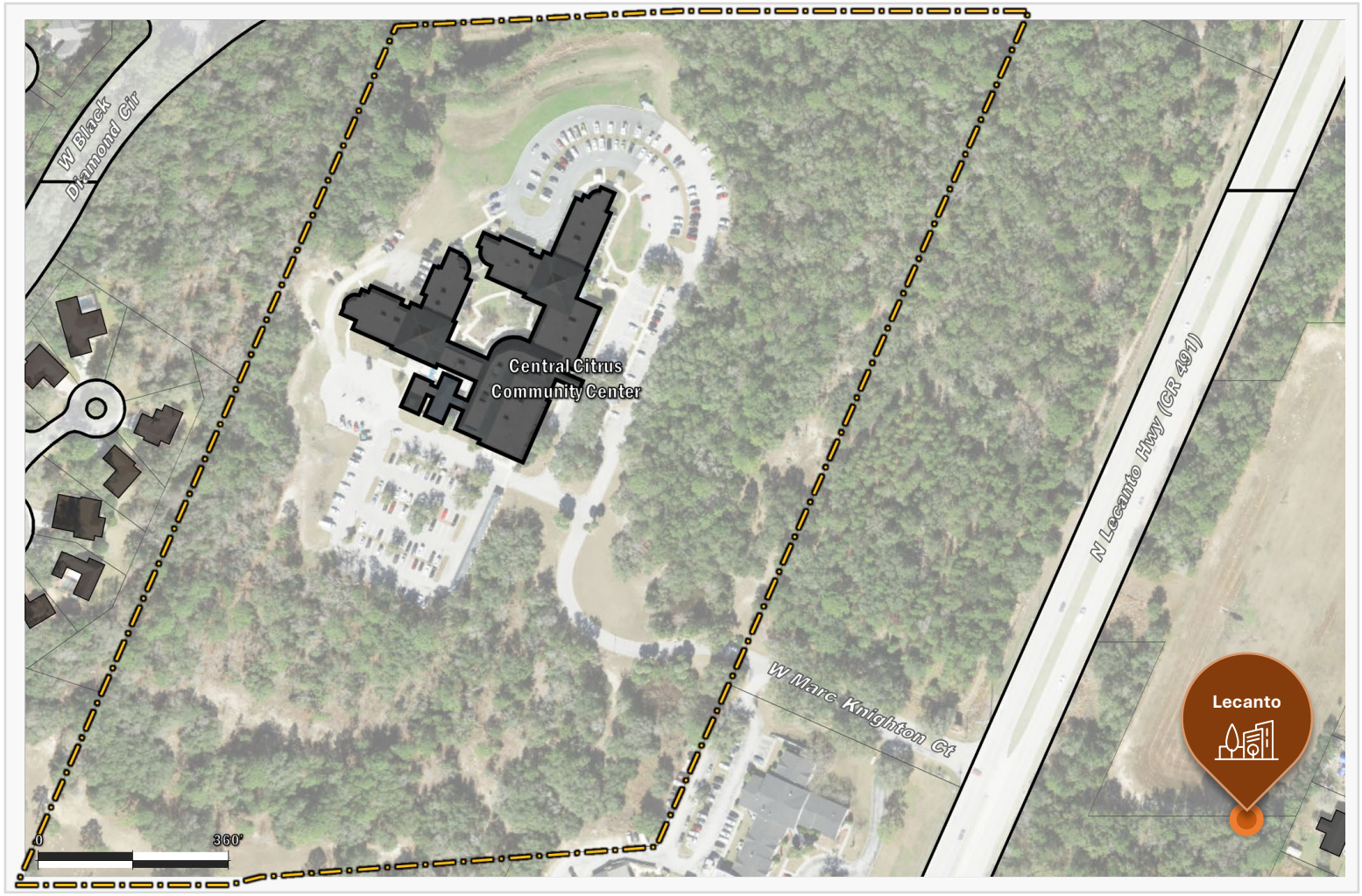
- Observed to be in very good condition
- Flat sections of the roof are scheduled for replacement in 2024 or 2025
- The kitchen is planned to be converted into office space

INFORMATION	
Building Age	35 years (built in 1989)
Zoning Classification	PSI (Public, Semi-Public, Institution)
F.A.R	0.5
Site Area	31.85 Acres
Estimated Area	59,390 sf
No. of Parking Spaces	260 spaces

Condition Rating: EXCELLENT

Workplace Scorecard Rating: FAIR

:Property Line



Current Building Conditions

Conditions Assessment

Lecanto Government Building
3600 W. Sovereign Path

Function & Conditions Observations

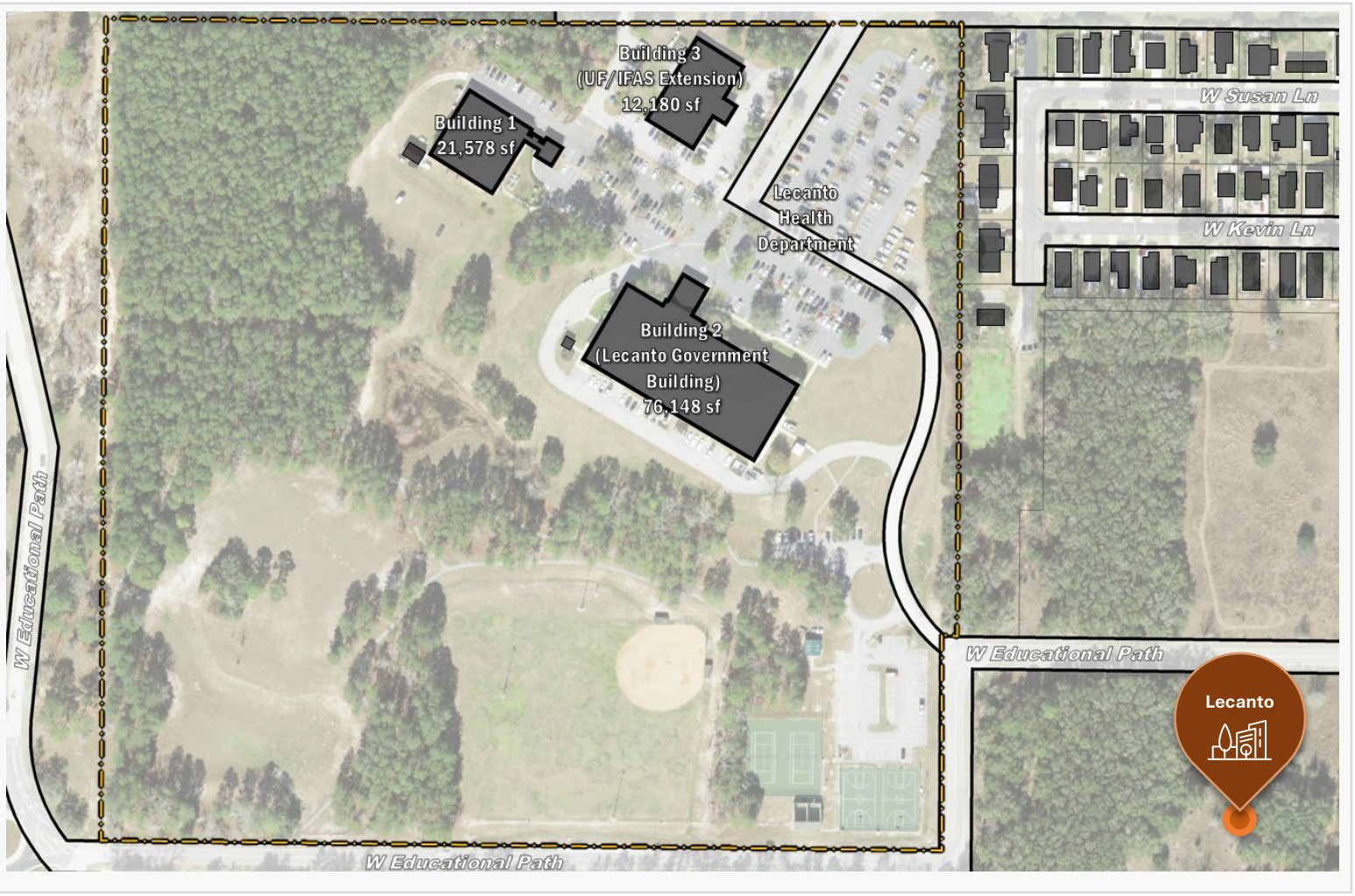
- Found to be in good condition
- Portions of the exterior stucco are being actively replaced

INFORMATION	
Building Age	32 years (built in 1992)
Zoning Classification	PSI (Public, Semi-Public, Institution)
F.A.R	0.5
Site Area	38.20 Acres
Estimated Area	5,816 sf
No. of Parking Spaces	228 spaces

Condition Rating: EXCELLENT

Workplace Scorecard Rating: GOOD

:Property Line



Current Building Conditions

Conditions Assessment

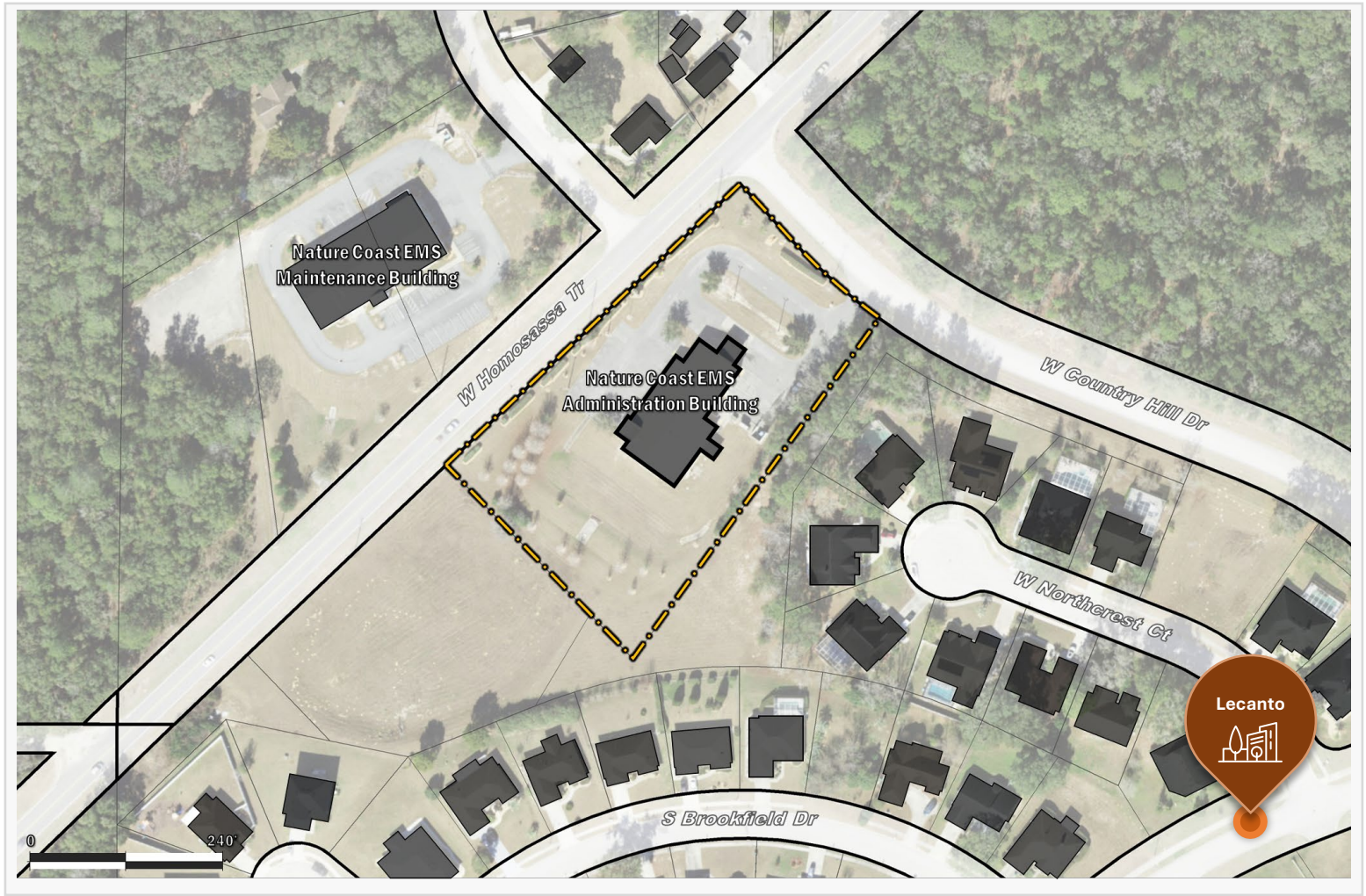
Nature Coast EMS Administration Building
3876 W. Country Hill Dr.

Function & Conditions Observations

- In good condition, with a sinkhole observed behind the building at a lift station, requiring immediate attention
- Planned repairs are addressing both the lift station and sinkhole, with the building scheduled for occupancy by Water Resources

INFORMATION	
Building Age	16 years (built in 2008)
Zoning Classification	PDR (Planned Development Residential)
F.A.R	Per Master Plan of Development
Site Area	2.37 Acres
Estimated Area	8,400 sf
No. of Parking Spaces	23 spaces

Condition Rating: EXCELLENT



Current Building Conditions

Conditions Assessment

Nature Coast EMS Maintenance Building
890 S. Oak Crest Path

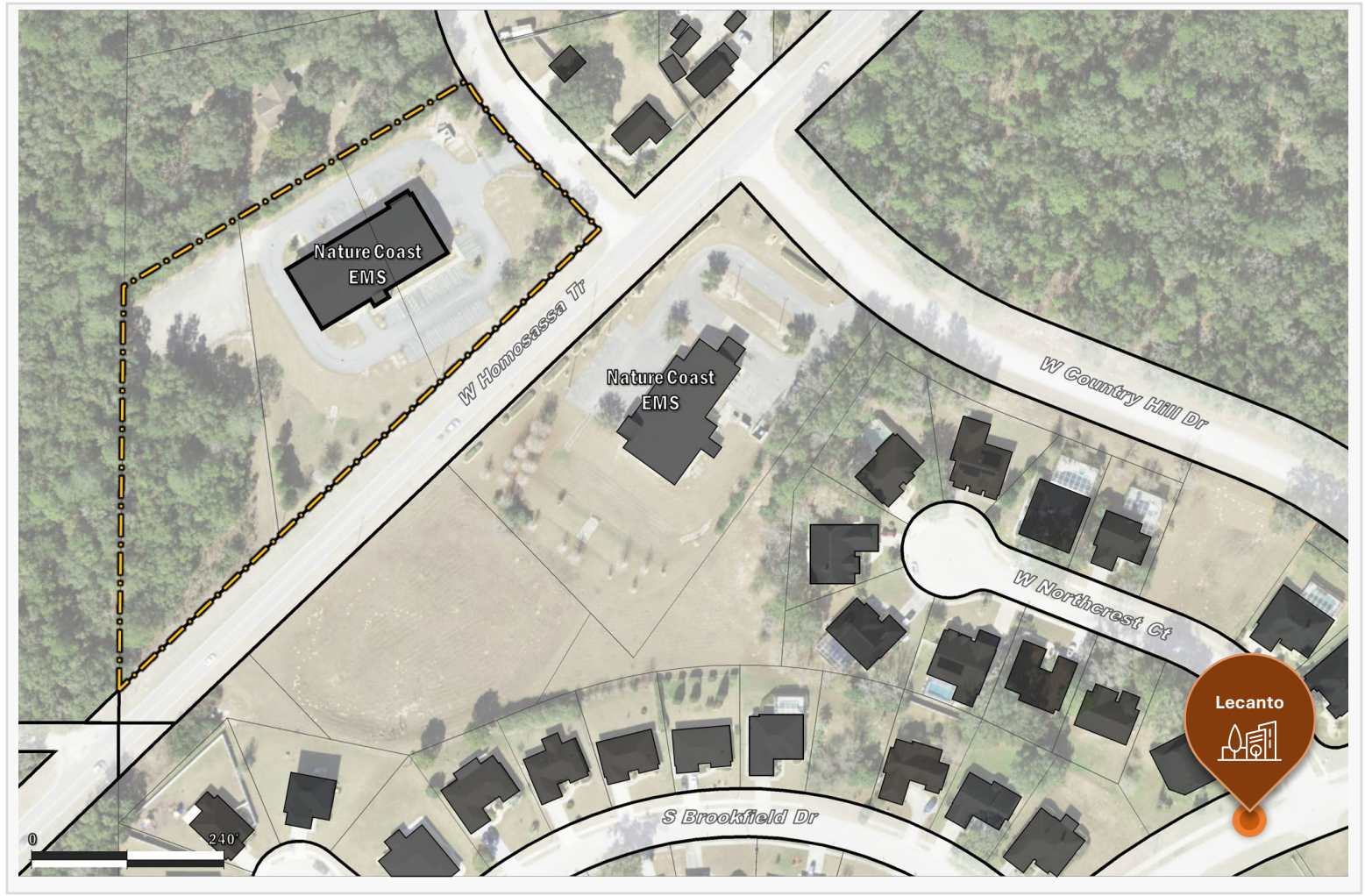
Function & Conditions Observations

- In good condition
- The maintenance bays contain equipment and materials left behind by Nature Coast
- The building is currently unoccupied, with plans for occupancy by Water Resources

INFORMATION	
Building Age	9 years (built in 2015)
Zoning Classification	GNC (General Commercial)
F.A.R	1.0
Site Area	2.05 Acres
Estimated Area	4,695 sf
No. of Parking Spaces	29 spaces

Condition Rating: EXCELLENT

:Property Line



Current Building Conditions

Conditions Assessment

UF/IFAS Extension Building
3650 W. Sovereign Path

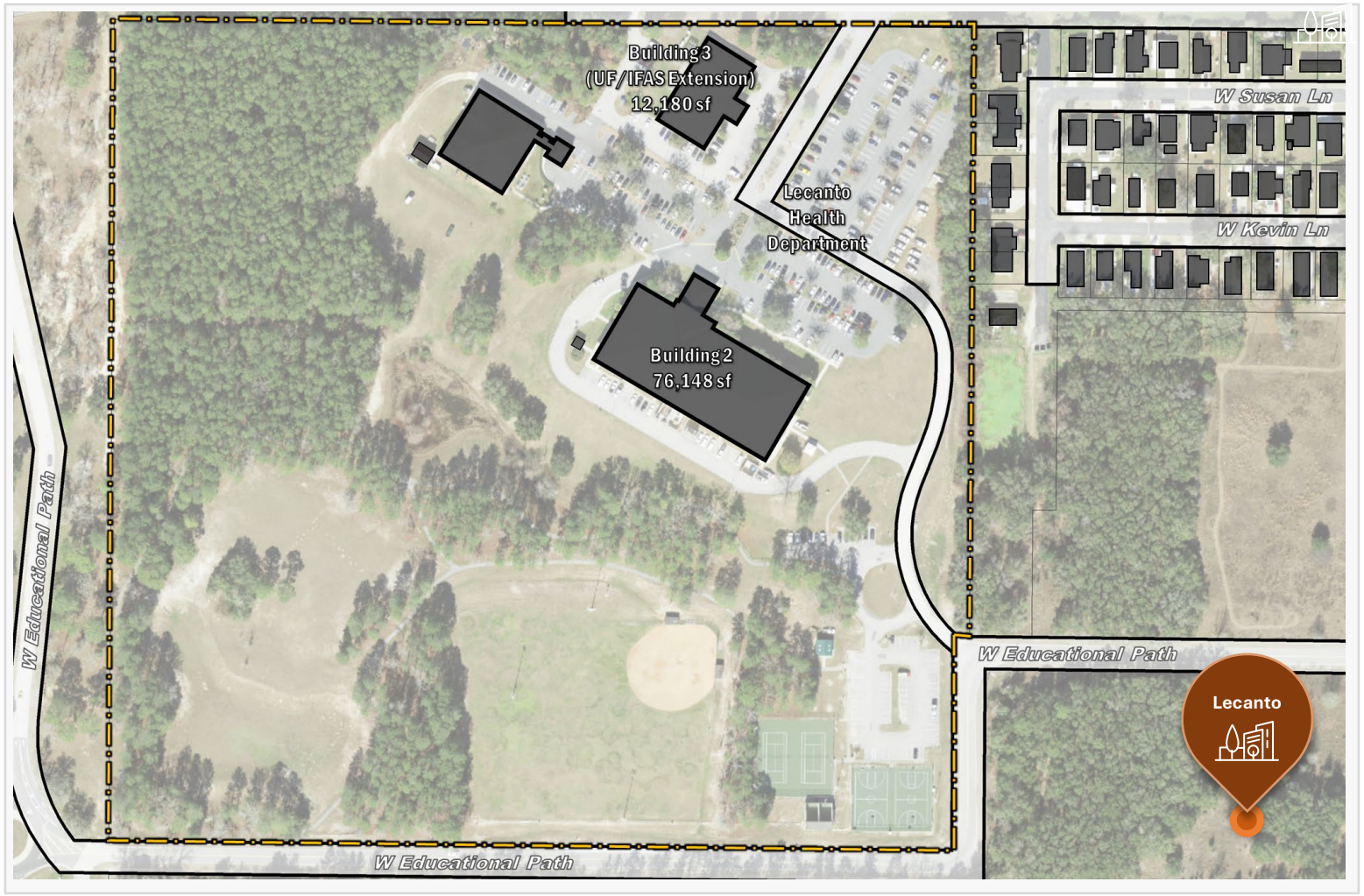
Function & Conditions Observations

- Observed to be in good condition
- Plans are in progress to convert a large storage space in one corner into office space, with construction set to begin soon

INFORMATION	
Building Age	32 years (built in 1992)
Zoning Classification	PSI (Public, Semi-Public, Institution)
F.A.R	0.5
Site Area	38.20 Acres
Estimated Area	11,621 sf
No. of Parking Spaces	39 spaces

Condition Rating: EXCELLENT

Workplace Scorecard Rating: FAIR



Current Building Conditions

Conditions Assessment

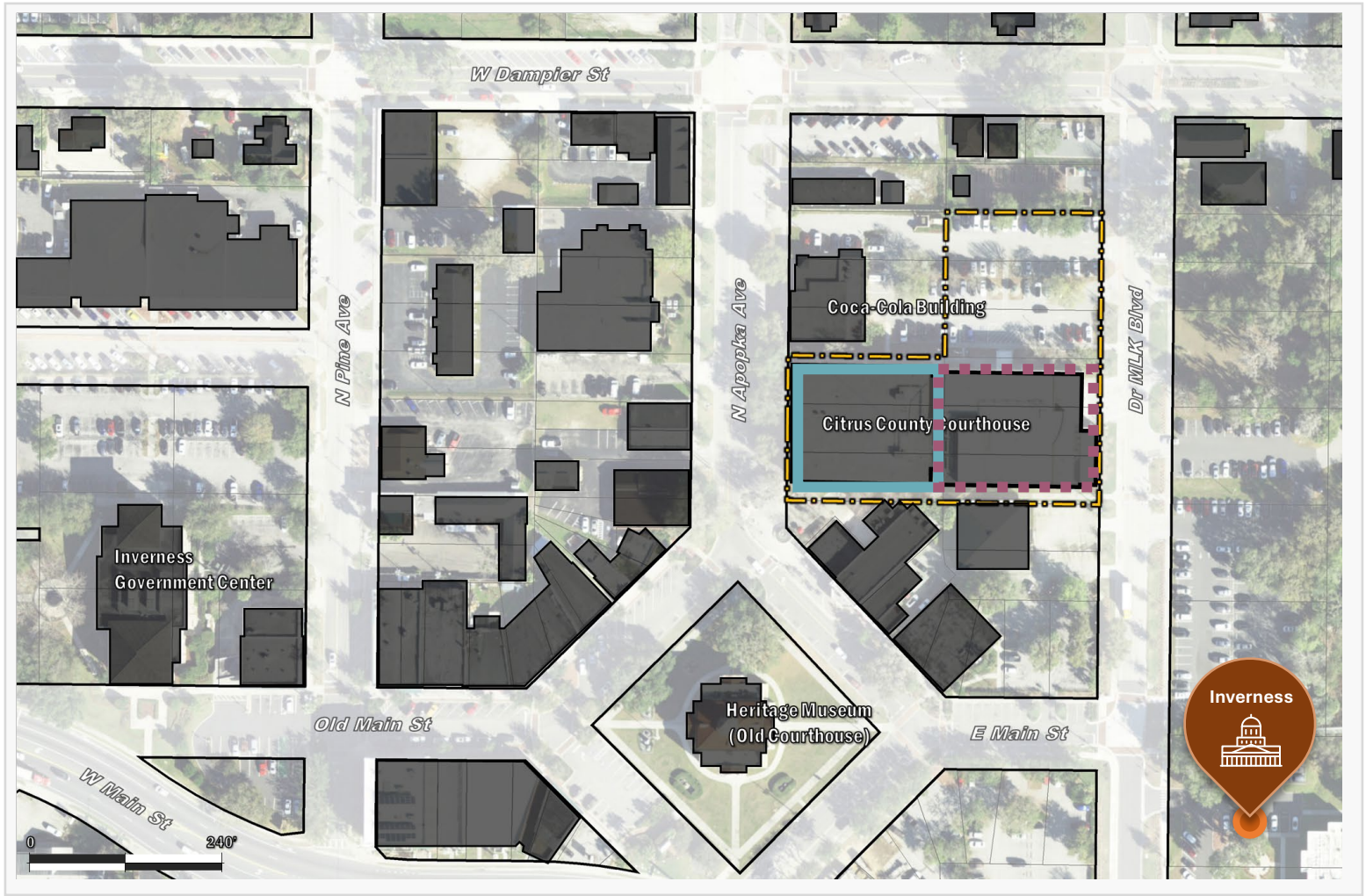
Citrus County Courthouse
110 N. Apopka Ave.

Function & Conditions Observations

- Water damage was observed on parts of the exterior walls and in limited areas inside the building **(NEW ADDITION)**
- Ponding water was observed on the roof **(OLD BUILDING)**
- Water leakage and limited water damage were reported in various locations in the basement **(OLD BUILDING)**
- Understood that the basement has previously flooded with several inches of standing water **(OLD BUILDING)**

INFORMATION	
Building Age	40 years (built in 1984)
Zoning Classification	CBD (Central Business District)
F.A.R	0.6
Site Area	1.2 Acres
Estimated Area	50,716 sf
No. of Parking Spaces	71 spaces
Condition Rating:	GOOD
Workplace Scorecard Rating:	POOR

:New Addition :Old Building :Property Line



Current Building Conditions

Conditions Assessment

Coca-Cola Building
120 N. Apopka Ave.

Function & Conditions Observations

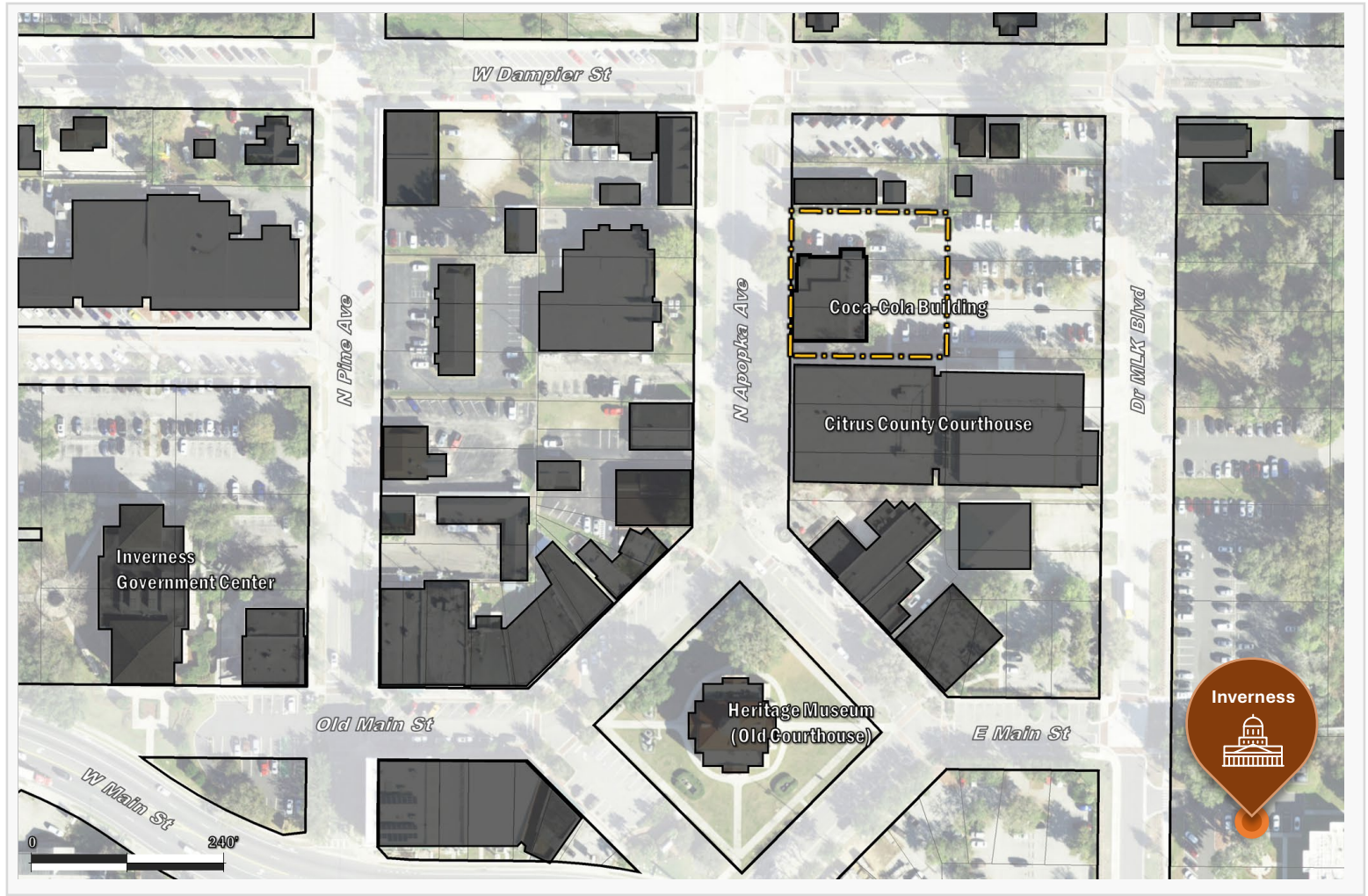
- An older, unoccupied building with interior sections partly demolished during a previously abandoned renovation project
- While not in poor condition, more issues were noted compared to other facilities assessed.

INFORMATION	
Building Age	92 years (built in 1932)
Zoning Classification	CBD (Central Business District)
F.A.R	0.5
Site Area	0.56 Acres
Estimated Area	5,082 sf
No. of Parking Spaces	23 spaces

Condition Rating: FAIR

A Workflow Scorecard Assessment was not conducted in this vacant building.

:Property Line



Current Building Conditions

Conditions Assessment

West Citrus Government Center
1540 W. Meadowcrest Blvd

Function & Conditions Observations

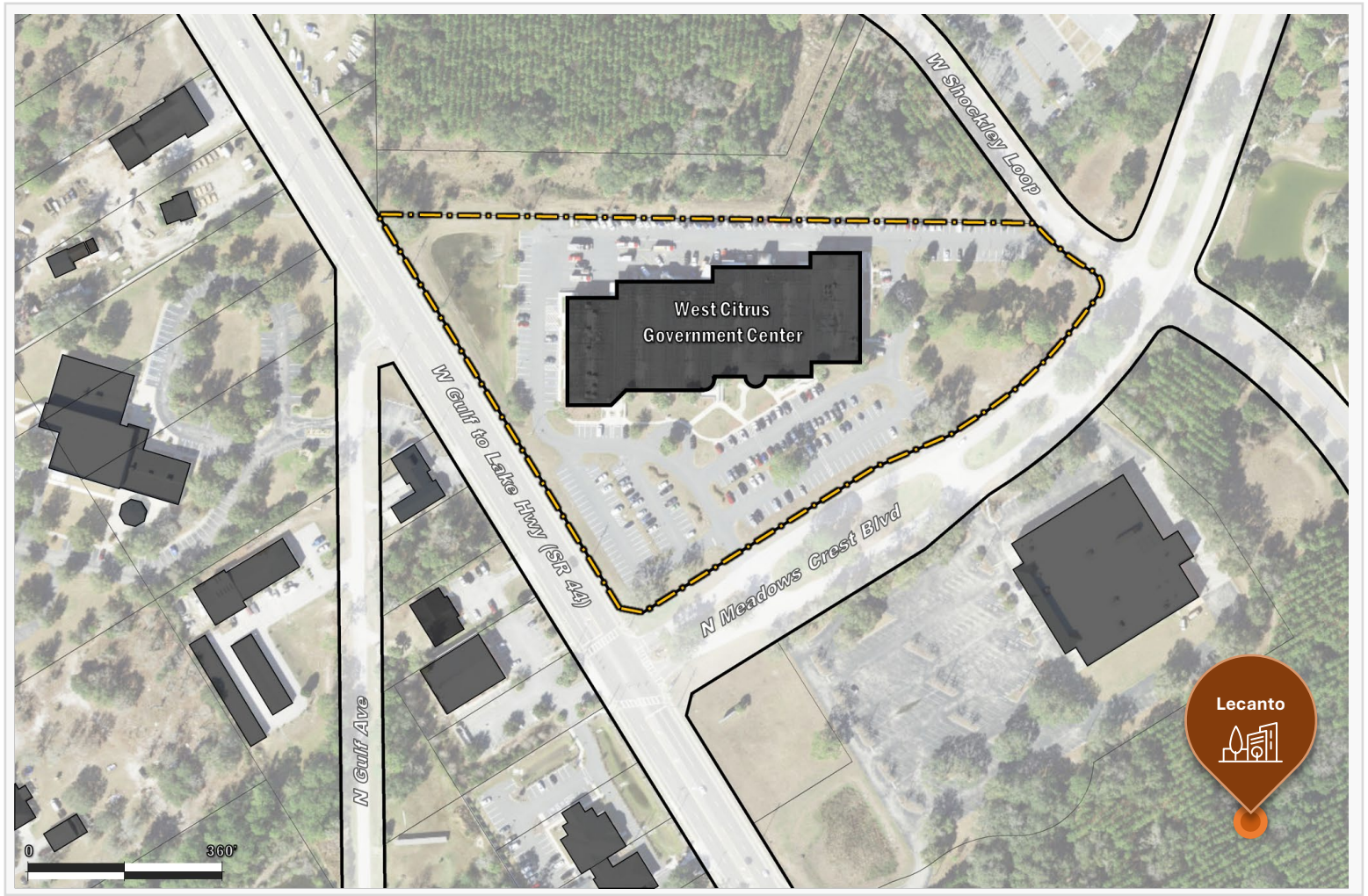
- In good condition with ample underutilized storage spaces that could be converted for alternate uses
- A small portion of the building is under active renovation

INFORMATION	
Building Age	40 years (built in 1984)
Zoning Classification	PDR (Planned Development Residential)
F.A.R	Per Master Plan of Development
Site Area	9.41 Acres
Estimated Area	75,456 sf
No. of Parking Spaces	298 spaces

Condition Rating: EXCELLENT

Workplace Scorecard Rating: GOOD

:Property Line



B. Departmental Interview Summaries

The following pages summarize requirements identified from interviews with departmental leaders.



Citrus County, FL

Where People and Nature Thrive

Board of County Commissioners (BOCC)

Mission

Comprised of five elected members representing the five districts, they service as a board of directors responsible for establishing policies and procedures.

Current Location

Citrus County Courthouse

Department Size

6 Employees

Interview Dates

10:00 AM EST, August 13, 2024
12:00 PM EST, August 15, 2024
11:30 AM EST, August 19, 2024
12:30 PM EST, August 20, 2024
1:30 PM EST, August 22, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Russell Collins
Marc Durkee	Jeff Kinnard
	Ruthie Schlabach
	Rebecca Bays
	Diana Finegan
	Holly Davis

Adjacencies

- Ideal to be near the Commissioner's assistant.
- Would ideally like to be closer to the administrative staff for meetings and quicker conversations.

Security

- Secure badge entry to the Commissioners office area.
- The Commissioners appreciate having some security screening before meetings but it is not required.

Filing & Storage

- Some basic in-office storage is needed to hold current file cases and reference books.

Work Patterns

- Most of the Commissioners have at-home work set-ups that allow for productive and efficient telework.
- In-person is needed to meet with constituents or county meetings.
- Every Commissioner has a private office.

Access to the Public

- The public can make an appointment with their specific Commissioner and be able to meet with them in the Commissioner's office.
- Will sometimes meet with the public in a local coffee shop due to the lack of convenient meeting space.
- Meetings are scheduled.

Special Requirements

- It is ideal to have support spaces that can assist with either late public meetings, more formal meetings, or required public meetings (Florida's Sunshine Law restrict Commissioners from discussing business in private settings).

Collaboration Spaces

- 2 BOCC meetings a month.
- Default to the meeting rooms at LGB for meetings larger than 3 people, which are held in private offices.
- Need a collaboration space to look at maps and plans.

IT Requirements

- Poor Wi-Fi and cellular service in the County Courthouse cause issues for communications and safety.

Visitors & Reception

- The public needs to be escorted to the larger meeting rooms at various building for large BOCC meetings.
- Can have over 100 people from the public arrive for larger public meetings.

Department Interview Summaries

County Workplace Strategy

UF/IFAS

Mission
Responsible for conducting community Extension education programs and events focused on environmental horticulture, agriculture, health and wellness, financial literacy and positive youth development.

Current Location
Extensions Building

Department Size
8 Employees

Interview Date
11:30 AM EST, August 13, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Russell Collins
Marc Durkee	Marguerita Beckford
	Trang Nguyen

Adjacencies

- It would be beneficial to be located near the Health Department, but not required.

Security

- The back door to the building is badge access only.
- Would be ideal to have sections of the hallways protected with badge access.
- There are some after-hours programs where an extra staff member needs to be around to lock up the building. It would be best if there was a way to secure the building without the extra security staff.

Filing & Storage

- A few locked cabinets for the 4H and science programs.
- Some typical storage for standard record retention.
- Space to store materials for events such as tables, tents, and signs.
- Storage area for card stock, copy paper, and other stationary supplies.

Work Patterns

- Most of the work is on-site.

Access to the Public

- The public needs to access the classrooms.
- There needs to be sufficient parking for classes and activities.

Special Requirements

- Use a kitchen space to teach classes on cooking healthy meals.
- The large classroom is used to host large classes (can hold up to 40 people).
- The garden is used to teach gardening classes and by staff for relaxation.

Collaboration Spaces

- Conference room (10 people) is used to meet with clients and HOAs.
- There is a lot of virtual collaboration and online classes.
- Often the classes are held out in the community.
- The breakroom is frequently used by employees.

IT Requirements

- Need a stronger and more reliable Wi-Fi signal to share educational and instructional videos.
- A lot of in-house printing for flyers, posters, signs, and flip charts.

Visitors & Reception

- There is a receptionist to meet the public when they come into the building.

Department Interview Summaries

County Workplace Strategy

County Sheriff

Mission
Responsible for operating a full-service law enforcement agency servicing all of Citrus County.

Current Location
Citrus County Sheriff's Office

Department Size
51 Employees

Interview Date
2:30 PM EST, August 16, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Russell Collins
Marc Durkee	Mike Prendergast

Adjacencies

- Need to be located at the courthouse.
- Do not have any requirements to be next to a specific department.

Security

- Bailiffs conduct security screening for the entire courthouse, needing access to the security equipment.
- The Bailiffs are law enforcement officers.
- The breakroom must have security monitors.
- The sally port control room has monitors and secure badge access points.

Filing & Storage

- Need secure lockers to store firearms and extra weapons.

Work Patterns

- Not a lot of ways to effectively host virtual meetings.
- Majority of the work and mission needs to occur in person. There is no telework option.
- Civil employees conduct mostly heads-down work.

Access to the Public

- Need a large space to handle the public coming to the Courthouse.

Special Requirements

- Have vehicles to transport inmates to the County jail.
- Holding cells for inmates awaiting trail.
- Sally port command center with tinted glass and security monitors.

Collaboration Spaces

- Meetings are happening in offices because there is no available formal meeting room.
- Larger meetings are held in the Courthouse, with attendance of up to 25 people. Any more than that, an overflow space is needed.

IT Requirements

- Bailiffs need a dedicated space to charge their radios and monitor security.
- Poor cellular service in the County buildings is a huge operational barrier.

Visitors & Reception

- Bailiffs interact with every person that comes into the courthouse.

Public Defender

Mission
Responsible for representing indigent persons in cases that involved a loss of liberty through incarceration or involuntary hospitalization.

Current Location
Citrus County Courthouse
Floors 1, Suite 2-110

Department Size
14 Employees

Interview Date
10:30 AM EST, August 18, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Russell Collins
Marc Durkee	Mike Graves

Adjacencies

- Frequent collaboration with the State Attorney's office on specific cases.
- It is acceptable to be moved out of the courthouse, however it is preferable to still be close by to the court and the clerk.
- Support staff need to be located near attorneys within the office.

Security

- Clients may be violent or have a mental illness. It is important to have security and/or a bailiff nearby.
- Windows in the doors are required for security.
- Office is secured with an access code.
- There is a separate entrance for employees.
- Clients that are in custody are escorted to the office for meetings.

Filing & Storage

- Required to keep case files for records. The office uses an offsite storage warehouse as well as the storage space in the courthouse basement.
- Short-term storage for active and recent cases needs to be readily accessible.
- Future storage will be more digital.

Work Patterns

- 100% in-office work.
- 40% focus work, 60% collaboration work.
- There are no dedicated spaces for interns.
- Attorney offices are currently larger than a typical office space, with space for 2 client chairs.
- Each attorney needs an office for privacy concerns.
- Visitors and meetings are scheduled.
- Heavy foot traffic on court days (Monday).

Access to the Public

- Only office staff and escorted guests enter the office. Otherwise, it is not accessible to the public.

Special Requirements

- Need a large scanner for frequent use.

Collaboration Spaces

- Need a specific office to view digital evidence.
- Can not share smaller meeting rooms for witnesses and cases with other departments. Evidence is pinned up on the walls for continuing cases.
- Meeting spaces including an 8-person room, training space, and a large meeting space once a month.

IT Requirements

- Open to the server being relocated as long as it is secure and caged off.
- Shares fiberoptics with the State Attorney's office.
- Independent IT staff for the County controls this operation and coordination.

Visitors & Reception

- Currently, they have a small reception area with a capacity for 6 people. That is not enough, and they will need a space that seats up to 10 comfortably.
- The receptionist sits behind glass.

Legal Department

Mission
Responsible for all legal work representing the County and all elected officials, including providing counsel to the County Administrators and the Supervisor of Elections.

Current Location
Citrus County Courthouse

Department Size
4 Employees

Interview Date
1:30 PM EST, August 20, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Russell Collins
Marc Durkee	Denise Dymond Lyn
	Kim Harris
	Beth Antrim

Adjacencies

- Need to be located near the judges in case the tech fails during a virtual case.
- Other departments should have limited visibility to the legal team to control the number of impromptu meetings.
- Need a separate suite and should not share workspace to protect confidential work.

Security

- Security is needed for high profile cases.
- Privacy and security from others in the building is crucial. Some visitors need secure access to protect their privacy.

Filing & Storage

- 3-4 filing cabinets are accessed every day for open cases.
- There is a nearby file storage room with badge access. The current room is not large enough for the team's needs. This room can't be shared.

Work Patterns

- 100% in-office work.
- Each lawyer needs an office for privacy concerns.
- Visitors and meetings are scheduled.
- Legal works to defend departments across the County.
- Much of the work gets done after hours.
- Most work is done individually.

Access to the Public

- Only office staff and escorted guests enter the office. Otherwise, it is not accessible to the public.

Special Requirements

- The printer/ copier and mail area is used all day.

Collaboration Spaces

- Need a casual space to brief a case or to serve as a break area.

IT Requirements

- Need appropriate technology to handle virtual depositions and presentations.
- This team moves around a lot and needs easy transitions between monitor docking stations and being mobile.

Visitors & Reception

- There is no need for visitor waiting space.

Property Appraiser

Mission
Responsible for locating, identifying, and valuing real and tangible personal property in the County, and to accomplish this in a manner that assures public confidence in our accuracy, productivity, and fairness.

Current Location
Meadowcrest

Department Size
60 Employees

Interview Date
2:30 PM EST, August 20, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Russell Collins
Marc Durkee	Cregg Dalton
	Rosa Scalzi

Adjacencies

- Current location with the Tax Collector limits Property Appraisers' operations.
- Ideal for the entire department to be together (a large portion is located at the Annex in Inverness).
- Do not need to be located near any other departments.

Security

- Concern about the security of County cars parked overnight.
- There is a large homeless issue around the government buildings.
- There are no cameras.
- A law enforcement officer would be preferred.

Filing & Storage

- Need secure storage for medical supplies and housing and tax records.
- Additional operations and storage takes place at the Annex building.

Work Patterns

- Mostly working in office; working in the field as required.
- Roughly 80% concentrative work, 20% collaborative.

Access to the Public

- The large training room is offered to local non-profits as a meeting space.
- The public can come to the office to meet with agents at the appropriate public-facing windows.
- The public interacts with the agency at a service window.

Special Requirements

- Have field cars (7 at the other location, 2 at Meadowcrest).
- Run a charitable fundraiser through the department's snack bar.

Collaboration Spaces

- Use the large training room frequently (20 trainings a year).
- Have their own breakroom that is used frequently.

IT Requirements

- Need a secure server to manage client PII used by the department.

Visitors & Reception

- There are a few guest chairs for visitors waiting for their appointment.

Tax Collector

Mission
Responsible for the collection and distribution of County ad valorem taxes as well as other taxes and fees at the local level and on behalf of state agencies.

Current Location
Meadowcrest

Department Size
63 Employees

Interview Date
3:30 PM EST, August 20, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Russell Collins
Marc Durkee	Janice Warren
	Barbara Good
	Ross Storey

Adjacencies

- Ideal to be close to the Property Appraiser department and the Clerk.

Security

- Employees have a separate badged entrance into the office
- Clerks are located behind non-ballistic glass that is equipped with a transaction slot and speaker to protect employees from the public.
- There are cameras throughout the facility

Filing & Storage

- Have a large vault for secure storage
- A lot of the County records are stored at the vault in Inverness.
- Uses the offsite storage facility “E-Bridge”.

Work Patterns

- 100% in-office work.
- All staff members have their own workspace.
- Some senior staff can work from home on a needed basis.

Access to the Public

- There is a dedicated waiting area with service windows for the public to access.
- Staff is seated at the service windows full-time.
- There are public kiosks located around the County however many transactions need to occur in person.
- This is not a walk-up counter service, the clerk must call the visitor up.

Special Requirements

- The outdoor seating space is heavily used but not properly covered.
- Drive-through in Inverness is working well as is.
- Space has been renovated in the last 5 years.
- Building a new training space that holds 75 people.

Collaboration Spaces

- The boardroom is used for leadership meetings. It can hold 8 people.
- Each department has a morning huddle in their designated working area.
- The small breakroom is heavily used but there is no large space for employee gatherings.

IT Requirements

- Has 2 server rooms to provide for the entire office.
- A variety of printers are required for ID photos, licenses, certificates, travel documents, etc.

Visitors & Reception

- There is a small waiting area for the public.
- Must be a receptionist who is very sharp and can handle a large volume of seniors.

County Clerk

Mission
Responsible for three major operations within the local government; Clerk to the Courts, Official Record Keeper, and Clerk to the Board of County Commissioners.

Current Location
Citrus County Courthouse

Department Size
113 Employees

Interview Date
2:30 PM EST, August 21, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Russell Collins
Marc Durkee	Traci Phillips
	Elaine Thomas

Adjacencies

- Must be located next to the courts.

Security

- Clerk agents are located at service counters behind glass as protection from the public.

Filing & Storage

- Need a lot of storage as they are required to keep all case records for varying amounts of time.
- Will need a climate-controlled space for certain long-term storage items.
- Open to using storage in the basement of the courthouse.
- Currently have off-site storage. Items are sent with bi-weekly shipments.

Work Patterns

- 100% in-office work.
- Leadership does most of the collaboration with 50% focus work and 50% collaboration.
- There is no 24/7 requirement, however access is needed in case of emergency situations.

Access to the Public

- Very accessible to the public.
- Host public information sessions twice a year (up to 30 attendees).
- Various speaking engagements (15-30 participants)
- Youth events where mock trials and activities are hosted.

Special Requirements

- The clerk needs access to a large envelope stuffing machine.
- Need a small breakroom that is accessible to the Jury and Clerk employees.
- JAR- Jury Assembly Room holds 12-150 people. This space is used as an overflow space for busy court days.
- An employee lounge where staff decompresses with adjustable lighting and reading options.

Collaboration Spaces

- Have a conference room that holds 10 people. This room can be shared.
- Each team has a regular huddle with their staff.
- Monthly leadership meetings.
- Monthly senior staff meeting (7 attendees).
- Quarterly meetings with various county departments.

IT Requirements

- Need more IT training space and more space for back up printers and laptop set up.
- Each workstation has an individual printer/scanner unique to their needs.
- Print a lot of brochures, pamphlets for the public, training materials, etc.

Visitors & Reception

- Need to have a public facing counter.
- Need to have a waiting area.
- There needs to be a private room for public visitors to fill in sensitive paperwork.

Guardian ad Litem

Mission
Responsible for representing Florida's abused, neglected, and abandoned children in court and in the community.

Current Location
Citrus County Courthouse
Floors 1, Suite 2-110

Department Size
11 Employees

Interview Date
2:30 PM EST, August 21, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Michelle Pratt
Marc Durkee	Barb Robertson
	Betty Pleacher

Adjacencies

- There needs to be a secure and easy path for the children to get to the courtrooms.
- Must be located with the courthouse and the clerk
- Should not be anywhere near the Public Defender's office.

Security

- Many parents or guardians whose children are in the care of the Guardian ad Litem may pose a threat to themselves and others. This is a risk for the children and the employees.
- Metal detectors are a crucial layer of protection for visitors entering the building
- It would be ideal to have a way to check who is at the suite door from a distance.
- Suite needs to be badge access.
- It would be ideal to have a panic button in the suite.

Filing & Storage

- There is a storage space for all items donated to children.
- Required to keep hard copies of case paperwork for 7 years.
- Could use extra storage space for volunteers to store personal items.

Work Patterns

- 100% in-office work.
- There are volunteers in and out of the office. They currently do not have seats but could use some flexible seating when they are in the office.
- All employees need a private office for confidentiality reasons.

Access to the Public

- This office is not open to the public.

Special Requirements

- Could use a support space for children and victims.

Collaboration Spaces

- There are currently no dedicated meeting spaces.
- There is a need for a variety of shared meeting spaces for training, leadership meetings, educational presentations, and larger gatherings (up to 100 people).

IT Requirements

- Need a secure AV system for court hearings and other required virtual meetings.

Visitors & Reception

- Have a small reception area that seats up to 6.

County Judicial

Mission
Responsible for delivering justice with integrity, fairness, and transparency, ensuring equal access to justice, and safeguarding the rights of all individuals in our community.

Current Location
Citrus County Courthouse

Department Size
5 Employees

Interview Date
3:30 PM EST, August 21, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Veronica Kampschroer
Heather Laiter	Russell Collins
Marc Durkee	Judge Kathy Rector
	Judge Carol Falvey
	Judge Edward Spaight

Adjacencies

- The judges need to be located near the courtrooms with secure entrance to the courtrooms.
- The judges need to be close to the clerk's office.
- Each judge has an assistant that must sit directly adjacent to the Judge's office.

Security

- Would ideally like secure parking away from public access.
- The windows are transparent from the exterior, making the judges vulnerable to anyone outside.
- Shots have been fired at the building in the past.
- There is no staff closing up the building in the evening and clearing spaces to be sure there is no one from the public left.

Filing & Storage

- Need storage within their space for active cases.
- Concerned about using storage in the basement of the courthouse due to recent flooding.

Work Patterns

- 100% in-office work.
- Each judge needs an office and chambers for privacy concerns.
- Visitors and meetings are scheduled.

Access to the Public

- Only office staff and escorted guests enter the office. Otherwise, it is not accessible to the public.

Special Requirements

- In the case of a trial with multiple defendants, there is currently no space for the defendants to wait.

Collaboration Spaces

- A mediation room with no technology, 2 chairs and a table for private meetings is necessary. It would be ideal to fit 4-6 people.

IT Requirements

- There are no specific IT requirements.

Visitors & Reception

- There are minimal insufficient spaces for visiting attorneys and visiting judges to sit and work.

Health Department

Mission
Responsible for promoting, protecting, maintaining, and improving the health and safety of all citizens and visitors of this state through a system of coordinated county health department services.

Current Location
Extensions Building

Department Size
70 Employees

Interview Date
2:30 PM EST, August 22, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Russell Collins
Heather Laiter	Gayle Guidash
Marc Durkee	

Adjacencies

- Tax Collectors are starting to create birth/ death certificates. It would be useful for these departments to be located near each other.
- Workspaces could be shared with other departments.
- Need to be accessible to the entire community.

Security

- A private space is needed for the WIC program
- There is a panic button with cameras at the front desk.
- To comply with HIPAA, some privacy is needed.

Filing & Storage

- Need secure storage for medical supplies and medical records.
- Currently have offsite third-party storage the County provides.

Work Patterns

- A large portion of the work is fieldwork. Staff comes to the office as a checkpoint but are usually on the road.
- All staff members currently have their own workspace.
- There is little working from home.

Access to the Public

- Host classes for about 10 people for 8 weeks at a time.
- Different clients come to the location for services.
- Host community meetings.

Special Requirements

- Require parking for vehicles used for fieldwork. There are 25 county cars.
- Need the generator at the Extensions building in case of hurricanes.

Collaboration Spaces

- Use the conference room regularly for all staff meetings on Tuesday, Wednesday, and Thursday.
- Staff training happens in the large divisible room in the Extensions building.

IT Requirements

- Less printing these days however there is still a large need for pamphlets and handouts.
- Secure technology is required for staff training.

Visitors & Reception

- The public comes to the building for various educational programs and services.
- There are 2 clerk desks that receive guests.

State Attorney

Mission
Responsible for prosecuting all State crimes committed within the jurisdiction. This includes the filing decisions all the way to salsition of all cases.

Current Location
Citrus County Courthouse
Floors 2 and 3

Department Size
30 Employees

Interview Date
3:30 PM EST, August 22, 2024

Interview Attendees:

AECOM	Citrus County
Jake Devost	Russell Collins
Heather Laiter	Bridgett Kiefer
Marc Durkee	Cindy Harper
	Kevin Davis
	Brett (IT)

Adjacencies

- Must be located with the courthouse and the clerk.
- Should not be anywhere near the Public Defender's office.
- Can share a server with Public Defenders
- Assigned support staff for each attorney. They need to be located near each other.

Security

- Need windows in all office doors for victims' safety, however, they need to be able to be covered at times.
- Metal detector is crucial.
- Suite needs to be badge access.
- Have a panic button within the suite.

Filing & Storage

- Moving to mostly digital but have some hard records.
- Need a secure room for sensitive files
- Need a gun safe.
- Employees at workstation have locked storage.

Work Patterns

- Attorneys: 40% concentrative work; 60% meeting with others.
- Support staff: 90% concentrative work.
- Advocates: 30% concentrative work; 60% meetings/ court/ intake.
- In office 90% of the time.
- Need privacy for private conversations.

Access to the Public

- The public needs to be able to get to their suite.
- Victims and law enforcement need to have access to the suite.

Special Requirements

- Could use a support space for victims.
- Could use a space that fits up to 35 once a month.

Collaboration Spaces

- One small conference room that fits 3-4 people.
- One large conference room that fits 16 people.
- There is an informal meeting space, however, it does not fit the entire department when needed.

IT Requirements

- Need a network/ serve closer with AC/ climate control.
- Have a lot of printing requirements for cases.

Visitors & Reception

- Need a waiting area. Currently only have the capacity for 4, however, will need up to 15.

Supervisor of Elections

Mission
Responsible for handling all the state's federal and local elections including voting, canvasing, ballot collection and counting, etc.

Current Location
Meadowcrest

Department Size
10 Employees

Interview Date
12:00 PM EST, July 23, 2024

Interview Attendees:

AECOM
Jake Devost
Lauren Foisy
Marc Durkee
Rujutha Parameswaran
Sarah Colandro

Citrus County
Veronica Kampschroer
Russell Collins
Maureen "Mo" Biard

Adjacencies

- No immediate adjacencies

Security

- The front door is locked and requires an employee to let the public in (a clicker system).
- Staff area is badge access only.
- Cameras, sensors, and alarms have been installed.
- Exterior windows are hurricane-resistant.

Filing & Storage

- Currently have a large warehouse for material storage and set-up.
- Large secure cages are set up in the warehouse.
- Personal items are stored in file cabinets or employee desks.

Work Patterns

- During elections, everyone is in the office full-time.
- No remote work due to security risks associated with elections.

Access to the Public

- The public needs access to various activities in the space including voting, training, canvassing, observing, registering, etc.
- Volunteers have a separate building entrance from visitors.

Special Requirements

- Need a future location on the east side of the County to avoid floods and have consideration for residents who live there.
- Currently building a new training room that will seat 55 people and can be shared with other departments in the County.

Collaboration Spaces

- Dedicated training room with IT.
- A lot of temporary furniture is stored and rearranged as needed.

IT Requirements

- GIS system with large monitors.
- Secure servers in a badge-access room
- A lot of in-house printing needs.

Visitors & Reception

- A reception set up at the front of the office
- Employees are located at a service counter behind glass for protection.

C. Workflow Scorecard Assessments

The following pages summarize the interior functions of each building*, evaluating current building attributes so that they can be improved as part of future building projects. The Scorecard has a particular focus on health, comfort and performance. This model is derived from the Total Workplace Scorecard published by the General Services Administration (GSA).

*The following buildings were not included in the Scorecard Assessment:

Coca-Cola Building, EMS Maintenance Building, EMS Administration Building

Citrus County, FL

Where People and Nature Thrive

Workflow Scorecard

County Workplace Strategy

Score Details – Equitable Workspace

The workplace environment must be clean, healthy and have access to natural daylight. The workspace should provide ergonomic features and provide conditions that are free from excessive noise, glare, distractions and thermal discomfort.

	Central Citrus Resource Center	Lecanto Government Building	UF/IFAS Extension Building	Citrus County Courthouse	West Citrus Government Center (Meadowcrest)
Overall Scorecard Result	Fair	Good	Fair	Poor	Good
Workplace space guidelines were established based upon documented work tasks and patterns, required business processes, and other mission drivers	0	0	0	0	0
The workplace provides an appropriate range of work settings and options necessary for employees to perform a variety of tasks and functions.	2	3	2	1	3
As appropriate to meet mission requirements and job functions, the County has established mobile work policies for all eligible employees.	0	0	0	0	1
When appropriate with their job function, employees have access to natural daylight from their primary workspace.	2	2	2	1	2
When appropriate with job function and/or work patterns, workstations and bench seating have low height or no partitions.	0	0	0	0	1
Enclosed offices and meeting/conference rooms do not block access to natural light and views from other primary workspaces.	1	2	1	1	2
When visual privacy is not required, enclosed offices and conference rooms, that are located inboard, have glass wall(s) to provide views of the interior workplace and to natural daylight.	0	1	0	0	1
Total Points under Equitable Workspaces	**5**	**8**	**5**	**3**	**10**

Each element scores 0-3 as observed from the on-site walkthroughs.

Workflow Scorecard

County Workplace Strategy

Score Details – Flexibility, Connectivity & Mobility

Flexibility and connectivity are essential for the success of a modern workspace that supports future growth. Equipment and technology support these elements and optimize communication, productivity and collaboration effectiveness.

	Central Citrus Resource Center	Lecanto Government Building	UF/IFAS Extension Building	Citrus County Courthouse	West Citrus Government Center (Meadowcrest)
Overall Scorecard Result	Fair	Good	Fair	Poor	Good
All workplace furniture components, including those in conference and training rooms, can be easily reconfigured and modified.	1	2	1	1	2
Large training and meeting spaces that are easily sub-divided into a variety of sizes to serve different functions.	1	3	2	0	1
An appropriate mix of workspace settings accommodates a variety of work patterns and job functions.	1	2	1	1	2
The workplace supports internal and external mobility.	1	1	1	1	1
Workplace utilizes temporary, unreserved desks to maximize occupancy and space utilization.	0	1	0	0	0
The IT infrastructure accommodates internal/external mobile work and flexibility for employees to accomplish work anywhere/anytime.	1	1	1	1	1
Virtual meeting technology and software for teleconferencing and/or video conferencing is provided on laptops.	2	2	2	2	2
Employees have the appropriate technology, tools and equipment to work anytime/anywhere.	2	2	2	1	3
Access to cell service or wi-fi in the building.	1	1	1	0	1
Secured wireless access network is provided.	1	1	1	0	1
Wireless computer network is provided throughout the (internal) workplace.	1	1	1	0	1
Total Points under Flexibility, Connectivity & Mobility	**12**	**17**	**13**	**7**	**15**

Each element scores 0-3 as observed from the on-site walkthroughs.

Workflow Scorecard

County Workplace Strategy

Score Details – Reliability & Sustainability

Policies and criteria assure that all aspects of the workspace operate as intended and meet sustainable objectives.

	Central Citrus Resource Center	Lecanto Government Building	UF/IFAS Extension Building	Citrus County Courthouse	West Citrus Government Center (Meadowcrest)
Overall Scorecard Result	Fair	Good	Fair	Poor	Good
Building security and/or secured office access provides adequate safety precautions for all employees and visitors.	1	2	2	2	2
All workplace furniture products are BIFMA Level 1 certified, if available.	0	0	0	0	0
The majority of standard workstation partition heights are 54 inches or less above the floor.	1	1	0	0	1
The majority of private office sizes are 100 sq ft or less.	2	1	3	2	2
Total Points under Reliability & Sustainability	**4**	**4**	**5**	**4**	**5**

Each element scores 0-3 as observed from the on-site walkthroughs.

Workflow Scorecard

County Workplace Strategy

Score Details – Sense of Place

A strong sense of place conveys the customer's mission, business, and culture. The first impression and professional character sets the tone of the workplace and its identity.

	Central Citrus Resource Center	Lecanto Government Building	UF/IFAS Extension Building	Citrus County Courthouse	West Citrus Government Center (Meadowcrest)
Overall Scorecard Result	Fair	Good	Fair	Poor	Good
The workplace entrance is easily identifiable from the main lobby and/or building floor elevator lobby.	3	3	2	2	2
The main entrance area is welcoming, "brands" (identifies) the agency, offers visitor seating, and displays information about the agency's mission.	3	2	2	2	2
Similar furniture styles/systems and interior finishes are coordinated in a consistent manner throughout the entire workplace.	1	2	1	1	2
The workplace design responds to the external environment and/or climate conditions.	1	2	2	0	3
Interior signage is consistent in style and color throughout the workspace and wayfinding is easy based on logic and orienting views.	1	2	1	1	2
Coordinated finish colors are used through out the workplace to provide visual interest, way-finding, and aesthetic appeal.	2	2	1	1	2
Total Points under Sense of Place	**11**	**13**	**9**	**7**	**13**

Each element scores 0-3 as observed from the on-site walkthroughs.

Workflow Scorecard

County Workplace Strategy

Score Details – Extra Credit

If the scorecard subtotal at the end of "Sense of Place" is less than an “Excellent” rating, elements in this section are available to enhance the final score.

	Central Citrus Resource Center	Lecanto Government Building	UF/IFAS Extension Building	Citrus County Courthouse	West Citrus Government Center (Meadowcrest)
Overall Scorecard Result	Fair	Good	Fair	Poor	Good
Employees take pride in showing workplace to customers, colleagues, family, friends etc.	1	2	2	1	2
The workplace is located within a renovated historic building.	0	0	0	1	0
Finished ceilings are 10 feet or higher above the finished floor.	2	3	2	1	2
75% or more of the north and south exterior walls surface areas are windows.	2	2	2	2	2
Interior or exterior light shelves are used on south facing windows.	0	0	0	0	0
Neighborhood amenities are located within 1/4 mile walking distance from the office building.	0	0	0	3	1
Total Points under Extra Credit	**5**	**7**	**6**	**8**	**7**

Each element scores 0-3 as observed from the on-site walkthroughs.

D. Space Type Definitions

The following pages define each of the space types listed in the Program of Requirements for each department in this study. Definitions are categorized by Individual, Collaborative, Support, and Special spaces.



Citrus County, FL

Where People and Nature Thrive

Program Kit of Parts

County Workplace Strategy

	Individual Space Type	NSF	Supported Headcount	Description
Offices	**Type 1 Office**	200	1	Dedicated office for Commissioners and Department Heads, not for office-sharing. Supports a focused, concentrative work style and supports small private meetings. Large desk and chair, small 4 person conference table, storage cabinets
	Type 2 Office	100	1	Dedicated office, not for office-sharing. Supports a focused, concentrative work style and supports small private meetings; 1 desk and chair, 2 guest chairs, storage cabinets
	Type 3 Office	100	2	Unassigned, reservable shared office space for work tasks requiring privacy. Designed to support small team collaboration when not utilized as an office. 1 desk and chair, 2 guest chairs, whiteboard and/or pinup board.
Workstations	**Dedicated Workstation**	42	1	A designated workstation for a specific employee; 1 desk, 1 chair, personal storage
	Administrative Assistant Workstations	42	1	A designated workstation designed for support staff, 1 desk, 1 chair, personal storage
	Shared Workstation	36	2	A reservable flexible workspace shared by multiple employees, large technical cubicle.
	Counter Station	24	1	Counter Station is a 6'x4' workbench designed for public interaction. Includes surface power source, 2 chairs. Depending on the function, plexiglass barriers between employees and the public may be necessary.

Program Kit of Parts

County Workplace Strategy

	Collaboration Space Type	NSF	Supported Headcount	Description
Collaboration	**Huddle Room (2-4)**	100	4	An informal, reserved space for meetings of up to 4 people, allowing staff to meet quickly, with the ability to conduct teleconferences or review projects and data on-screen. Small meeting table, 2-4 chairs, whiteboard
	Small Meeting Room (5-8)	240	8	A reservable space for meetings of up to 8 people. Allows staff and teams to meet more formally, with the ability to conduct teleconferences or review projects and data on-screen. Rooms are fully AV-capable and reservable via an online system. Meeting table with 5-8 chairs, whiteboard, and storage cabinets.
	Medium Meeting Room (8-12)	360	12	A reservable space for up to 12 people, for internal and external meetings. Allows staff and teams to meet more formally, with the ability to conduct video teleconferences or review projects and data on-screen. Rooms are fully AV-capable and reservable via an online system. Large meeting table with 8-12 chairs, whiteboard, and storage cabinets.
	Large Meeting Room (20)	600	20	A reservable space for up to 20 people, for internal and external meetings. Allows staff and teams to meet more formally, with the ability to conduct video teleconferences or review projects and data on-screen. Rooms are fully AV-capable and reservable via an online system. Modular rectangular tables, 20 chairs, whiteboard, projection system, lectern, and storage.
	Public Meeting Space (90)	1,350	90	A large reservable space that can hold up to 90 people. This will include 90 stackable chairs, 2 large display screen or projector system, 1 speaker podium, microphone. This will also have 20 nesting tables.
	Divisible Meeting Room (100)	3,000	100	A large, reservable, enclosed conference room that has a movable wall. It can fit up to 100 people in chairs when combined and can serve as 2 large meeting rooms fitting 50 people each when the wall is in use. Ceiling-mounted projectors or multiple flat screens, video conferencing for each divided section, modular audio system. Modular tables and chairs that can be rearranged, movable partitions, and whiteboards.
	Open Meeting Space	100	4	Unreservable, open areas for collaboration or socializing for groups of up to 4 people. Space includes acoustic solutions for noise mitigation when located near workstations.
Training	**Small Training Room (12)**	600	12	A reservable space for up to 12 people, for meetings or training sessions. Flexible furniture allows space to be quickly rearranged. Projector or large screen, wireless presentation system, audio setup. Training tables (assuming 4'x2') for 10-12 participants, ergonomic chairs, whiteboard, and training materials storage. Ideally has associated storage space for spare furniture.
	Medium Training Room (20)	900	20	A reservable space for up to 20 people, for meetings or training sessions. Flexible furniture allows space to be quickly rearranged. Projector or large screen, wireless presentation system, audio setup. Training tables (assuming 4'x2') for 14-20 participants, ergonomic chairs, whiteboard, and training materials storage. Ideally has associated storage space for spare furniture.
	Large Training Room (35)	1,100	35	A reservable space for up to 35 people, for meetings or training sessions. Flexible furniture allows space to be quickly rearranged. Projector or large screen, wireless presentation system, sound system and microphones. Training tables (assuming 4'x2') for 25-35 participants, ergonomic chairs, whiteboard, and training materials storage. Ideally has associated storage space for spare furniture.

Program Kit of Parts

County Workplace Strategy

	Support Space Type	NSF	Supported Headcount	Description
Special Support	**Touchdown Workstation**	36	1	Unassigned Shared Workstation for employees or visitors; 1 desk and chair, 1 monitor, personal storage.
	Print/Copy Room	100	n/a	An enclosed room for print/ copy machines that provides a larger layout space for high-volume printing. Storage cabinets for paper, supplies, and work surfaces for organizing documents.
	Open Print	25	n/a	A space located in the open office area that allows for low volume printing.
	Kitchennette	200	n/a	The kitchenette contains a refrigerator, microwave, countertop, and a small amount of storage space in cabinets. This space will create opportunities for impromptu interactions.
	Breakroom/Café	400	n/a	A café and break area with cafe and lounge-style seating for meals. A social space for employees to relax, eat, and socialize during breaks. Seating also serves as an informal meeting space.
	Mother's/Wellness Room	100	1	This is a shared lockable room that provides a space for nursing mothers to express milk as needed, or for employees who need a space to rest. This space is to be in a discreet area, away from high traffic circulation, and free of intrusion from coworkers and the public via a lockable door with an occupancy indicator. 1 comfortable chair, 1 small table, lockable door, 1 sink, 1 microwave, and a small refrigerator for milk storage.
	Lockers	5	4	Storage for personal items when employees are on-site. 4 lockers per 4.5 SF.
	Storage Room (General)	150	n/a	An enclosed room with controlled access that provides storage space for a variety of items with heavy-duty shelving.
	Secure Storage	150	n/a	An enclosed secure storage room designed for storing valuable or sensitive items, such as evidence, confidential documents, or important equipment. Only accessible with badge access. Secure filing cabinets, and safes. The space may also have climate control to protect sensitive materials.
	Mail Room	200	n/a	An enclosed room with controlled access that provides space for mail sorting and storage. Mail slots, worktables, storage bins for packages, and mail carts.
	IT Closet	100	n/a	An enclosed space dedicated to office server racks and associated IT equipment. Has 2-factor authentication-controlled access.
	IT Staging Space	200	n/a	A dedicated area for setting up, testing, and configuring IT equipment before deployment. Multiple power outlets, workbenches with Ethernet access, racks for servers or networking equipment, and diagnostic tools. 4 workbenches and stools, rolling carts, storage shelves for equipment, and cable management tools. The space should be organized and optimized for tech assembly and troubleshooting.
	File Storage	100	n/a	This space is typically located within an open office area. Provides a convenient storage solution for multiple users. It may also be used as a collaborative work surface. Filing cabinets and shelving units

Program Kit of Parts

County Workplace Strategy

	Special Space Type	NSF	Supported Headcount	Description
Special Support	**Waiting Area (6)**	100	6	A designated area for visitors or clients to wait before appointments or meetings. The size and seating arrangement should follow all accessibility and security requirements. Comfortable seating (chairs or sofas) for up to 6 people, coffee table or side tables, shelving for informational materials.
	Waiting Area (10)	150	10	A designated area for visitors or clients to wait before appointments or meetings. The size and seating arrangement should follow all accessibility and security requirements. Comfortable seating (chairs or sofas) for up to 10 people, coffee table or side tables, shelving for informational materials.
	Victim Support Space	200	4	A private, quiet space for individuals to receive emotional or psychological support, often in a sensitive or traumatic context. Comfortable seating (sofas, armchairs), soft lighting, a small table, and tissues. The room should have calming, neutral decor to create a soothing environment away from public corridors.
	Child Victim Support Space	200	4	A safe, child-friendly environment where young victims can receive emotional and psychological support in a non-threatening, comfortable setting. Comfortable child-sized seating (small sofas, chairs, bean bags), a low table, soft toys, and coloring materials. The room should be decorated with soothing, neutral colors and child-friendly elements, such as murals or soft lighting. The atmosphere should be comforting, non-institutional, and welcoming to help children feel secure and relaxed away from public corridors.
	Medical Treatment Room	150		A private or semi-private room for administering medical care, evaluations, or first aid including diagnostic equipment (blood pressure monitor, EKG, etc.), medical record system, and possibly telemedicine capabilities. One examination table, space for mobile medical carts, cabinets for medical supplies, 2 chairs for patients or family, and a small sink and countertop for sanitation. Lighting and ventilation are critical for a clean, sterile environment.
	Teaching Kitchen	1,000		A fully-equipped kitchen used for culinary instruction, demonstrations, or hands-on training. Multiple cooking stations with ovens, stovetops, sinks, exhaust hoods/ fans, and prep areas. There should be seating for students, ample counter space, and storage for utensils and ingredients. The kitchen should also have refrigerators, dishwashers, and food storage cabinets.
	Security Equipment (X-ray, scanner)	600		A designated area by the entrance of the building for security screening using X-ray machines, metal detectors, and other scanning equipment. X-ray machines for baggage scanning, walk-through metal detectors, handheld scanners, and possibly biometric scanners. Conveyor belts for baggage, a workstation for security personnel with monitors displaying scanned images, seating for security officers, and storage for trays or other screening materials.
	Master Control Room	150	2	A secure, centralized hub for monitoring and managing building systems, security, and holding cells. Multiple large monitors for surveillance feeds, networked computers for managing systems, communication equipment (radios, intercom), and backup power supply. The room may also house data servers and be connected to alarms and automated building controls. Two workstations and chairs.
	Plan Review Room	200		A collaborative space used for reviewing architectural, engineering, or construction plans. Large tables or workbenches for laying out physical blueprints, desk chairs, storage for plans or drawing tools, and ample lighting. Wall-mounted pinboards or shelves for storing plans or project materials. Houses 2 large plotters.
	Security Office / Break Room	250	6	The break space contains 3 tables with 2 chairs at each. It includes a small kitchenette area including a refrigerator, microwave, and a small amount of storage space in cabinets. This space includes TV monitors for security cameras, gun lockers, and a security IT closet for the security system. This space will create opportunities for impromptu interactions. This is intended to serve security personnel for the courts.

Program Kit of Parts

County Workplace Strategy

	Special Space Type	NSF	Supported Headcount	Description
Judicial Space Requirements	**Unsecure Court Room**	2,000	100	A formal space for judicial proceedings, including trials, hearings, and legal arguments. Audio-visual systems for presentations and evidence display, microphones, video conferencing setup, sound recording system, and secure network access. Includes a Judge's bench, witness stand, a jury box with 12 seats, 2 tables for opposing parties, bench seating for 80 observers, a clerk's desk, and a bailiff's station. The room is designed with elevated seating for the judge and soundproofing for privacy. Each courtroom has an associate Jury deliberation room with a conference table, kitchenette, and restroom.
	Secure Court Room	2,000	100	A formal space for judicial proceedings, including trials, hearings, and legal arguments. Audio-visual systems for presentations and evidence display, microphones, video conferencing setup, sound recording system, and secure network access. Includes a Judge's bench, witness stand, a jury box with 12 seats, 2 tables for opposing parties, bench seating for 80 observers, a clerk's desk, and a bailiff's station. The room is designed with elevated seating for the judge and soundproofing for privacy. Each courtroom has an associate Jury deliberation room with a conference table, kitchenette, and restroom. The courtroom must be built with the security protocol to handle criminal cases.
	Holding Cells	100		A secure space for holding prisoners or high-risk individuals awaiting trial at the facility. They have ballistic glass walls, built-in bench, one secure door, and a toilet. Security cameras, intercom systems, automated door locks, and alarms. One desk for a bailiff
	Court Room Holding Cells	100		A secure space for holding prisoners or high-risk individuals awaiting trial at the facility. They have ballistic glass walls, built-in bench, one secure door, and a toilet. Security cameras, intercom systems, automated door locks, and alarms.
	Sally Port	1,000		A secure, controlled entryway typically used for transporting prisoners or high-risk individuals into a courtroom or detention facility. It has a double-gate or door system to prevent unauthorized entry or escape. Security cameras, intercom systems, automated door locks, and alarms.
	JS-Judge's Office	250	1	This space is often referred to as the Judges Chambers. It is an assigned private workspace for the Judge to conduct research, review cases, and hold private meetings. It has one task chair, an executive desk, one bookshelf,1 file cabinet, 2 guest chairs. This space also includes soft seating for 2 (either 1 small sofa or 2 chairs).
	JS-Assistant Office	150	1	An assigned private workspace for the Judge's assistant. It has one task chair, a desk, one bookshelf,1 file cabinet, 2 guest chairs.
	JS-Restroom	50	1	This is a private restroom within the Judge's Suite. Includes a sink, small vanity with storage, and a toilet.
	JS-Hearing Room	150	8	A space for meetings of up to 8 people. Allows for more formal meetings, with the ability to conduct teleconferences or review cases, evidence, and data on-screen. Rooms are fully AV-capable and reservable via an online system. Adjacent to the Judge's Suite. Includes a large conference table, 8 conference chairs, a desk with a monitor, and a task chair (should be adjacent to the conference table).
	Mediation Room	100	4	This is an unassigned meeting space within proximity of the Judges Suite. It is designed for meetings of up to 4 people. Includes a small table and 4 chairs. Should be built with the soundproofing required by the County Judicial. This is not accessible to the general public.

Program Kit of Parts

County Workplace Strategy

	Special Space Type	NSF	Supported Headcount	Description
Election Space Requirements	**Warehouse**	2,000	n/a	This warehouse provides secure storage for county equipment, supplies, and records, with ample space for organizing, inventory management, and handling bulk materials. Includes shelving, loading zones, and designated areas for equipment maintenance.
	Tabulation Room	500	n/a	The tabulation room is a secure and dedicated to processing and counting ballots during elections. Equipped with specialized tabulation machines and workstations for staff, this room meets strict security and privacy standards to ensure the integrity of the voting process. The layout allows for efficient handling and verification of votes in a controlled environment.
	Public Observation Room	150	n/a	The public observation room, offers a designated area where residents and observers can monitor the tabulation process during elections. With large windows or video monitors providing visibility into the tabulation room, 12 chairs, this space promotes transparency and trust in the electoral process while maintaining a secure separation between observers and election operations.

County Department **Totals**

Total Current Headcount 502

Projected Future Headcount 553

SPACE TYPE	*RECORDED QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**346**	**22,708**	*1.82 multiplier*	**41,287**
Type 1 Office	*12*	*11*	200	1	11	2,200	1,800	4,000
Type 2 Office	*84*	*118*	100	1	118	11,800	9,655	21,455
Type 3 Office	*0*	*2*	100	2	4	200	164	364
Dedicated Workstation	*145*	*166*	42	1	166	6,972	5,704	12,676
Administrative Assistant Workstations	*19*	*20*	42	1	20	840	687	1,527
Touchdown Workstation	*0*	*4*	36	1	*4*	144	118	262
Counter Station	*18*	*23*	24	1	23	552	452	1,004
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**959**	**26,840**	*1.82 multiplier*	**48,800**
Huddle Room (2-4)	*2*	*7*	100	4	28	700	573	1,273
Small Meeting Room (5-8)	*6*	*6*	240	8	48	1,440	1,178	2,618
Medium Meeting Room (8-12)	*5*	*5*	360	12	60	1,800	1,473	3,273
Large Meeting Room (20)	*2*	*4*	600	20	80	2,400	1,964	4,364
Public Meeting Space (90)	*2*	*2*	1,350	90	180	2,700	2,209	4,909
Divisible Meeting Room (100)	*2*	*3*	3,000	100	300	9,000	7,364	16,364
Small Training Room (12)	*1*	*1*	600	12	12	600	491	1,091
Medium Training Room (20)	*1*	*2*	900	20	40	1,800	1,473	3,273
Large Training Room (35)	*4*	*5*	1,100	35	175	5,500	4,500	10,000
Open Meeting Space	*4*	*9*	100	4	36	900	736	1,636
SUPPORT SPACES						**14,489**	*1.82 multiplier*	**26,343**
Print/Copy Room	*6*	*6*	100	n/a	*n/a*	600	491	1,091
Open Print	*13*	*15*	25	n/a	*n/a*	375	307	682
Kitchennette	*7*	*2*	200	n/a	*n/a*	400	327	727
Breakroom/Café	*10*	*16*	400	n/a	*n/a*	6,400	5,236	11,636
Mother's/Wellness Room	*1*	*1*	100	1	*n/a*	100	82	182
Lockers	*1*	*3*	5	4	*n/a*	14	11	25
Storage Room (General)	*10*	*11*	150	n/a	*n/a*	1,650	1,350	3,000
Secure Storage	*7*	*13*	150	n/a	*n/a*	1,950	1,595	3,545
Mail Room	*2*	*2*	200	n/a	*n/a*	400	327	727
IT Closet	*9*	*10*	100	n/a	*n/a*	1,000	818	1,818
IT Staging Space	*1*	*3*	200	n/a	*n/a*	600	491	1,091
File Storage	*8*	*10*	100	n/a	*n/a*	1,000	818	1,818
SPECIAL SPACES						**22,650**	*1.82 multiplier*	**41,182**
Waiting Area (6 people)	*6*	*6*	100	6	*36*	600	491	1,091
Waiting Area (10 people)	*2*	*7*	150	10	*70*	1,050	859	1,909
Victim Support Space	*0*	*3*	200	4	*12*	600	491	1,091
Child Victim Support Space	*1*	*2*	200	4	*8*	400	327	727
Unsecure Court Room	*1*	*1*	2,000	100	*100*	2,000	1,636	3,636
Secure Court Room	*4*	*5*	2,000	100	*500*	10,000	8,182	18,182
Hearing Room	*4*	*5*	150	8	*40*	750	614	1,364
Secure Room	*1*	*2*	100	n/a	*n/a*	200	164	364
Holding Cells	*1*	*1*	100	0	*0*	100	82	182
Court Room Holding Cells	*1*	*1*	100	0	*0*	100	82	182
Sallyport	*1*	*1*	1,000	0	*0*	1,000	818	1,818
Medical treatment Room	*0*	*1*	150	0	*0*	150	123	273
Teaching Kitchen	*1*	*1*	1,000	0	*0*	1,000	818	1,818
Security Equipment (X-ray, scanner)	*1*	*1*	600	0	*0*	600	491	1,091
Master Control Room	*1*	*1*	150	2	*2*	150	123	273
Plan Review Room	*1*	*1*	200	0	*0*	200	164	364
JS-Judge's Office	*4*	*5*	250	1	*5*	1,250	1,023	2,273
JS-Assistant Office	*4*	*5*	150	1	*5*	750	614	1,364
JS-Restroom	*4*	*5*	50	1	*5*	250	205	455
JS-Hearing Room	*4*	*5*	150	8	*40*	750	614	1,364
Mediation Room	*2*	*5*	100	4	*20*	500	409	909
Security Office / Break Room	*1*	*1*	250	6	*6*	250	205	455
Warehouse	*1*	*2*	2,000	n/a	*n/a*	4,000	3,273	7,273
Tabulation Room	*0*	*2*	500	n/a	*n/a*	1,000	818	1,818
Public Observation Room	*0*	*1*	150	n/a	*n/a*	150	123	273
TOTAL DEMAND:						**86,687 NSF**		**157,612 USF**

Workspace USF per HEADCOUNT: **169**

County Department **BOCC**

Total Current Headcount 5

Projected Future Headcount 5

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**8**	**1,184**	*1.82 multiplier*	**2,153**
Type 1 Office	*5*	*5*	200	1	5	1,000	818	1,818
Type 2 Office	*1*	*1*	100	1	1	100	82	182
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*0*	*0*	42	1	0	0	0	0
Administrative Assistant Workstations	*1*	*2*	42	1	2	84	69	153
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*0*	*0*	24	1	0	0	0	0
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**206**	**4,810**	*1.82 multiplier*	**8,745**
Huddle Room (2-4)	*0*	*0*	100	4	0	0	0	0
Small Meeting Room (5-8)	*0*	*0*	240	8	0	0	0	0
Medium Meeting Room (8-12)	*1*	*1*	360	12	12	360	295	655
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*1*	*1*	1,350	90	90	1,350	1,105	2,455
Divisible Meeting Room (100)	*1*	*1*	3,000	100	100	3,000	2,455	5,455
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*0*	*0*	1,100	35	0	0	0	0
Open Meeting Space	*1*	*1*	100	4	4	100	82	182
SUPPORT SPACES						**525**	*1.82 multiplier*	**955**
Print/Copy Room	*1*	*0*	100	n/a	*n/a*	0	0	0
Open Print	*0*	*1*	25	n/a	*n/a*	25	20	45
Kitchennette	*0*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*1*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	*0*	*0*	150	n/a	*n/a*	0	0	0
Secure Storage	*0*	*0*	150	n/a	*n/a*	0	0	0
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*0*	*0*	100	n/a	*n/a*	0	0	0
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*0*	*1*	100	n/a	*n/a*	100	82	182
SPECIAL SPACES						**100**	*1.82 multiplier*	**182**
Waiting Area (6 people)	*1*	*1*	100	6	*6*	100	82	182
Waiting Area (10 people)	*0*	*0*	150	10	*0*	0	0	0
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**6,619 NSF**		**12,035 USF**

Workspace USF per HEADCOUNT: **2,180**

County Department **County Clerk**

Total Current Headcount 113

Projected Future Headcount 122

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**82**	**4,672**	*1.82 multiplier*	**8,495**
Type 1 Office	*1*	*1*	200	1	1	200	164	364
Type 2 Office	*16*	*20*	100	1	20	2,000	1,636	3,636
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*44*	*49*	42	1	49	2,058	1,684	3,742
Administrative Assistant Workstations	*7*	*7*	42	1	7	294	241	535
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*5*	*5*	24	1	5	120	98	218
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**173**	**4,410**	*1.82 multiplier*	**8,018**
Huddle Room (2-4)	*0*	*1*	100	4	4	100	82	182
Small Meeting Room (5-8)	*0*	*0*	240	8	0	0	0	0
Medium Meeting Room (8-12)	*1*	*1*	360	12	12	360	295	655
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*1*	*1*	1,350	90	90	1,350	1,105	2,455
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*1*	*1*	600	12	12	600	491	1,091
Medium Training Room (20)	*0*	*1*	900	20	20	900	736	1,636
Large Training Room (35)	*1*	*1*	1,100	35	35	1,100	900	2,000
Open Meeting Space	*0*	*0*	100	4	0	0	0	0
SUPPORT SPACES						**2,125**	*1.82 multiplier*	**3,864**
Print/Copy Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Open Print	*1*	*1*	25	n/a	*n/a*	25	20	45
Kitchennette	*0*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*2*	*3*	400	n/a	*n/a*	1,200	982	2,182
Mother's/Wellness Room	*1*	*1*	100	1	*n/a*	100	82	182
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	*1*	*1*	150	n/a	*n/a*	150	123	273
Secure Storage	*1*	*1*	150	n/a	*n/a*	150	123	273
Mail Room	*1*	*1*	200	n/a	*n/a*	200	164	364
IT Closet	*1*	*1*	100	n/a	*n/a*	100	82	182
IT Staging Space	*0*	*1*	200	n/a	*n/a*	200	164	364
File Storage	*0*	*0*	100	n/a	*n/a*	0	0	0
SPECIAL SPACES						**250**	*1.82 multiplier*	**455**
Waiting Area (6 people)	*0*	*1*	100	6	*6*	100	82	182
Waiting Area (10 people)	*0*	*1*	150	10	*10*	150	123	273
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**11,457 NSF**		**20,831 USF**

Workspace USF per HEADCOUNT: **135**

County Department **County Judicial**

Total Current Headcount 4

Projected Future Headcount 5

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**3**	**142**	*1.82 multiplier*	**258**
Type 1 Office	*0*	*0*	200	1	0	0	0	0
Type 2 Office	*0*	*0*	100	1	0	0	0	0
Type 3 Office	*0*	*1*	100	2	2	100	82	182
Dedicated Workstation	*0*	*0*	42	1	0	0	0	0
Administrative Assistant Workstations	*1*	*1*	42	1	1	42	34	76
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*0*	*0*	24	1	0	0	0	0
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**4**	**100**	*1.82 multiplier*	**182**
Huddle Room (2-4)	*0*	*0*	100	4	0	0	0	0
Small Meeting Room (5-8)	*0*	*0*	240	8	0	0	0	0
Medium Meeting Room (8-12)	*0*	*0*	360	12	0	0	0	0
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*0*	*0*	1,100	35	0	0	0	0
Open Meeting Space	*1*	*1*	100	4	4	100	82	182
SUPPORT SPACES						**850**	*1.82 multiplier*	**1,545**
Print/Copy Room	*1*	*1*	100	n/a	*n/a*	100	82	182
Open Print	*0*	*0*	25	n/a	*n/a*	0	0	0
Kitchennette	*0*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*1*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	1	1	150	n/a	*n/a*	150	123	273
Secure Storage	*0*	*0*	150	n/a	*n/a*	0	0	0
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*1*	*1*	100	n/a	*n/a*	100	82	182
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*1*	*1*	100	n/a	*n/a*	100	82	182
SPECIAL SPACES						**16,350**	*1.82 multiplier*	**29,727**
Waiting Area (6 people)	*1*	*1*	100	6	*6*	100	82	182
Waiting Area (10 people)	*0*	*0*	150	10	*0*	0	0	0
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*1*	*1*	2,000	100	*100*	2,000	1,636	3,636
Secure Court Room	*4*	*5*	2,000	100	*500*	10,000	8,182	18,182
Hearing Room	*4*	*5*	150	8	*40*	750	614	1,364
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*4*	*5*	250	1	*5*	1,250	1,023	2,273
JS-Assistant Office	*4*	*5*	150	1	*5*	750	614	1,364
JS-Restroom	*4*	*5*	50	1	*5*	250	205	455
JS-Hearing Room	*4*	*5*	150	8	*40*	750	614	1,364
Mediation Room	*2*	*5*	100	4	*20*	500	409	909
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**17,442 NSF**		**31,713 USF**
						Workspace USF per HEADCOUNT:		**815**

County Department **County Sheriff**

Total Current Headcount 54

Projected Future Headcount 54

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**1**	**200**	*1.82 multiplier*	**364**
Type 1 Office	*1*	*1*	200	1	1	200	164	364
Type 2 Office	*0*	*0*	100	1	0	0	0	0
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*0*	*0*	42	1	0	0	0	0
Administrative Assistant Workstations	*0*	*0*	42	1	0	0	0	0
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*0*	*0*	24	1	0	0	0	0
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**32**	**940**	*1.82 multiplier*	**1,709**
Huddle Room (2-4)	*0*	*0*	100	4	0	0	0	0
Small Meeting Room (5-8)	*0*	*1*	240	8	8	240	196	436
Medium Meeting Room (8-12)	*0*	*0*	360	12	0	0	0	0
Large Meeting Room (20)	*1*	*1*	600	20	20	600	491	1,091
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*0*	*0*	1,100	35	0	0	0	0
Open Meeting Space	*1*	*1*	100	4	4	100	82	182
SUPPORT SPACES						**680**	*1.82 multiplier*	**1,235**
Print/Copy Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Open Print	*1*	*1*	25	n/a	*n/a*	25	20	45
Kitchennette	*1*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*1*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*1*	*1*	5	4	*n/a*	5	4	8
Storage Room (General)	*0*	*0*	150	n/a	*n/a*	0	0	0
Secure Storage	*1*	*1*	150	n/a	*n/a*	150	123	273
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*1*	*1*	100	n/a	*n/a*	100	82	182
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*0*	*0*	100	n/a	*n/a*	0	0	0
SPECIAL SPACES						**2,350**	*1.82 multiplier*	**4,273**
Waiting Area (6 people)	*0*	*0*	100	6	*0*	0	0	0
Waiting Area (10 people)	*1*	*1*	150	10	*10*	150	123	273
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*1*	*1*	100	0	*0*	100	82	182
Court Room Holding Cells	*1*	*1*	100	0	*0*	100	82	182
Sallyport	*1*	*1*	1,000	0	*0*	1,000	818	1,818
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*1*	*1*	600	0	*0*	600	491	1,091
Master Control Room	*1*	*1*	150	2	*2*	150	123	273
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*1*	*1*	250	6	*6*	250	205	455
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**4,170 NSF**		**7,581 USF**

Workspace USF per HEADCOUNT: **38**

County Department **Guardian ad Litem**

Total Current Headcount 14

Projected Future Headcount 14

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**14**	**1,214**	*1.82 multiplier*	**2,207**
Type 1 Office	*0*	*0*	200	1	0	0	0	0
Type 2 Office	*8*	*11*	100	1	11	1,100	900	2,000
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*0*	*0*	42	1	0	0	0	0
Administrative Assistant Workstations	*1*	*1*	42	1	1	42	34	76
Touchdown Workstation	*0*	*2*	36	1	*2*	72	59	131
Counter Station	*0*	*0*	24	1	0	0	0	0
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**8**	**200**	*1.82 multiplier*	**364**
Huddle Room (2-4)	*0*	*1*	100	4	4	100	82	182
Small Meeting Room (5-8)	*0*	*0*	240	8	0	0	0	0
Medium Meeting Room (8-12)	*0*	*0*	360	12	0	0	0	0
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*0*	*0*	1,100	35	0	0	0	0
Open Meeting Space	*0*	*1*	100	4	4	100	82	182
SUPPORT SPACES						**980**	*1.82 multiplier*	**1,781**
Print/Copy Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Open Print	*1*	*1*	25	n/a	*n/a*	25	20	45
Kitchennette	*1*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*0*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*1*	5	4	*n/a*	5	4	8
Storage Room (General)	*2*	*2*	150	n/a	*n/a*	300	245	545
Secure Storage	*0*	*1*	150	n/a	*n/a*	150	123	273
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*0*	*0*	100	n/a	*n/a*	0	0	0
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*0*	*1*	100	n/a	*n/a*	100	82	182
SPECIAL SPACES						**500**	*1.82 multiplier*	**909**
Waiting Area (6 people)	*1*	*1*	100	6	*6*	100	82	182
Waiting Area (10 people)	*0*	*0*	150	10	*0*	0	0	0
Victim Support Space	*0*	*1*	200	4	*4*	200	164	364
Child Victim Support Space	*0*	*1*	200	4	*4*	200	164	364
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**2,894 NSF**		**5,261 USF**

Workspace USF per HEADCOUNT: **184**

County Department **Health Department**

Total Current Headcount 80

Projected Future Headcount 80

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**26**	**1,846**	*1.82 multiplier*	**3,356**
Type 1 Office	*0*	*0*	200	1	0	0	0	0
Type 2 Office	*6*	*13*	100	1	13	1,300	1,064	2,364
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*12*	*12*	42	1	12	504	412	916
Administrative Assistant Workstations	*1*	*1*	42	1	1	42	34	76
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*0*	*0*	24	1	0	0	0	0
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**20**	**600**	*1.82 multiplier*	**1,091**
Huddle Room (2-4)	*0*	*0*	100	4	0	0	0	0
Small Meeting Room (5-8)	*1*	*1*	240	8	8	240	196	436
Medium Meeting Room (8-12)	*0*	*1*	360	12	12	360	295	655
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*0*	*0*	1,100	35	0	0	0	0
Open Meeting Space	*0*	*0*	100	4	0	0	0	0
SUPPORT SPACES						**825**	*1.82 multiplier*	**1,500**
Print/Copy Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Open Print	*1*	*1*	25	n/a	*n/a*	25	20	45
Kitchennette	*1*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*0*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	*1*	*1*	150	n/a	*n/a*	150	123	273
Secure Storage	*0*	*1*	150	n/a	*n/a*	150	123	273
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*0*	*0*	100	n/a	*n/a*	0	0	0
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*1*	*1*	100	n/a	*n/a*	100	82	182
SPECIAL SPACES						**150**	*1.82 multiplier*	**273**
Waiting Area (6 people)	*0*	*0*	100	6	*0*	0	0	0
Waiting Area (10 people)	*0*	*0*	150	10	*0*	0	0	0
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*1*	150	0	*0*	150	123	273
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**3,421 NSF**		**6,220 USF**

Workspace USF per HEADCOUNT: **56**

County Department **Legal Department**

Total Current Headcount 4

Projected Future Headcount 7

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**8**	**568**	*1.82 multiplier*	**1,033**
Type 1 Office	*0*	*0*	200	1	0	0	0	0
Type 2 Office	*3*	*4*	100	1	4	400	327	727
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*1*	*4*	42	1	4	168	137	305
Administrative Assistant Workstations	*0*	*0*	42	1	0	0	0	0
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*0*	*0*	24	1	0	0	0	0
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**16**	**440**	*1.82 multiplier*	**800**
Huddle Room (2-4)	*0*	*1*	100	4	4	100	82	182
Small Meeting Room (5-8)	*1*	*1*	240	8	8	240	196	436
Medium Meeting Room (8-12)	*0*	*0*	360	12	0	0	0	0
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*0*	*0*	1,100	35	0	0	0	0
Open Meeting Space	*0*	*1*	100	4	4	100	82	182
SUPPORT SPACES						**1,025**	*1.82 multiplier*	**1,864**
Print/Copy Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Open Print	*1*	*1*	25	n/a	*n/a*	25	20	45
Kitchennette	*0*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*0*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	*0*	*0*	150	n/a	*n/a*	0	0	0
Secure Storage	*1*	*2*	150	n/a	*n/a*	300	245	545
Mail Room	*1*	*1*	200	n/a	*n/a*	200	164	364
IT Closet	*0*	*0*	100	n/a	*n/a*	0	0	0
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*1*	*1*	100	n/a	*n/a*	100	82	182
SPECIAL SPACES						**0**	*1.82 multiplier*	**0**
Waiting Area (6 people)	*0*	*0*	100	6	*0*	0	0	0
Waiting Area (10 people)	*0*	*0*	150	10	*0*	0	0	0
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**2,033 NSF**		**3,696 USF**

Workspace USF per HEADCOUNT: **262**

County Department **Property Appraiser**

Total Current Headcount 62

Projected Future Headcount 76

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**36**	**2,312**	*1.82 multiplier*	**4,204**
Type 1 Office	*1*	*1*	200	1	1	200	164	364
Type 2 Office	*5*	*12*	100	1	12	1,200	982	2,182
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*10*	*17*	42	1	17	714	584	1,298
Administrative Assistant Workstations	*3*	*3*	42	1	3	126	103	229
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*3*	*3*	24	1	3	72	59	131
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**43**	**1,340**	*1.82 multiplier*	**2,436**
Huddle Room (2-4)	*0*	*0*	100	4	0	0	0	0
Small Meeting Room (5-8)	*1*	*1*	240	8	8	240	196	436
Medium Meeting Room (8-12)	*0*	*0*	360	12	0	0	0	0
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*1*	*1*	1,100	35	35	1,100	900	2,000
Open Meeting Space	*0*	*0*	100	4	0	0	0	0
SUPPORT SPACES						**800**	*1.82 multiplier*	**1,455**
Print/Copy Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Open Print	*2*	*2*	25	n/a	*n/a*	50	41	91
Kitchennette	*1*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*1*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	*1*	*1*	150	n/a	*n/a*	150	123	273
Secure Storage	*0*	*0*	150	n/a	*n/a*	0	0	0
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*1*	*1*	100	n/a	*n/a*	100	82	182
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*1*	*1*	100	n/a	*n/a*	100	82	182
SPECIAL SPACES						**250**	*1.82 multiplier*	**455**
Waiting Area (6 people)	*0*	*1*	100	6	*6*	100	82	182
Waiting Area (10 people)	*0*	*1*	150	10	*10*	150	123	273
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**4,702 NSF**		**8,549 USF**

Workspace USF per HEADCOUNT: **87**

County Department **Public Defender**

Total Current Headcount 15

Projected Future Headcount 19

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**17**	**1,336**	*1.82 multiplier*	**2,429**
Type 1 Office	*1*	*1*	200	1	1	200	164	364
Type 2 Office	*6*	*8*	100	1	8	800	655	1,455
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*7*	*7*	42	1	7	294	241	535
Administrative Assistant Workstations	*1*	*1*	42	1	1	42	34	76
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*0*	*0*	24	1	0	0	0	0
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**59**	**1,800**	*1.82 multiplier*	**3,273**
Huddle Room (2-4)	*0*	*1*	100	4	4	100	82	182
Small Meeting Room (5-8)	*0*	*1*	240	8	8	240	196	436
Medium Meeting Room (8-12)	*1*	*1*	360	12	12	360	295	655
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*1*	*1*	1,100	35	35	1,100	900	2,000
Open Meeting Space	*0*	*0*	100	4	0	0	0	0
SUPPORT SPACES						**850**	*1.82 multiplier*	**1,545**
Print/Copy Room	*1*	*1*	100	n/a	*n/a*	100	82	182
Open Print	*0*	*0*	25	n/a	*n/a*	0	0	0
Kitchennette	*0*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*1*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	*0*	*0*	150	n/a	*n/a*	0	0	0
Secure Storage	*1*	*1*	150	n/a	*n/a*	150	123	273
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*1*	*1*	100	n/a	*n/a*	100	82	182
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*1*	*1*	100	n/a	*n/a*	100	82	182
SPECIAL SPACES						**350**	*1.82 multiplier*	**636**
Waiting Area (6 people)	*1*	*0*	100	6	*0*	0	0	0
Waiting Area (10 people)	*0*	*1*	150	10	*10*	150	123	273
Victim Support Space	*0*	*1*	200	4	*4*	200	164	364
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**4,336 NSF**		**7,884 USF**

Workspace USF per HEADCOUNT: **300**

County Department **State Attorney**

Total Current Headcount 31

Projected Future Headcount 36

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**33**	**2,260**	*1.82 multiplier*	**4,109**
Type 1 Office	*1*	*0*	200	1	0	0	0	0
Type 2 Office	*15*	*15*	100	1	15	1,500	1,227	2,727
Type 3 Office	*0*	*1*	100	2	2	100	82	182
Dedicated Workstation	*13*	*13*	42	1	13	546	447	993
Administrative Assistant Workstations	*1*	*1*	42	1	1	42	34	76
Touchdown Workstation	*0*	*2*	36	1	*2*	72	59	131
Counter Station	*0*	*0*	24	1	0	0	0	0
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**63**	**1,900**	*1.82 multiplier*	**3,455**
Huddle Room (2-4)	*1*	*1*	100	4	4	100	82	182
Small Meeting Room (5-8)	*1*	*0*	240	8	0	0	0	0
Medium Meeting Room (8-12)	*1*	*0*	360	12	0	0	0	0
Large Meeting Room (20)	*0*	*1*	600	20	20	600	491	1,091
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*0*	*1*	1,100	35	35	1,100	900	2,000
Open Meeting Space	*1*	*1*	100	4	4	100	82	182
SUPPORT SPACES						**850**	*1.82 multiplier*	**1,545**
Print/Copy Room	*1*	*1*	100	n/a	*n/a*	100	82	182
Open Print	*0*	*0*	25	n/a	*n/a*	0	0	0
Kitchennette	*1*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*0*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	*0*	*0*	150	n/a	*n/a*	0	0	0
Secure Storage	*0*	*1*	150	n/a	*n/a*	150	123	273
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*1*	*1*	100	n/a	*n/a*	100	82	182
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*1*	*1*	100	n/a	*n/a*	100	82	182
SPECIAL SPACES						**550**	*1.82 multiplier*	**1,000**
Waiting Area (6 people)	*1*	*0*	100	6	*0*	0	0	0
Waiting Area (10 people)	*0*	*1*	150	10	*10*	150	123	273
Victim Support Space	*0*	*1*	200	4	*4*	200	164	364
Child Victim Support Space	*1*	*1*	200	4	*4*	200	164	364
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**5,560 NSF**		**10,109 USF**

Workspace USF per HEADCOUNT: **210**

County Department **Supervisor of Elections**

Total Current Headcount 48

Projected Future Headcount 52

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**31**	**1,860**	*1.82 multiplier*	**3,382**
Type 1 Office	*1*	*1*	200	1	1	200	164	364
Type 2 Office	*5*	*10*	100	1	10	1,000	818	1,818
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*5*	*10*	42	1	10	420	344	764
Administrative Assistant Workstations	*0*	*0*	42	1	0	0	0	0
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*5*	*10*	24	1	10	240	196	436
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**256**	**7,600**	*1.82 multiplier*	**13,818**
Huddle Room (2-4)	*1*	*2*	100	4	8	200	164	364
Small Meeting Room (5-8)	*0*	*0*	240	8	0	0	0	0
Medium Meeting Room (8-12)	*0*	*0*	360	12	0	0	0	0
Large Meeting Room (20)	*1*	*2*	600	20	40	1,200	982	2,182
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*1*	*2*	3,000	100	200	6,000	4,909	10,909
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*0*	*0*	1,100	35	0	0	0	0
Open Meeting Space	*0*	*2*	100	4	8	200	164	364
SUPPORT SPACES						**2,900**	*1.82 multiplier*	**5,273**
Print/Copy Room	*1*	*2*	100	n/a	*n/a*	200	164	364
Open Print	*0*	*0*	25	n/a	*n/a*	0	0	0
Kitchennette	*1*	*2*	200	n/a	*n/a*	400	327	727
Breakroom/Café	*1*	*2*	400	n/a	*n/a*	800	655	1,455
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	*1*	*2*	150	n/a	*n/a*	300	245	545
Secure Storage	*2*	*4*	150	n/a	*n/a*	600	491	1,091
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*1*	*2*	100	n/a	*n/a*	200	164	364
IT Staging Space	*1*	*2*	200	n/a	*n/a*	400	327	727
File Storage	*0*	*0*	100	n/a	*n/a*	0	0	0
SPECIAL SPACES						**500**	*1.82 multiplier*	**909**
Waiting Area (6 people)	*0*	*0*	100	6	*0*	0	0	0
Waiting Area (10 people)	*1*	*2*	150	10	*20*	300	245	545
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*1*	*2*	100	n/a	*n/a*	200	164	364
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*1*	*2*	2,000	n/a	*n/a*	4,000	3,273	7,273
Tabulation Room	*1*	*2*	500	n/a	*n/a*	1,000	818	1,818
Public Observation Room	*1*	*1*	150	n/a	*n/a*	150	123	273
TOTAL DEMAND:						**12,860 NSF**		**23,382 USF**

Workspace USF per HEADCOUNT: **331**

County Department **Tax Collector**

Total Current Headcount 70

Projected Future Headcount 80

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**74**	**3,830**	*1.82 multiplier*	**6,964**
Type 1 Office	*0*	*0*	200	1	0	0	0	0
Type 2 Office	*12*	*14*	100	1	14	1,400	1,145	2,545
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*51*	*54*	42	1	54	2,268	1,856	4,124
Administrative Assistant Workstations	*1*	*1*	42	1	1	42	34	76
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*5*	*5*	24	1	5	120	98	218
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**67**	**2,340**	*1.82 multiplier*	**4,255**
Huddle Room (2-4)	*0*	*0*	100	4	0	0	0	0
Small Meeting Room (5-8)	*1*	*1*	240	8	8	240	196	436
Medium Meeting Room (8-12)	*0*	*0*	360	12	0	0	0	0
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*1*	*1*	900	20	20	900	736	1,636
Large Training Room (35)	*1*	*1*	1,100	35	35	1,100	900	2,000
Open Meeting Space	*0*	*1*	100	4	4	100	82	182
SUPPORT SPACES						**1,225**	*1.82 multiplier*	**2,227**
Print/Copy Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Open Print	*5*	*5*	25	n/a	*n/a*	125	102	227
Kitchennette	*1*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*1*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*0*	5	4	*n/a*	0	0	0
Storage Room (General)	*1*	*1*	150	n/a	*n/a*	150	123	273
Secure Storage	*1*	*1*	150	n/a	*n/a*	150	123	273
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*2*	*2*	100	n/a	*n/a*	200	164	364
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*2*	*2*	100	n/a	*n/a*	200	164	364
SPECIAL SPACES						**100**	*1.82 multiplier*	**182**
Waiting Area (6 people)	*1*	*1*	100	6	*6*	100	82	182
Waiting Area (10 people)	*0*	*0*	150	10	*0*	0	0	0
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*0*	*0*	1,000	0	*0*	0	0	0
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**7,495 NSF**		**13,627 USF**

Workspace USF per HEADCOUNT: **140**

County Department **UF/IFAS Extension**

Total Current Headcount 9

Projected Future Headcount 13

SPACE TYPE	*EXISTING QUANTITY*	PROPOSED QUANTITY	SIZE (SF)	Seats per SPACE	Total Seats	NSF	CIRCULATION	USF
INDIVIDUAL SPACES					**13**	**1,284**	*1.82 multiplier*	**2,335**
Type 1 Office	*1*	*1*	200	1	1	200	164	364
Type 2 Office	*7*	*10*	100	1	10	1,000	818	1,818
Type 3 Office	*0*	*0*	100	2	0	0	0	0
Dedicated Workstation	*2*	*0*	42	1	0	0	0	0
Administrative Assistant Workstations	*2*	*2*	42	1	2	84	69	153
Touchdown Workstation	*0*	*0*	36	1	*0*	0	0	0
Counter Station	*0*	*0*	24	1	0	0	0	0
Pod Workstation	*0*	*0*	168	1	0	0	0	0
COLLABORATION SPACES					**12**	**360**	*1.82 multiplier*	**655**
Huddle Room (2-4)	*0*	*0*	100	4	0	0	0	0
Small Meeting Room (5-8)	*0*	*0*	240	8	0	0	0	0
Medium Meeting Room (8-12)	*1*	*1*	360	12	12	360	295	655
Large Meeting Room (20)	*0*	*0*	600	20	0	0	0	0
Public Meeting Space (90)	*0*	*0*	1,350	90	0	0	0	0
Divisible Meeting Room (100)	*0*	*0*	3,000	100	0	0	0	0
Small Training Room (12)	*0*	*0*	600	12	0	0	0	0
Medium Training Room (20)	*0*	*0*	900	20	0	0	0	0
Large Training Room (35)	*0*	*0*	1,100	35	0	0	0	0
Open Meeting Space	*0*	*0*	100	4	0	0	0	0
SUPPORT SPACES						**755**	*1.82 multiplier*	**1,372**
Print/Copy Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Open Print	*1*	*2*	25	n/a	*n/a*	50	41	91
Kitchennette	*0*	*0*	200	n/a	*n/a*	0	0	0
Breakroom/Café	*1*	*1*	400	n/a	*n/a*	400	327	727
Mother's/Wellness Room	*0*	*0*	100	1	*n/a*	0	0	0
Lockers	*0*	*1*	5	4	*n/a*	5	4	8
Storage Room (General)	*2*	*2*	150	n/a	*n/a*	300	245	545
Secure Storage	*0*	*0*	150	n/a	*n/a*	0	0	0
Mail Room	*0*	*0*	200	n/a	*n/a*	0	0	0
IT Closet	*0*	*0*	100	n/a	*n/a*	0	0	0
IT Staging Space	*0*	*0*	200	n/a	*n/a*	0	0	0
File Storage	*0*	*0*	100	n/a	*n/a*	0	0	0
SPECIAL SPACES						**1,000**	*1.82 multiplier*	**1,818**
Waiting Area (6 people)	*0*	*0*	100	6	*0*	0	0	0
Waiting Area (10 people)	*0*	*0*	150	10	*0*	0	0	0
Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Child Victim Support Space	*0*	*0*	200	4	*0*	0	0	0
Unsecure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Secure Court Room	*0*	*0*	2,000	100	*0*	0	0	0
Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Secure Room	*0*	*0*	100	n/a	*n/a*	0	0	0
Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Court Room Holding Cells	*0*	*0*	100	0	*0*	0	0	0
Sallyport	*0*	*0*	1,000	0	*0*	0	0	0
Medical treatment Room	*0*	*0*	150	0	*0*	0	0	0
Teaching Kitchen	*1*	*1*	1,000	0	*0*	1,000	818	1,818
Security Equipment (X-ray, scanner)	*0*	*0*	600	0	*0*	0	0	0
Master Control Room	*0*	*0*	150	2	*0*	0	0	0
Plan Review Room	*0*	*0*	200	0	*0*	0	0	0
JS-Judge's Office	*0*	*0*	250	1	*0*	0	0	0
JS-Assistant Office	*0*	*0*	150	1	*0*	0	0	0
JS-Restroom	*0*	*0*	50	1	*0*	0	0	0
JS-Hearing Room	*0*	*0*	150	8	*0*	0	0	0
Mediation Room	*0*	*0*	100	4	*0*	0	0	0
Security Office / Break Room	*0*	*0*	250	6	*0*	0	0	0
Warehouse	*0*	*0*	2,000	n/a	*n/a*	0	0	0
Tabulation Room	*0*	*0*	500	n/a	*n/a*	0	0	0
Public Observation Room	*0*	*0*	150	n/a	*n/a*	0	0	0
TOTAL DEMAND:						**3,399 NSF**		**6,179 USF**

Workspace USF per HEADCOUNT: **230**

AECOM

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Space Needs Assessment
Assessment of Existing Conditions
Citrus County, Florida

November 22, 2024

DRAFT

Prepared for:
Citrus County
Board of County Commissioners
DEPARTMENT OF MANAGEMENT AND BUDGET
Purchasing
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1 EXECUTIVE SUMMARY

This **Space Needs Assessment** for Citrus County, Florida, evaluates the physical conditions and mechanical, electrical, and plumbing systems of various county-owned buildings. The assessment was conducted to provide the Citrus County Board of Commissioners with an understanding of the current state of these facilities to guide decisions about future investments, maintenance, or divestment.

Key Facilities Assessed:

1. **Central Citrus Resource Center:** Generally in good condition, with some roof sections scheduled for replacement. The electrical systems were well-maintained, though the emergency generator showed significant wear and rust, suggesting replacement may be necessary.

2. **Citrus County Courthouse:** Divided into two buildings, one built in 1984 and another in 2002. The courthouse's condition was rated from fair to poor in some areas, particularly the mechanical systems. Flooding has occurred in the basement, requiring attention.

3. **Coca-Cola Building:** One of the older buildings (constructed in 1932), observed in poor condition. Its mechanical, electrical, and plumbing systems were rated as deteriorated or failed, with significant renovations required for future use. This building is also on the historic register.

4. **Lecanto Government Building:** In good condition, though some stucco replacement was in progress. Mechanical, electrical, and plumbing systems are generally in fair to good condition, but certain equipment is approaching the end of its useful life.

5. **Nature Coast EMS Administration Building:** In good overall condition, though repairs are needed for a sinkhole at a lift station behind the building. Some mechanical systems are nearing the end of their life expectancy, and replacements are recommended.

6. **Nature Coast EMS Maintenance Building:** Observed in good condition with fair electrical and HVAC systems, though the building is currently unoccupied and awaiting future plans for occupancy by Water Resources.

7. **UF/IFAS Extension Building:** Well-maintained and mostly in good condition. A natural gas generator provides backup power, and the HVAC systems, recently updated in 2021, are in excellent condition.

8. **West Citrus Government Center (Meadowcrest):** In generally good condition, with some underutilized storage spaces that could be repurposed. The mechanical, electrical, and plumbing systems range from fair to good condition, though the air-cooled chillers show signs of wear and rust.

Flood and Wind Zones:
Most of the buildings assessed are located in **Zone X**, indicating a low to moderate flood risk. The **West Citrus Government Center (Meadowcrest)**, however, is situated in **Zone AE**, a high-risk flood zone that requires more stringent flood mitigation and resiliency measures to ensure its long-term viability. Given the increasing severity of climate and weather events,

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resilience planning will be crucial to protect these facilities, particularly those in higher-risk areas like Meadowcrest.

All buildings are in a wind zone rated for **135 mph** winds. However, since some buildings may have been constructed before current building codes were established, they may require upgrades to meet modern wind resilience standards. Additionally, it would be prudent to assume an increase in the design wind speed to **150 mph** to account for the potential intensification of future storm events.

2 SCOPE OF SERVICES

Building Observations

- Conducted general walk-throughs of each building to visually assess the exterior envelope, including walls, windows, doors, and roof drainage systems. The interior assessment covered ceiling conditions, lighting, flooring, and utility rooms (mechanical and electrical systems)

- Photo documentation was taken of key building conditions, with additional photos taken for any observed deterioration or poor quality

Key Areas of Focus

- Exterior: Assessed wall conditions, window maintenance (e.g., caulking), roof drainage systems, entry doors, and roof conditions (observed from ground level or with binoculars)

- Interior: Inspected ceilings for signs of leaks, lighting systems (LED vs. older types), flooring materials (condition and maintenance), and egress systems. Utility Rooms: Evaluated the condition and maintenance of mechanical and electrical systems.

County Buildings Walkthroughs

- The walkthroughs took place on Wednesday, August 21, and Thursday, August 22, 2024, and were carried out in collaboration with Stephen Ziegman, the Field Operations Supervisor. During the assessment, Stephen Ziegman provided valuable insights into the current state of the buildings and ongoing maintenance and repair efforts.

3 PURPOSE

The purpose of this project is to conduct broad overview building assessments of various facilities owned by Citrus County to provide the County with an understanding of the general condition of each building. This evaluation will help the County make informed decisions about which buildings are suitable for continued investment, expansion, or possible divestment. The goal is to offer visual-based assessments focusing on exterior and interior conditions that impact the future usability of the buildings.

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4 FACILITIES ASSESSED

CCRC



West Citrus Gov. Center



Lecanto Gov. Building



Coca-Cola Building



Citrus County Courthouse



UF/IFAS Extension



EMS Maintenance Building



EMS Administration Building



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5 REPORT INFORMATION - ASSESSMENT DEFINITIONS

Categories for Building and Component Conditions		
Rating	**Condition**	**Definition**
A	**Excellent**	System or component was new or nearly new (75% - 100%) with no visible defects. Could be subject to recommended routine maintenance and preventative maintenance. No capital needs or deferred maintenance activities.
B	**Good**	System or component was nearing or at its midlife point (50% - 75%) showing minimal signs of wear, slight defects, or deterioration. Could be subject to recommended routine maintenance and preventative maintenance. Capital needs and maintenance planning and programming should be reviewed or developed.
C	**Fair**	System or component was past its midlife point (25% - 50%) having moderately defective, deteriorated, or weathered components with expected maintenance needs. More frequent maintenance activities will be needed. Capital needs and maintenance planning and programming should be implemented.
D	**Poor**	System or component was nearing or at the end of its useful life (0% - 25%) having an increasing number of defects, deteriorating components, and growing maintenance needs. The system or component has performance and reliability issues that are becoming more serious eventually leading to complete failure. Unplanned interruption to building operations are likely unless situation is addressed with urgency.
E	**Failed**	System or component was past its useful life (0%) needing replacement or restoration or system is inoperable. Unplanned interruption to building operations are likely unless situation is addressed with urgency.

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6 DOCUMENTS

The county provided partial plans for each building to facilitate this assessment; however, many of the drawings were incomplete or outdated at the time of the evaluations.

7 MECHANICAL-ELECTRICAL-PLUMBING SYSTEMS OVERVIEW

The mechanical systems evaluated include the readily visible components of the heating, ventilation, and air conditioning (HVAC) equipment. The evaluation was intended to be a general overview of the component type, equipment capacity, and distribution methods. Operational testing of mechanical systems was not conducted. Specific equipment included air conditioning and heating units, distribution and ventilation mechanisms, boilers, and facility controls.

Electrical items are related to the readily visible components of the electrical systems installed at the facility. This assessment is intended to be a general overview. Operational testing of electrical systems was not conducted. Items included in the electrical assessment are service distribution, transformers, switchgear, panel boards, conductors, and lighting.

Plumbing items are related to the readily visible components of the plumbing systems installed at the facility. This assessment was intended to be a general overview of the component type, system capacity, and distribution methods. Operational testing of plumbing systems was not conducted. Items included in the plumbing assessment were sanitary sewers, roof drains, domestic water supply, natural gas distribution, and insulation

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8 CURRENT BUILDING CONDITIONS

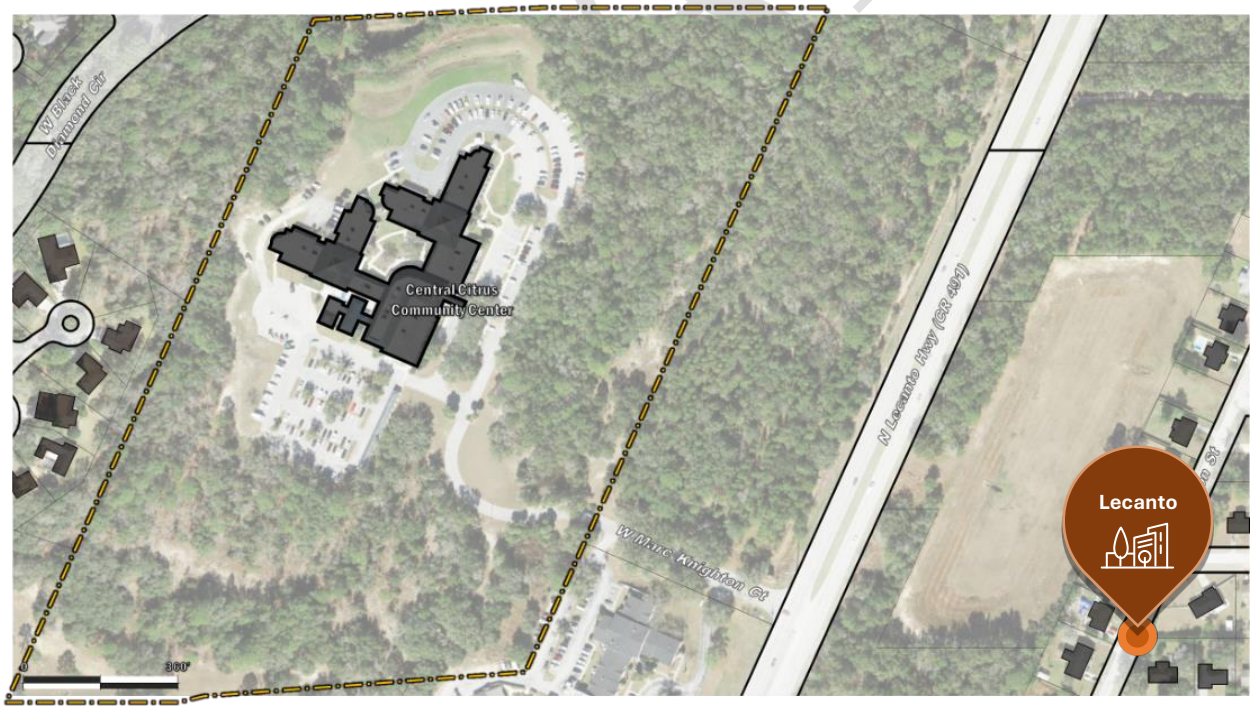
8.1 CENTRAL CITRUS RESOURCE CENTER

2804 W. MARC KNIGHTON CENTER

CONDITION RATING: **GOOD**

SUMMARY

Observed to be in good condition. Flat sections of the roof are scheduled for replacement this year or next. The kitchen is planned to be converted into office space. The condition assessment for the MEP systems ranged from Good to Poor. Generally, the electrical distribution system was in good condition since most of the equipment are indoors or in enclosed electrical rooms. However, the emergency generator shows wear and rust from weather. The HVAC systems were located on the roof and were not accessible, nor drawings were available to determine the age of equipment.



Site Map

SALIENT INFORMATION

Information on the table is based on most current and available research.

Property Name:		Central Citrus Resource Center
Location/Address:		2804 W Merc Knighton Ct. Lecanto, FL 34461
Building Age:		35 years (constructed in 1989)
Flood Zone:		Zone X
Seismic Risk:		Seismic Design Category A – zone of minimal seismic activity and seismic provisions are generally not a primary concern in building designs
Wind Zone:		135 mph
Site Elevation:		108-109 ft
Zoning Classification:		PSI (Public, Semi-Public, Institution)
Surrounding Property Usage:		Residential
Maximum Allowed FAR:		0.5
Maximum Floor Area:		20,786.5 sqft
Lot Area:		70% max. coverage
Estimated Area:		59,400 square feet
Reported Property Size:		Approximately 31.85 acres
No. of Parking Spaces:	**ADA:** **Reserved:** **Total:** **Overflow:**	16 spaces observed 8 spaces reported 260 spaces reported Yes
Elevators:		0 elevators
ADA Compliance:		ADA compliance assessment was outside the scope of the project.

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MECHANICAL-ELECTRICAL-PLUMBING SYSTEMS

No rating indicates that the existing condition was unable to be visually assessed.

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CENTRAL CITRUS RESOURCE CENTER		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Office Heating and Cooling	HVAC system for this building is served by multiple roof top package units. If these unit are older than 15 years, recommend replacing. There are several split system units installed around the building. 	***C***
Warehouse Heating and Cooling	Not Applicable.	**--**
HVAC Distribution	The HVAC distribution appeared to be adequate for the building use. Duct cleaning if RTUs are replaced.	***C***

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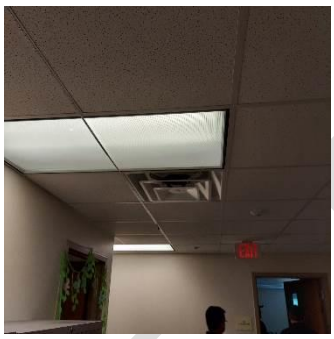
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CENTRAL CITRUS RESOURCE CENTER		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	 	***C***
HVAC Control Systems	The heating and cooling systems monitored and control by a KMC BMS system. 	***C***
Electrical Service	Electrical system appears to be in good to fair condition. 	***B***
Main Distribution Center	120/208Y V, 3 Phase, 4 wire	***B***

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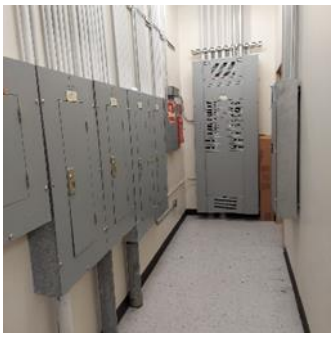
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CENTRAL CITRUS RESOURCE CENTER		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Electrical Distribution	The electrical equipment generally appeared to be in good condition. The building is considered to have adequate capacity and power available for the tenant and current occupancy.      	***B***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CENTRAL CITRUS RESOURCE CENTER		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Emergency Power	A 125kW diesel fired emergency generator serves backup power to life safety systems.    The unit appeared to be in poor condition and has likely surpassed its useful life. Due to the apparent condition of the unit, and the fact that it is an integral part of the Life Safety system, replacement is recommended.	***D***
Water Supply	A backflow prevention device was observed on the domestic main located in the building's fire protection equipment room, but not on the fire main.  	***C***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CENTRAL CITRUS RESOURCE CENTER		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	Plumbing systems appear to be in good to fair condition. Domestic hot water is provided by two natural gas water heater.	***C***
Sanitary Sewer & Roof Drainage	The sanitary wastes generated at the building were conveyed to underground piping, which discharged to the municipal sewer system owned and maintained by wastewater utility provider.	**--**
Water Distribution	Where observed, water distribution piping was copper.	**--**
Hot Water Systems	The natural gas fired water heater was manufactured in 2018 and appears to be in good condition.  	***B***
Natural Gas	The gas meter was located outside of the building. 	**--**

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BUILDING OBSERVATIONS

Building Observations	
Exterior	**Condition**
Walls	GOOD
Windows	GOOD
Doors	GOOD
Roof Drainage	GOOD
Interior	**Condition**
Ceiling	GOOD
Lighting	GOOD
Flooring	GOOD
Systems	**Condition**
Mechanical	FAIR
Electrical	GOOD
Plumbing	FAIR

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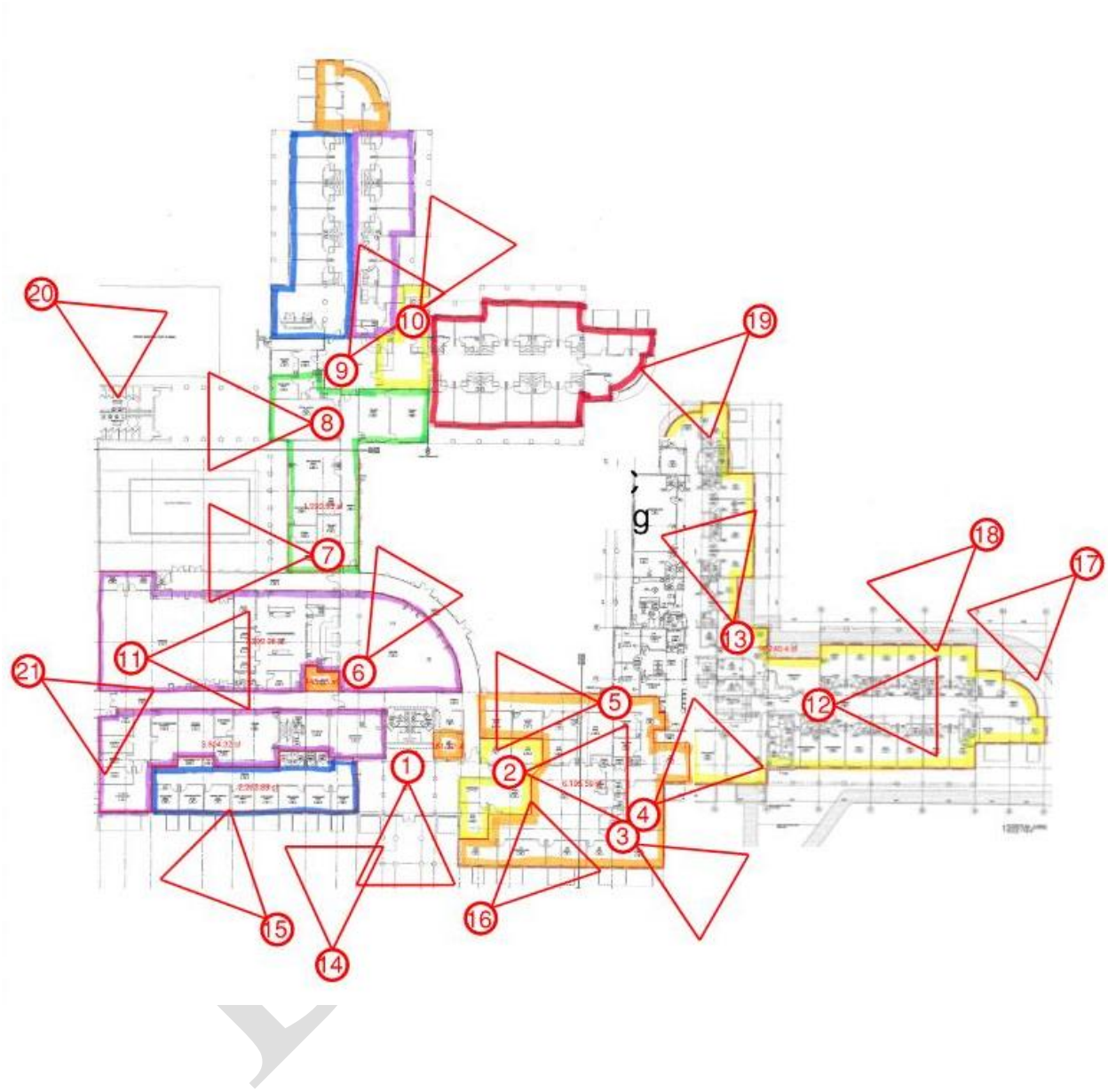
KEYPLAN



PHOTOS

Photos	
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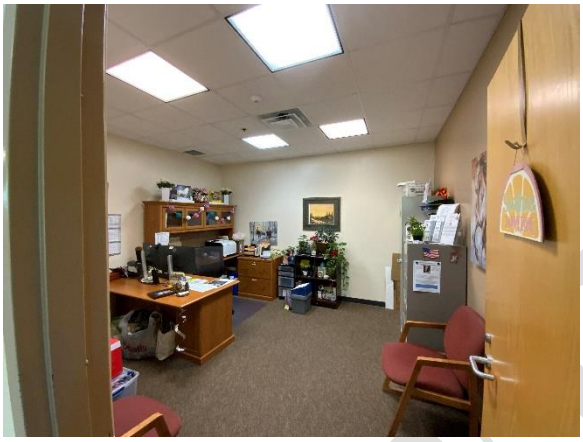

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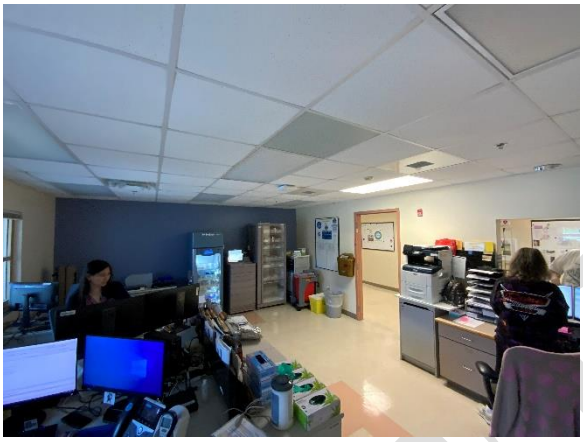

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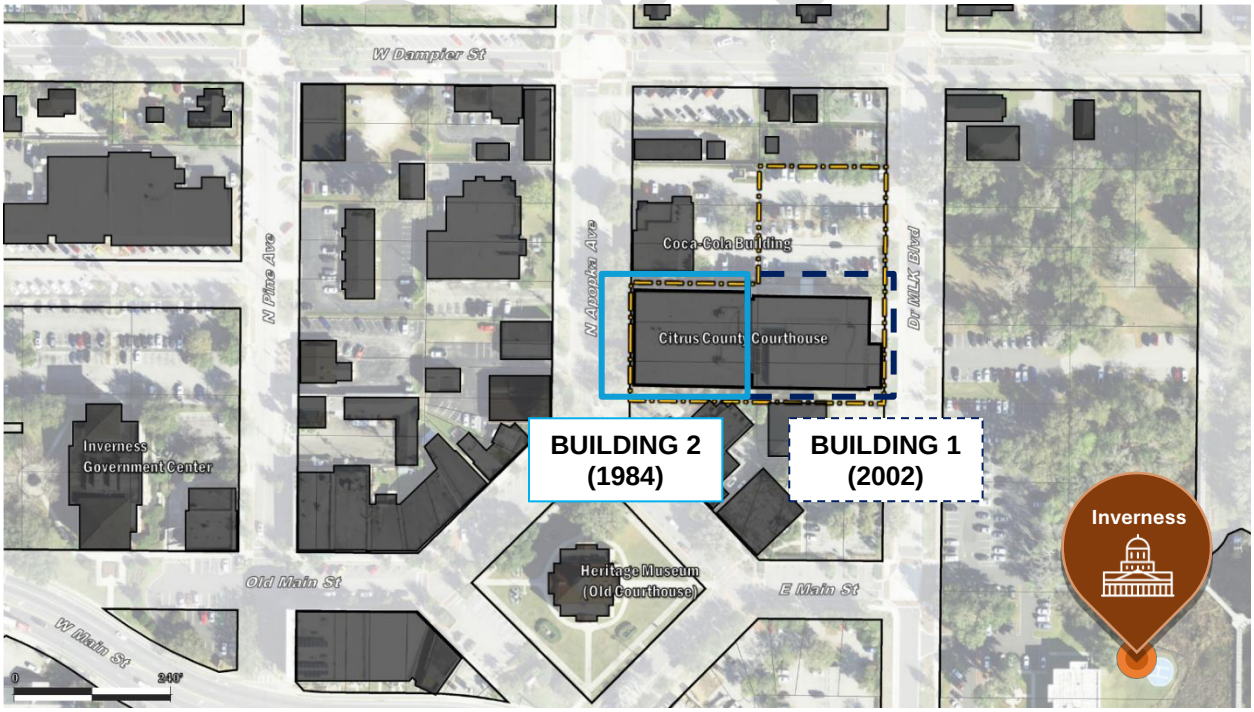
8.2 CITRUS COUNTY COURTHOUSE

110 N. APOPKA AVE.

CONDITION RATING: **FAIR**

SUMMARY

Observed to be in fair condition. Ponding water was observed on the roof on Building 2 (1984). Water leakage and limited water damage were reported in various locations in the basement of Building 2 (1984). It is understood that the basement has previously flooded with several inches of standing water. In Building 1 (2002) Water damage was observed on parts of the exterior walls and in limited areas inside the building. The condition assessment for the MEP systems ranged from Fair to Poor. Generally, the electrical distribution system was in Good to Fair condition since most of the equipment are indoors or in enclosed electrical rooms. The emergency generator was not accessible for observation and assessment. The HVAC systems were located on the roof showing wear and rust from exposure to weather. Facilities Department indicated that the 3 air cooled chillers on the roof were refurbished about 10 years ago. The chillers appear to have been installed in 2005. Air handlers are located through both buildings and appear to be in Fair condition. The plumbing fixtures appear to be in Good to Fair condition.



Site Map

SALIENT INFORMATION

Information on the table is based on most current and available research.

Property Name:		Citrus County Courthouse
Location/Address:		110 N Apopka Ave. Inverness, FL 34450
Building Age:		Building 1: 22 years (New Addition constructed in 2002) Building 2: 40 years (constructed in 1984)
Flood Zone:		Zone X
Seismic Risk:		Seismic Design Category A – zone of minimal seismic activity and seismic provisions are generally not a primary concern in building designs
Wind Zone:		135 mph
Site Elevation:		47-48 ft
Zoning Classification:		CBD (Central Business District)
Surrounding Property Usage:		Business
Maximum Allowed FAR:		0.6
Maximum Floor Area:		3,000 sqft
Lot Area:		80% (Maximum of 5,000 sqft)
Estimated Area:		50,700 total square feet
Reported Property Size:		Approximately 1.12 acres
No. of Parking Spaces:	**ADA:** **Reserved:** **Total:** **Overflow:**	6 spaces observed 21 spaces reported 71 spaces reported No
Elevators:		Building 1 (2002): 4 elevators Building 2 (1984): 3 elevators
ADA Compliance:		ADA compliance assessment was outside the scope of the project.

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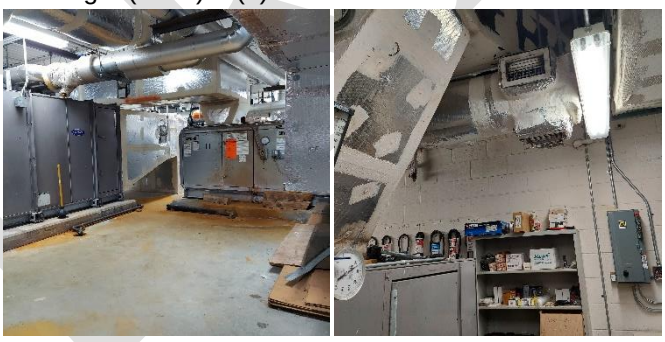
MECHANICAL-ELECTRICAL-PLUMBING SYSTEMS

No rating indicates that the existing condition was unable to be visually assessed.

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CITRUS COUNTY COURTHOUSE		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Office Heating and Cooling	Building is served by an air-cooled scroll chilled water central plant. Building 2 (1984) is served by an air-cooled scroll chilled water central plant that is located on the roof of Building 1 (2002). The three 100-ton chillers were refurbished 10 years ago, according to statements from facility maintenance. If these chillers and mechanical equipment were originally installed in 2005, upgrade and replacement should be programmed within the next 5 years. Replacement and upgrade will improve the energy efficiency, reliability and indoor air quality and comfort of the building.  Building 1 (2002) - (3) 100 Ton Air Cooled Chillers  Building 1 (2002) – Indoor Air Handlers	***D***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CITRUS COUNTY COURTHOUSE		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	 Building 2 (1984) – Roof Top Air handlers  Building 2 (1984) – Remote Condensers	***D***
Warehouse Heating and Cooling	Not applicable.	**--**
HVAC Distribution	Supply air was distributed through to the tenant spaces through ductwork located in the ceilings. It appears that the return air is through a plenum return system. 	***C***

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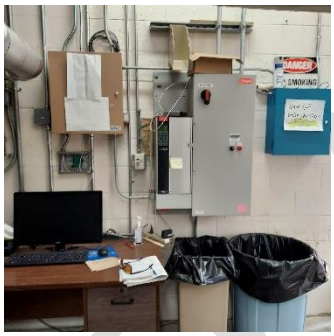
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CITRUS COUNTY COURTHOUSE		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	Bathrooms were provided with exhaust by powered centrifugal ventilation units mounted on the roof tied to a central duct. The HVAC distribution appeared to be adequate for the building use.	***C***
HVAC Control Systems	If the building management system (BMS) were originally installed in 2005, an upgrade and replacement should be programmed within the next 5 years. Replacement and upgrade will improve the energy efficiency, reliability and indoor air quality and comfort of the building through more accurate monitoring and control.   	***C***
Electrical Service	The main electrical system appears to be in good condition. Electrical system should be inspected and tested in accordance with manufacturer's recommendation. Numerous modifications have been made to the building floor plan. It is also recommended that as-built drawings for the electrical single line diagram be reviewed and updated.	***B***

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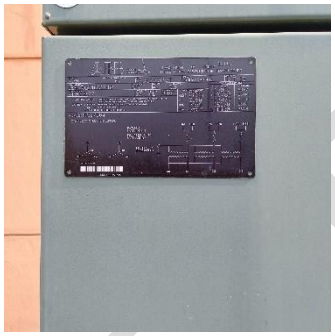
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CITRUS COUNTY COURTHOUSE		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	   	***B***
Main Distribution Center	The electrical equipment generally appeared to be in good condition. The building is considered to have adequate capacity and power available for the tenant and current occupancy. The voltages observed were: 480Y/277 V 3 phase, 4 wire (Building 1 (2002)) 480V/208Y/120 3 phase 4 wire (Building 2 (1984))	***B***
Electrical Distribution	Electrical distribution equipment was provided throughout the building. Service entered the building at 480/277 volts and 480 volts that was stepped down to 120 and 208 volts for tenant use. Typical electrical equipment included dry-type step-down transformers and circuit breaker panels, which provided useable power to the tenant spaces.	***B***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CITRUS COUNTY COURTHOUSE		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	  Building 1 (2002) – Transformer in the rooftop mechanical room  Building 2 (1984) – Transformer in the basement.	***B***
Emergency Power	A dedicated generator is located in northwest corner of Building 1 (2002). The room was not accessible at the time of the survey. 	***B***
Water Supply	The building had separate domestic water and fire supply service mains that entered the building underground from the main line. Water lines are underground and unable to assess existing conditions.	**--**

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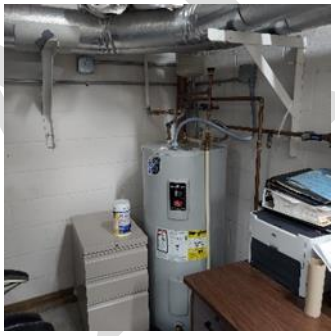
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS CITRUS COUNTY COURTHOUSE		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Sanitary Sewer & Roof Drainage	Plumbing system appears to be in good condition.	***B***
Water Distribution	Where observed, water distribution piping was copper. Wastewater piping was not observed but was likely either PVC or cast iron. Water lines are underground and unable to assess existing conditions.	**--**
Hot Water Systems	Electric hot water heaters with storage tanks are used in the building. Observed only one water heater in the survey.  	***B***
Natural Gas	Service Not Provided.	**--**

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BUILDING OBSERVATIONS

Building Observations	
Exterior	**Condition**
Walls	GOOD
Windows	GOOD
Doors	GOOD
Roof Drainage	GOOD
Interior	**Condition**
Ceiling	GOOD
Lighting	GOOD
Flooring	GOOD
Systems	**Condition**
Mechanical	FAIR
Electrical	GOOD
Plumbing	GOOD

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KEYPLAN



PHOTOS

Photos	
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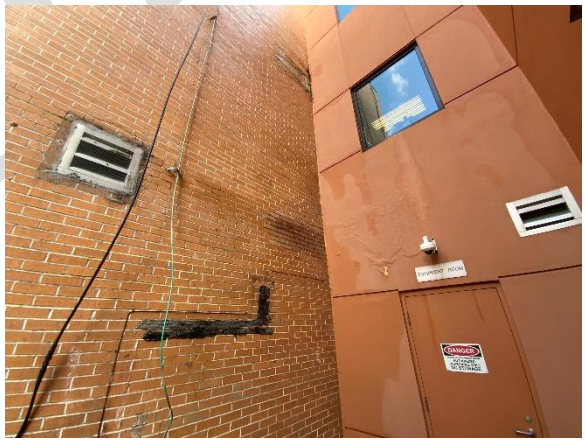
3.	

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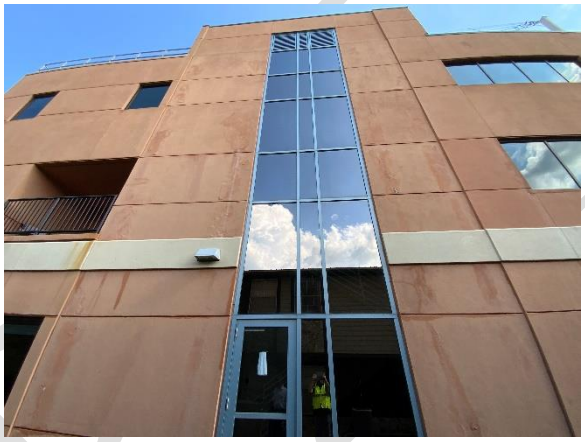

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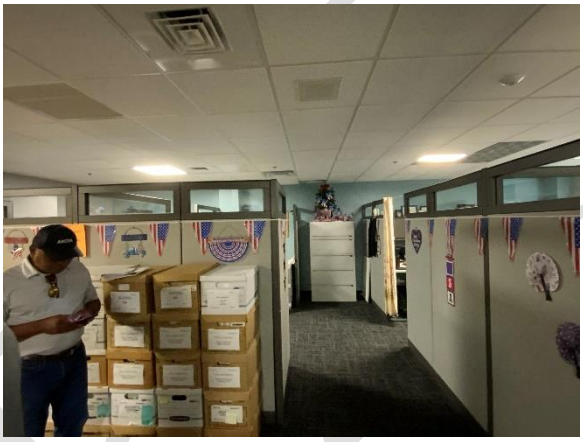

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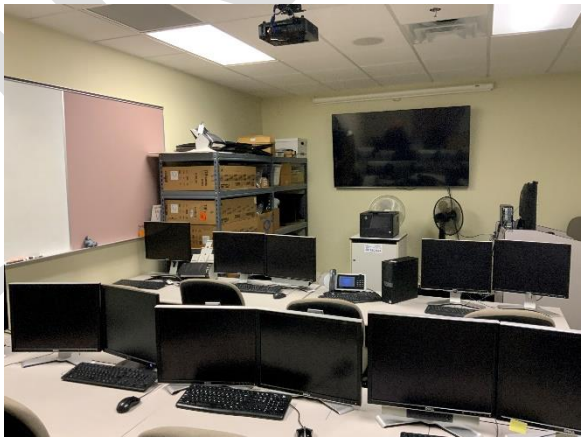

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8.3 COCA-COLA BUILDING

110 N. APOPKA AVE.

CONDITION RATING: **POOR**

SUMMARY

Observed to be in poor condition. An older, unoccupied building with interior sections partly demolished during a previously abandoned renovation project. While not in poor condition, it has more issues compared to other facilities assessed. The condition assessment for the MEP systems ranged from Poor to Failed. The electrical distribution system was also Poor to Failed condition. The electrical distribution appeared to be over 40 years old, and it should be replaced. The air-cooled condenser was located on the roof and were not accessible. The air handlers were inside the building but did not appear operational. The plumbing fixtures all have been demolished.



Site Map

SALIENT INFORMATION

Information on the table is based on most current and available research.

Property Name:		Coca Cola Building
Location/Address:		120 N Apopka Ave Inverness, FL 34450
Building Age:		92 years (constructed in 1932)
Flood Zone:		Zone X
Seismic Risk:		Seismic Design Category A – zone of minimal seismic activity and seismic provisions are generally not a primary concern in building designs
Wind Zone:		135 mph
Site Elevation:		45-46 ft
Zoning Classification:		CBD (Central Business District)
Surrounding Property Usage:		Business
Maximum Allowed FAR:		0.6
Maximum Floor Area:		3,000 sqft
Lot Area:		80% (Maximum of 5,000 sqft)
Estimated Area:		5,000 square feet
Reported Property Size:		Approximately 0.56 acres
No. of Parking Spaces:	**ADA:** **Reserved:** **Total:** **Overflow:**	2 spaces observed 1 space reported 23 spaces reported No
Elevators:		0 elevators
ADA Compliance:		ADA compliance assessment was outside the scope of the project.

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MECHANICAL-ELECTRICAL-PLUMBING SYSTEMS

No rating indicates that the existing condition was unable to be visually assessed.

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS COCA COLA BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Office Heating and Cooling	The HVAC are the split system type with the air handlers mounted on the floor and in the ceiling. The condensers located on the roof. New HVAC for the entire building is recommended.  	***F***
Warehouse Heating and Cooling	None.	**-**
HVAC Distribution	Supply air was distributed through to the tenant spaces through ductwork located in the ceilings. Return air was provided by a rigid ductwork a grill at the bottom of each unit. However, most of the air distribution system has been partially removed.	***F***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS COCA COLA BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	 	***F***
HVAC Control Systems	The heating and cooling systems were controlled by individual thermostats with programmable controls for night and weekend setbacks. HVAC systems and control system should be replaced.	***F***
Electrical Service	Main electrical panel is approximately 40 years old. Newer subpanels have been added. New electrical distribution and meter panels is recommended.  	***F***
Main Distribution Center	The disconnect equipment // and main distribution center fed individual tenant spaces and panels providing overcurrent protection and a range of current sources throughout the building.	***F***

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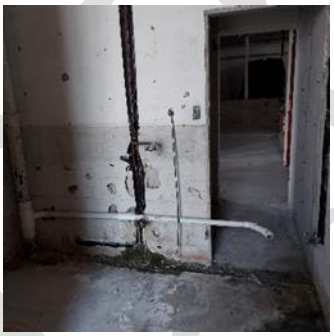
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS COCA COLA BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	 	***F***
Electrical Distribution	Renovation of electrical systems including replacement of older distribution wiring is highly recommended as a measure of improved safety. The breaker panels appeared to be dated and highly recommend replacement with newer circuit breaker panels as a measure of improved safety.	***F***
Emergency Power	None	--
Water Supply	All or plumbing fixtures have been removed. No water heater available.  	***F***
Sanitary Sewer & Roof Drainage	Sanitary sewer was available, but not operational.	***F***
Water Distribution	Where observed, water distribution piping was copper.	--
Hot Water Systems	None observed.	--
Natural Gas	Service Not Provided.	--

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BUILDING OBSERVATIONS

Building Observations	
Exterior	**Condition**
Walls	FAIR
Windows	FAIR
Doors	FAIR
Roof Drainage	FAIR
Interior	**Condition**
Ceiling	N/A
Lighting	N/A
Flooring	N/A
Systems	**Condition**
Mechanical	FAILED
Electrical	FAILED
Plumbing	FAILED

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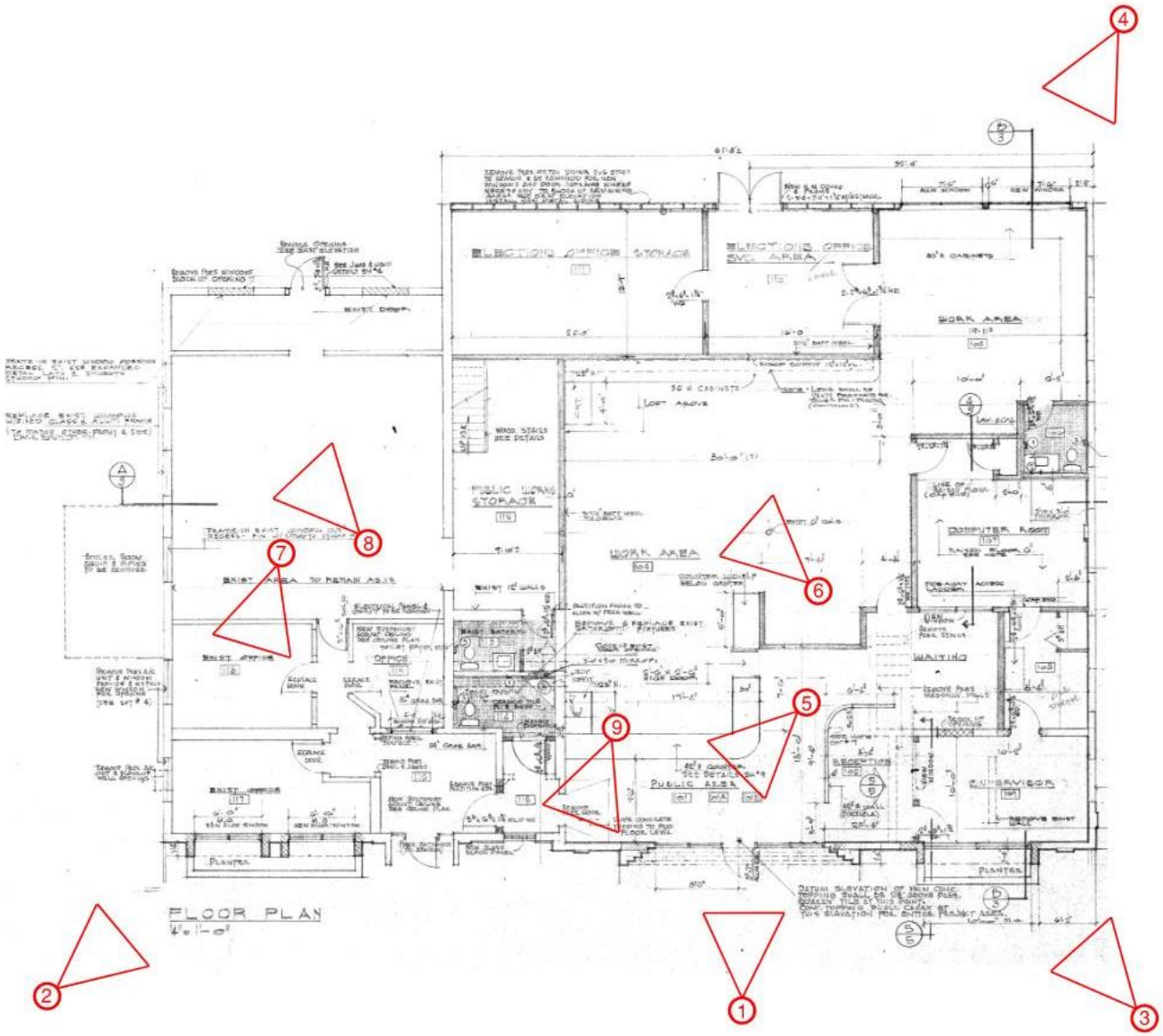
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ELECTIONS OFFICE STORAGE AREA
WORK AREA
PUBLIC WORKS STORAGE
WORK AREA
COMPUTER ROOM
WAITING
OFFICE
RECEPTION
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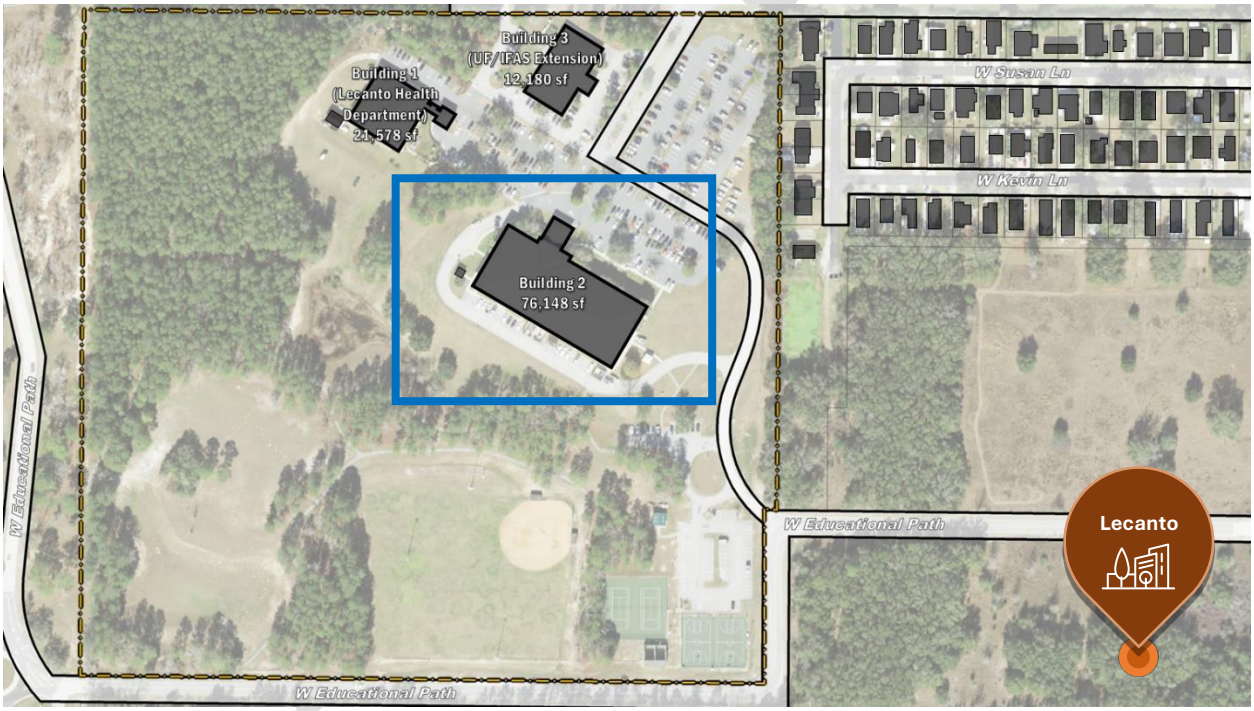
8.4 LECANTO GOVERNMENT BUILDING

3600 W. SOVEREIGN PATH

CONDITION RATING: **GOOD**

SUMMARY

Observed to be in good condition. Portions of the exterior stucco are being actively replaced. The condition assessment for the MEP systems ranged from Good to Fair. Generally, the electrical distribution system was in Good to Fair condition since most of the equipment are indoors or in enclosed electrical rooms. The emergency generator appears to be in Fair condition. The air-cooled chillers were mounted on the ground and appear in Fair condition. Air handlers are located throughout buildings and appear to be in Good to Fair condition. The plumbing fixtures appear to be in Good to Fair condition.



Site Map

SALIENT INFORMATION

Information on the table is based on most current and available research.

Property Name:		Lecanto Government Building
Location/Address:		3600 W Sovereign Path Lecanto, FL 34461
Building Age:		32 years (constructed in 1992)
Flood Zone:		Zone X
Seismic Risk:		Seismic Design Category A – zone of minimal seismic activity and seismic provisions are generally not a primary concern in building designs
Wind Zone:		135 mph
Site Elevation:		33-81 ft
Zoning Classification:		PSI (Public, Semi-Public, Institution)
Surrounding Property Usage:		Residential and Business
Maximum Allowed FAR:		0.5
Maximum Floor Area:		13,325.9 square feet
Lot Area:		70% max. coverage
Estimated Area:		76,100 square feet
Reported Property Size:		Approximately 38.95 acres
No. of Parking Spaces:	**ADA:** **Reserved:** **Total:** **Overflow:**	9 spaces observed 22 spaces reported 228 spaces reported Yes
Elevators:		1 elevator
ADA Compliance:		ADA compliance assessment was outside the scope of the project.

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MECHANICAL-ELECTRICAL-PLUMBING SYSTEMS

No rating indicates that the existing condition was unable to be visually assessed.

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS LECANTO GOVERNMENT BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Office Heating and Cooling	The office core was cooled air-cooled chillers located outside of the building. Heating was provided by electric resistance coils within the indoor air handling units. HVAC systems were installed in 1996 or 1997. 	***C***
Warehouse Heating and Cooling	The warehouse space was provided with heating and air conditioning from an interior ceiling mounted air handler. The warehouse heating units appeared to be in good condition.	***B***
HVAC Distribution	Supply air was distributed through to the tenant spaces through a VAV system ductwork located in the ceilings. Return air was provided by a rigid ductwork. The HVAC distribution appeared to be adequate for the building use.	***C***
HVAC Control Systems	The building was equipped with a building automation system (BAS) by KMC. The BAS controlled start-stop functions and temperature changes.	***C***

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS LECANTO GOVERNMENT BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
		***C***
Electrical Service	Power was supplied via underground lines to a pad-mounted transformer located outside the building. 480V/208V/120V 3 phase, 4 wire 480V/277V 3 phase, 4 wire  	***B***
Main Distribution Center	The main distribution center was located in the main electrical room. The electrical equipment generally appeared to be in good condition. The building is considered to have adequate capacity and power available for the tenant and current occupancy.	***B***
Electrical Distribution	There were electrical rooms on each floor. There was a main electrical room on the ground floor, with transformers and circuit breaker panels, which provided useable power to the tenant spaces.	***B***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS LECANTO GOVERNMENT BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	   	***B***
Emergency Power	  The emergency generator appeared to be in fair condition. Based on the apparent age, condition, replacement should be expected during the evaluation term.	***C***
Water Supply	The building had separate domestic water and fire supply service mains that entered the building underground from the main line.	--
Sanitary Sewer & Roof Drainage	The sanitary wastes generated at the building were conveyed to underground piping, which discharged to the municipal sewer.	--

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS LECANTO GOVERNMENT BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Water Distribution	Where observed, water distribution piping was copper. Wastewater piping was not observed, but was likely either PVC or cast iron.	**--**
Hot Water Systems	The water heater(s) appeared to be in good condition.  	***C***
Natural Gas	Service Not Provided.	**--**

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BUILDING OBSERVATIONS

Building Observations	
Exterior	**Condition**
Walls	GOOD
Windows	GOOD
Doors	GOOD
Roof Drainage	GOOD
Interior	**Condition**
Ceiling	GOOD
Lighting	GOOD
Flooring	GOOD
Systems	**Condition**
Mechanical	FAIR
Electrical	GOOD
Plumbing	FAIR

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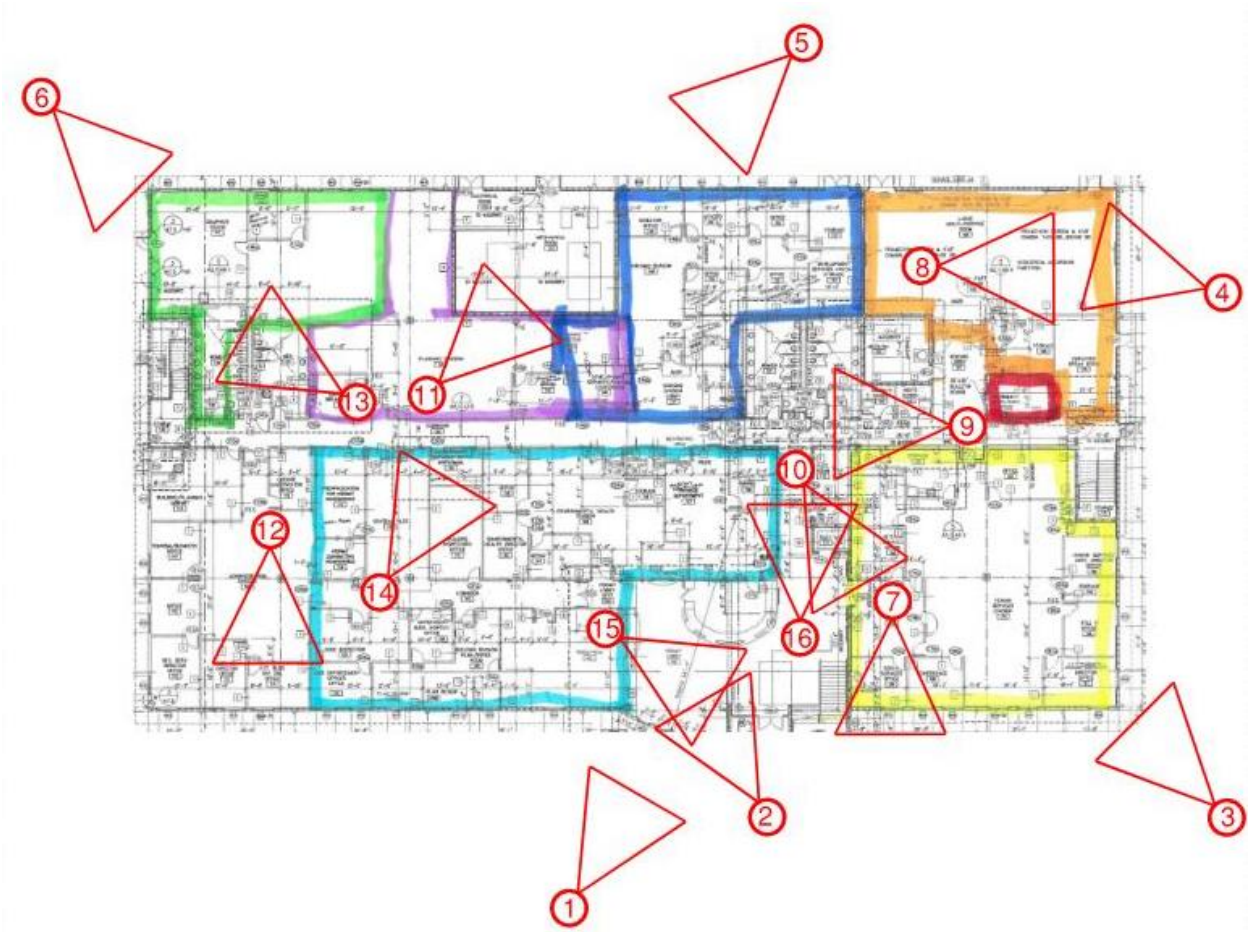

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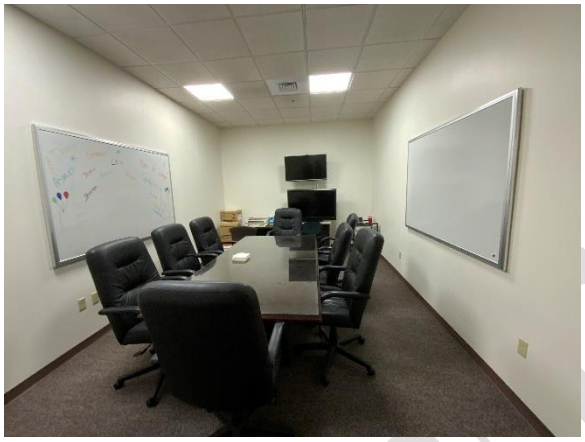

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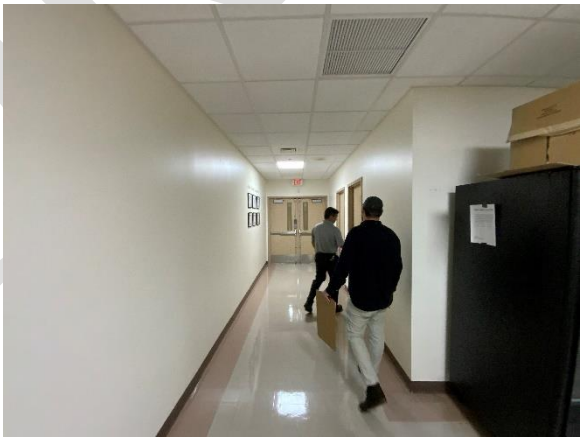

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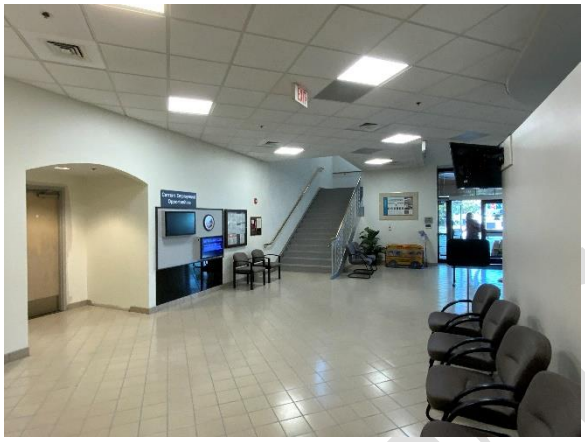

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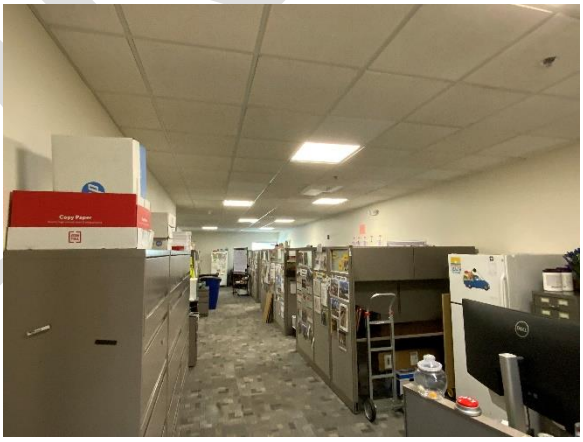

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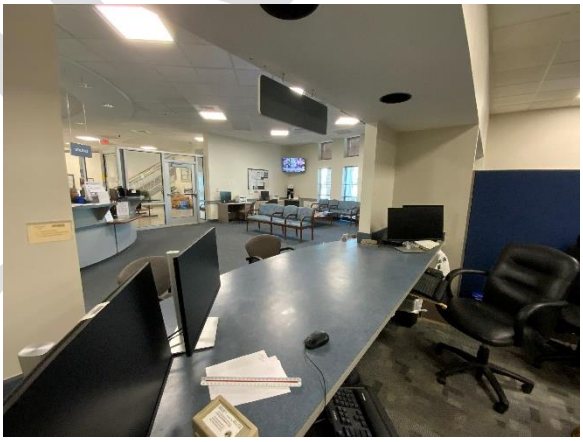

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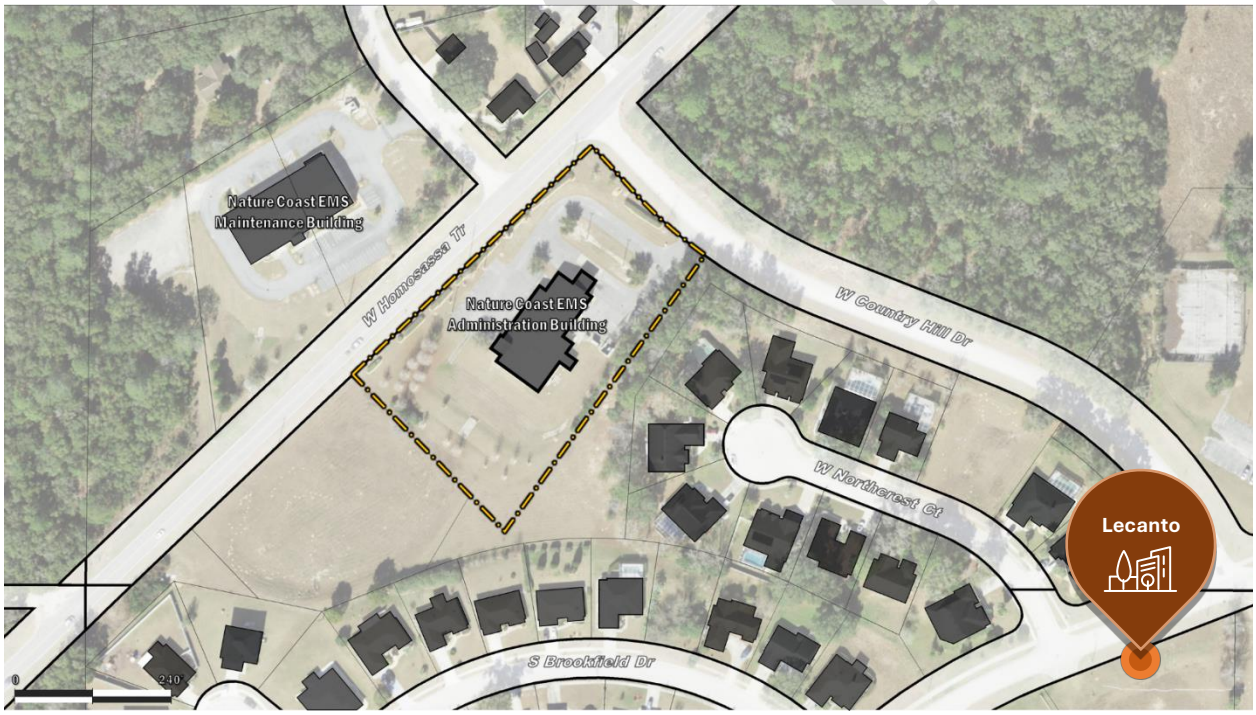
8.5 NATURE COAST EMS ADMINISTRATION BUILDING

3876 W. COUNTRY HILL DR.

CONDITION RATING: **GOOD**

SUMMARY

Observed to be in good condition. Planned repairs are addressing the lift stations with the building scheduled for occupancy by Water Resources. The condition assessment for the MEP systems ranged from Fair condition. Generally, the electrical distribution system was in Good to Fair condition since most of the equipment are indoors or in enclosed electrical rooms. The emergency generator appears to be in Fair condition. The HVAC condenser systems were on the ground and are showing wear and rust from exposure to weather. Air handlers are located throughout the building in ceiling and closets and appear to be in Fair condition. The plumbing fixtures appear to be in Good to Fair condition.



Site Map

SALIENT INFORMATION

Information on the table is based on most current and available research.

Property Name:		Nature Coast EMS Administration Building
Location/Address:		3876 W Country Hill Dr. Lecanto, FL 34461
Building Age:		16 years (constructed in 2008)
Flood Zone:		Zone X
Seismic Risk:		Seismic Design Category A – zone of minimal seismic activity and seismic provisions are generally not a primary concern in building designs
Wind Zone:		135 mph
Site Elevation:		73-76 ft
Zoning Classification:		PDR (Planned Develop. Residential)
Surrounding Property Usage:		Residential
Maximum Allowed FAR:		Per Master Plan of Development
Maximum Floor Area:		Per Master Plan of Development
Lot Area:		Per Master Plan of Development
Estimated Area:		8,400 square feet
Reported Property Size:		Approximately 2.37 acres
No. of Parking Spaces:	**ADA:** **Reserved:** **Total:** **Overflow:**	2 spaces observed 0 spaces reported 23 spaces reported Yes
Elevators:		0 elevators
ADA Compliance:		ADA compliance assessment was outside the scope of the project.

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MECHANICAL-ELECTRICAL-PLUMBING SYSTEMS

No rating indicates that the existing condition was unable to be visually assessed.

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS ADMINISTRATION BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Office Heating and Cooling	HVAC systems are split system with electrical heat. There are 7 units serving the entire building. 1 ductless split system serving the telecom room. Systems were installed in 2008, recommend replacing.   	***D***
Warehouse Heating and Cooling	None observed.	**--**
HVAC Distribution	Supply and return grilles were observed throughout the office spaces. The supply and return air were conveyed by the air handling units through sheet metal and flexible ductwork located above the ceilings. Bathrooms were provided with exhaust by individual fans tied to a central duct. The HVAC distribution appeared to be adequate for the building use.	**C**

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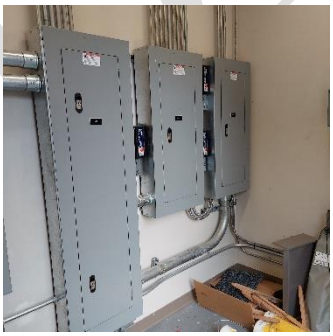
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS ADMINISTRATION BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
HVAC Control Systems	None. HVAC controlled by local thermostats. 	***C***
Electrical Service	Electrical Panels appear to be installed in 2008. A 150 KVA Transformer provides the 120/208V 3PH 4W system for the building. A 90 KW diesel fired generator provides backup power. Recommend retesting all breakers and retesting the backup generator.    	***C***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS ADMINISTRATION BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Main Distribution Center	See above.	***C***
Electrical Distribution	Electrical distribution equipment was provided throughout the building. Service entered the building at 208/120 volts for tenant use. Typical electrical equipment included dry-type step-down transformers and circuit breaker panels, which provided useable power to the tenant spaces.	***C***
Emergency Power	The emergency generator appeared to be in fair to good condition. Based on the apparent age, condition of the unit, replacement should be expected during the evaluation term    	***C***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS ADMINISTRATION BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	 	***C***
Water Supply	The building had separate domestic water and fire supply service mains that entered the building underground from main line. A backflow prevention device was observed on the domestic main located in the building's fire protection equipment room, but not on the fire main.  	--
Sanitary Sewer & Roof Drainage	The sanitary wastes generated at the building were conveyed to underground piping, which discharged to the municipal sewer system. Plumbing systems appear in fair condition. Recommend cleaning before re-occupancy. Recommend replacing fixtures if major renovation planned.	***B***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS ADMINISTRATION BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	 	***B***
Water Distribution	Where observed, water distribution piping was PVC.	**--**
Hot Water Systems	An electric water heater located in the janitor's closet provided domestic hot water for the restrooms.	***C***
Natural Gas	Service Not Provided.	**--**

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BUILDING OBSERVATIONS

Building Observations	
Exterior	**Condition**
Walls	GOOD
Windows	GOOD
Doors	GOOD
Roof Drainage	GOOD
Interior	**Condition**
Ceiling	GOOD
Lighting	GOOD
Flooring	GOOD
Systems	**Condition**
Mechanical	FAIR
Electrical	GOOD
Plumbing	FAIR

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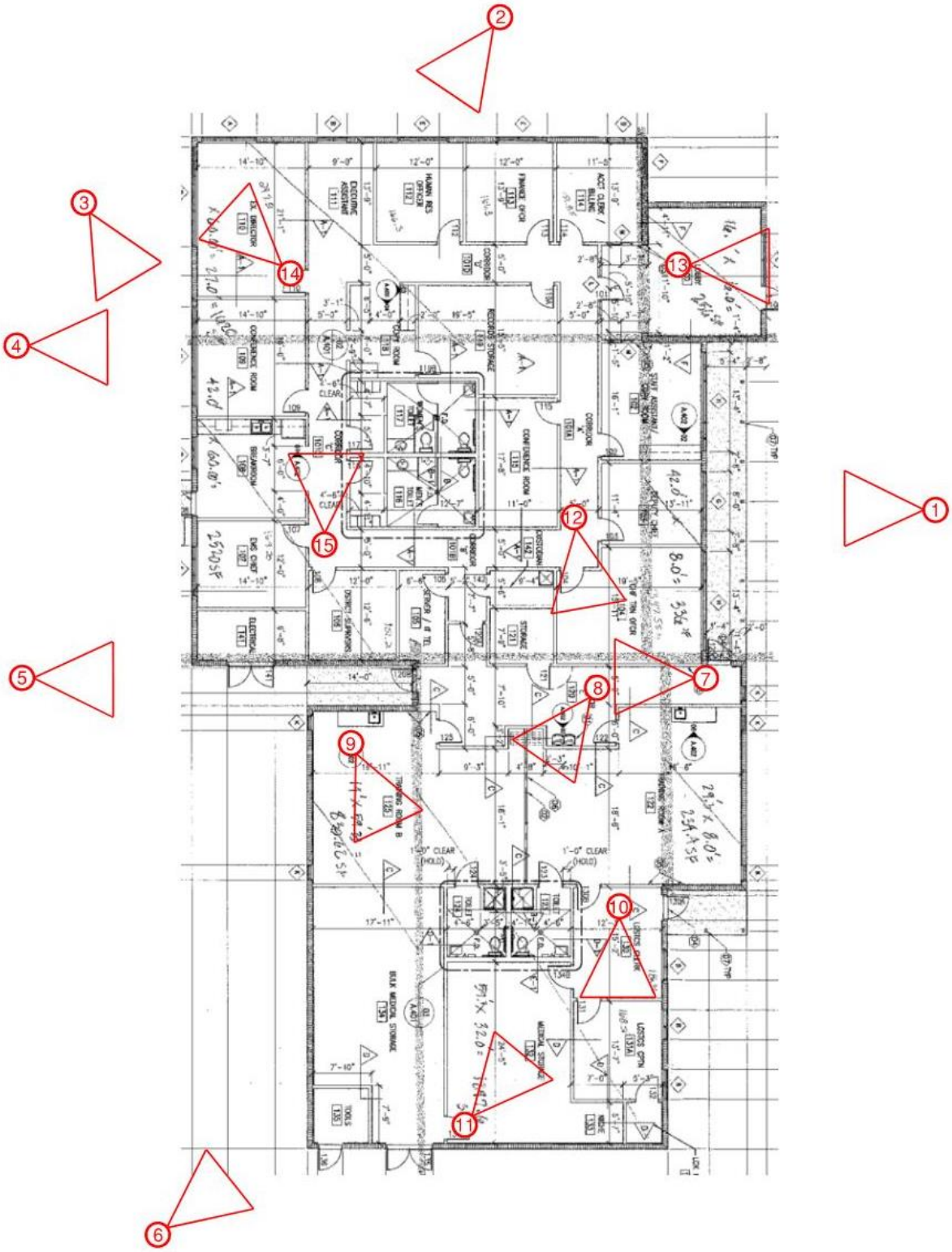
KEYPLAN



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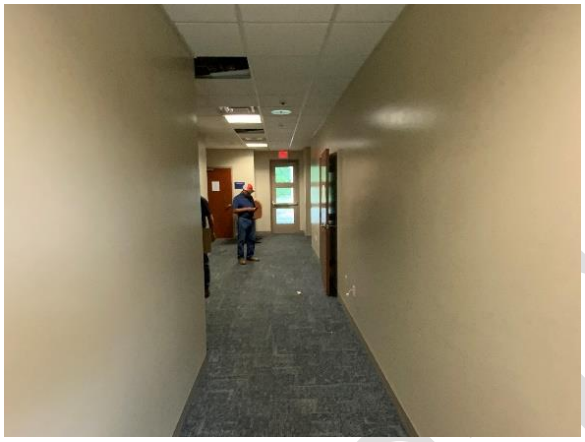

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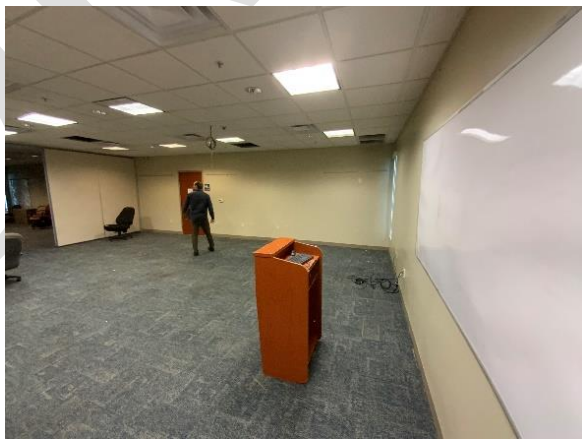

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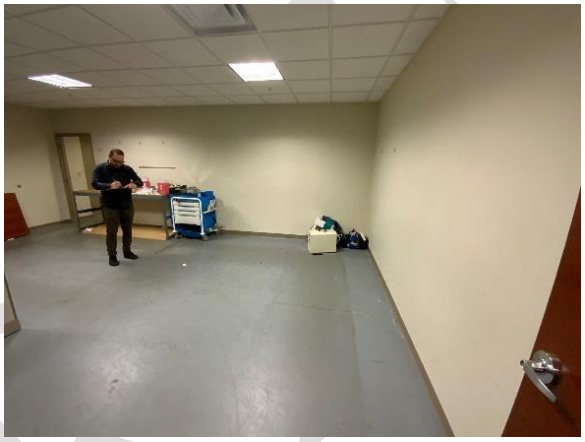

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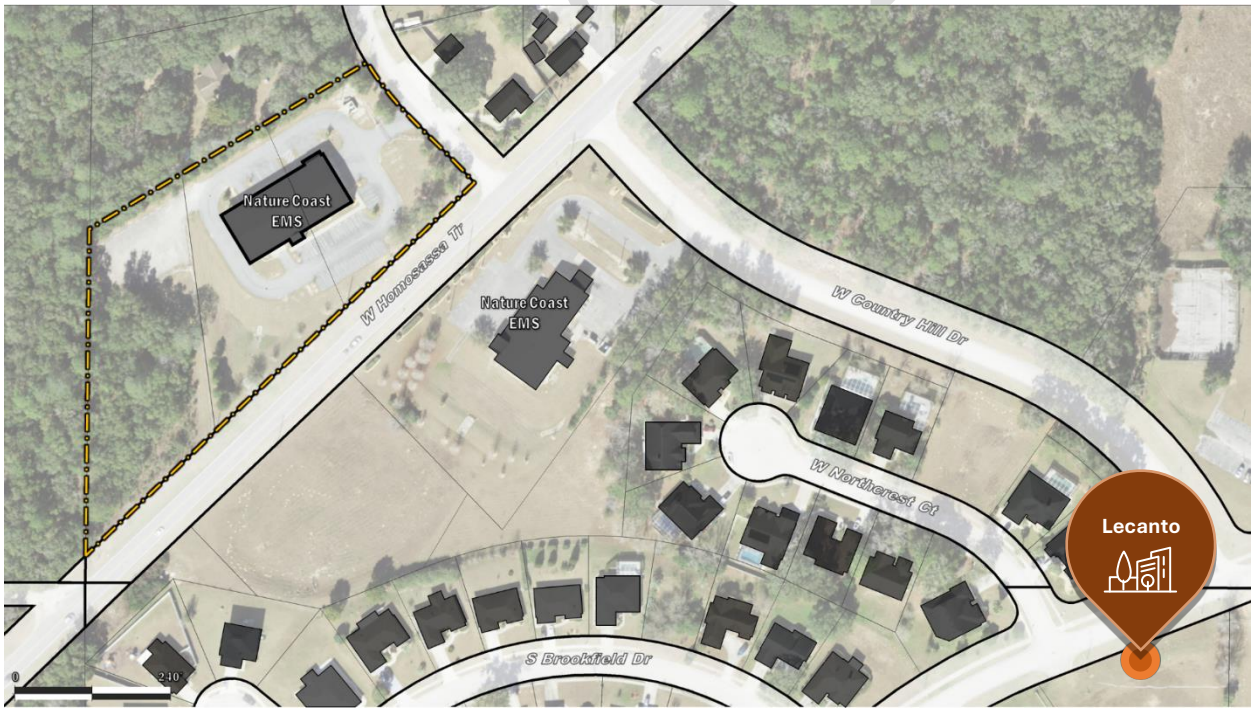
8.6 NATURE COAST EMS MAINTENANCE BUILDING

890 S. CREST PATH

CONDITION RATING: **GOOD**

SUMMARY

Observed to be in good condition. The maintenance bays contain equipment and materials left behind by Nature Coast. The building is currently unoccupied, with plans for occupancy by Water Resources. The condition assessment for the MEP systems ranged from Fair condition. Generally, the electrical distribution system was in Good to Fair condition since most of the equipment are indoors or in enclosed electrical rooms. The small emergency generator appears to be in Fair condition. The HVAC condenser systems were on the ground and are showing wear and rust from exposure to weather. Air handlers are located throughout the building in the ceiling and closets and appear to be in fair condition. The plumbing fixtures appear to be in Good to Fair condition.



Site Map

SALIENT INFORMATION

Information on the table is based on most current and available research.

Property Name:		Nature Coast EMS Maintenance Building
Location/Address:		890 S Oak Crest Path Lecanto, FL 34461
Building Age:		9 years (constructed in 2015)
Flood Zone:		Zone X
Seismic Risk:		Seismic Design Category A – zone of minimal seismic activity and seismic provisions are generally not a primary concern in building designs
Wind Zone:		135 mph
Site Elevation:		73-76 ft
Zoning Classification:		GNC (General Commercial)
Surrounding Property Usage:		Residential
Maximum Allowed FAR:		1.0
Maximum Floor Area:		6,125 square feet
Lot Area:		70% max. coverage
Estimated Area:		8,800 square feet
Reported Property Size:		Approximately 3.34 acres
No. of Parking Spaces:	**ADA:** **Reserved:** **Total:** **Overflow:**	2 spaces observed 0 spaces reported 29 spaces reported Yes
Elevators:		0 elevators
ADA Compliance:		ADA compliance assessment was outside the scope of the project.

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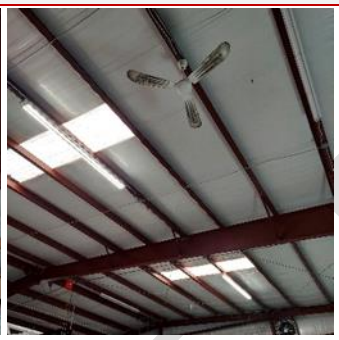
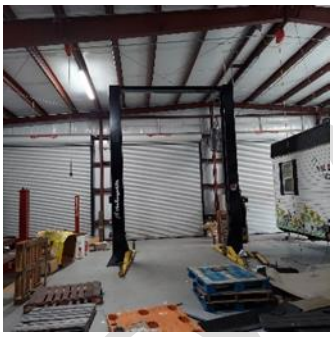
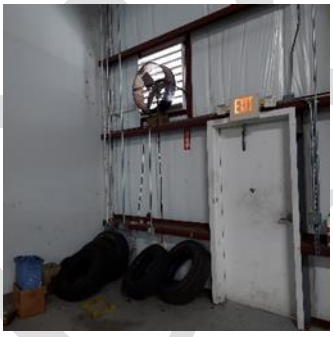
MECHANICAL-ELECTRICAL-PLUMBING SYSTEMS

No rating indicates that the existing condition was unable to be visually assessed.

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS MAINTENANCE BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Office Heating and Cooling	The office core was heated and cooled by split systems. There are 2 units serving the entire building for the office areas. 1 electric heater for the vehicle maintenance shop. Systems were installed in 2014. Recommend replacing the units. 	***C***
Warehouse Heating and Cooling	The two warehouse areas were not provided with air conditioning. The space was heated by a series of suspended electric unit heaters at the roof level. Ventilation was provided by wall mounted propeller fans.	***D***

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS MAINTENANCE BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	    	***D***
HVAC Distribution	Supply air was distributed through to the tenant spaces through ductwork located in the ceilings. Return air was provided by rigid ductwork or by a grill at the bottom of each unit. Bathrooms were provided with exhaust by individual fans tied to ducting.	***D***

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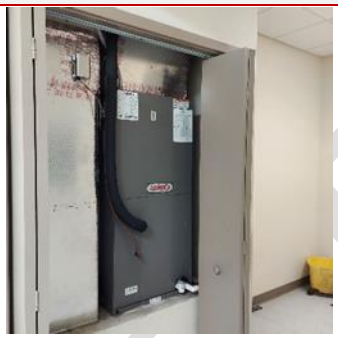
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS MAINTENANCE BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	 	***D***
HVAC Control Systems	The heating and cooling systems were controlled by individual thermostats with programmable controls for night and weekend 	***C***
Electrical Service	Electrical service to the building via underground lines to a pad-mounted transformer located outside the building. Electrical Panels appear to be installed in 2014. A 400-amp main panel provides the 120/240V 3PH 3W system for the building. A skid mounted 30 KW diesel fired generator provides backup power. Recommend retesting all breakers and retesting the backup generator.	***C***

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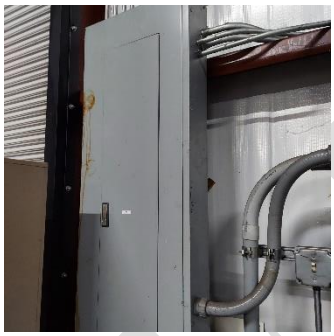
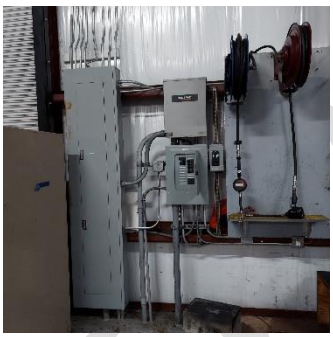
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS MAINTENANCE BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	     	***C***
Main Distribution Center	The electrical equipment generally appeared to be in good condition. The building is considered to have adequate capacity and power available for the tenant and current occupancy.	***B***
Electrical Distribution	There was a main electrical room on the ground floor, with transformers and circuit breaker panels, which provided useable power to the tenant spaces.	***C***

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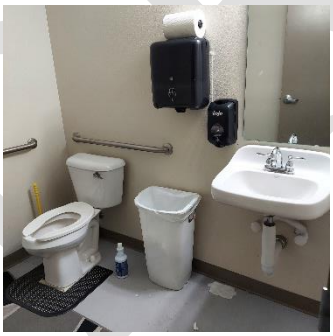
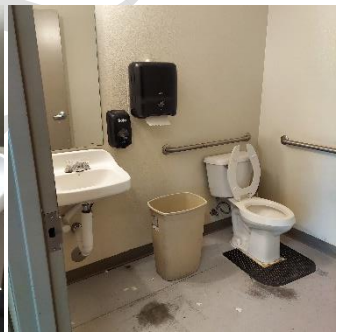
MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS MAINTENANCE BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Emergency Power	A skid mounted 30 KW diesel fired generator provides backup power. Recommend retesting all breakers and retesting the backup generator.  	***C***
Water Supply		**--**
Sanitary Sewer & Roof Drainage	Plumbing systems appear in poor condition. Recommend cleaning before re-occupancy. Recommend replacing fixtures if major renovation planned. A 40-gallon electric water heater provides the domestic hot water service. Recommend replacing the hot water heater.  	***D***
Water Distribution	Where observed, water distribution piping was copper. The building had domestic water service mains that entered the building underground.	**--**
Hot Water Systems	A 40-gallon electric water heater provides the domestic hot water service. Recommend replacing the hot water heater.	***D***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS NATURE COAST EMS MAINTENANCE BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	 	***D***
Natural Gas	Service Not Provided.	**--**

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BUILDING OBSERVATIONS

Building Observations	
Exterior	**Condition**
Walls	GOOD
Windows	GOOD
Doors	GOOD
Roof Drainage	GOOD
Interior	**Condition**
Ceiling	GOOD
Lighting	GOOD
Flooring	GOOD
Systems	**Condition**
Mechanical	FAIR
Electrical	FAIR
Plumbing	POOR

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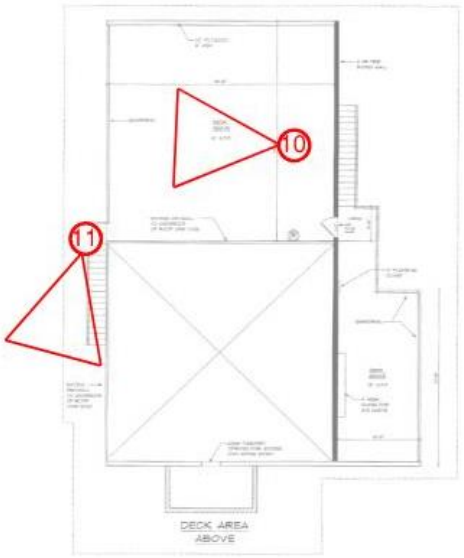
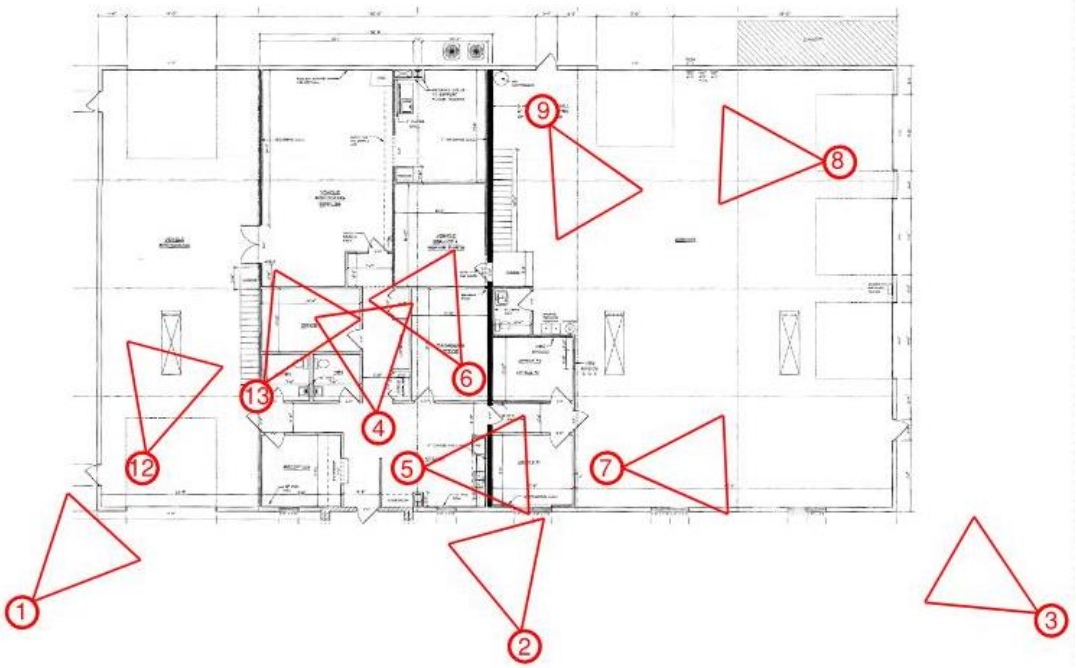


Second Floor



First Floor

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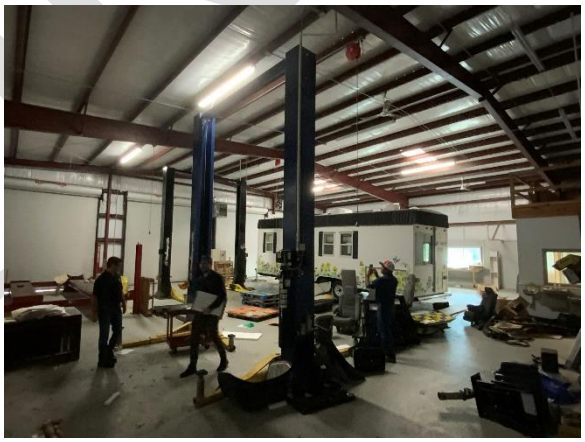

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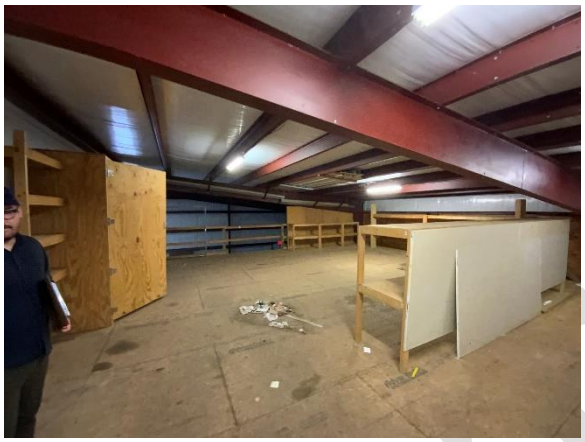

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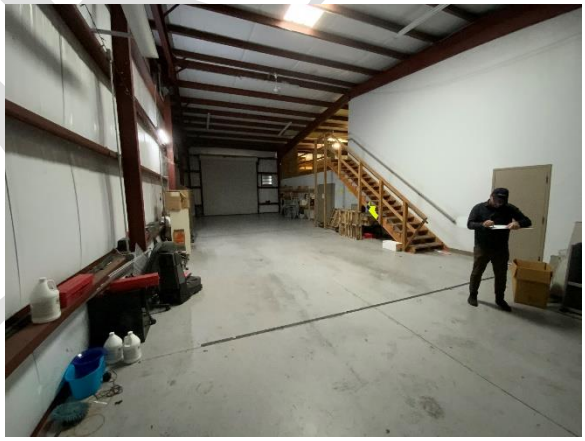

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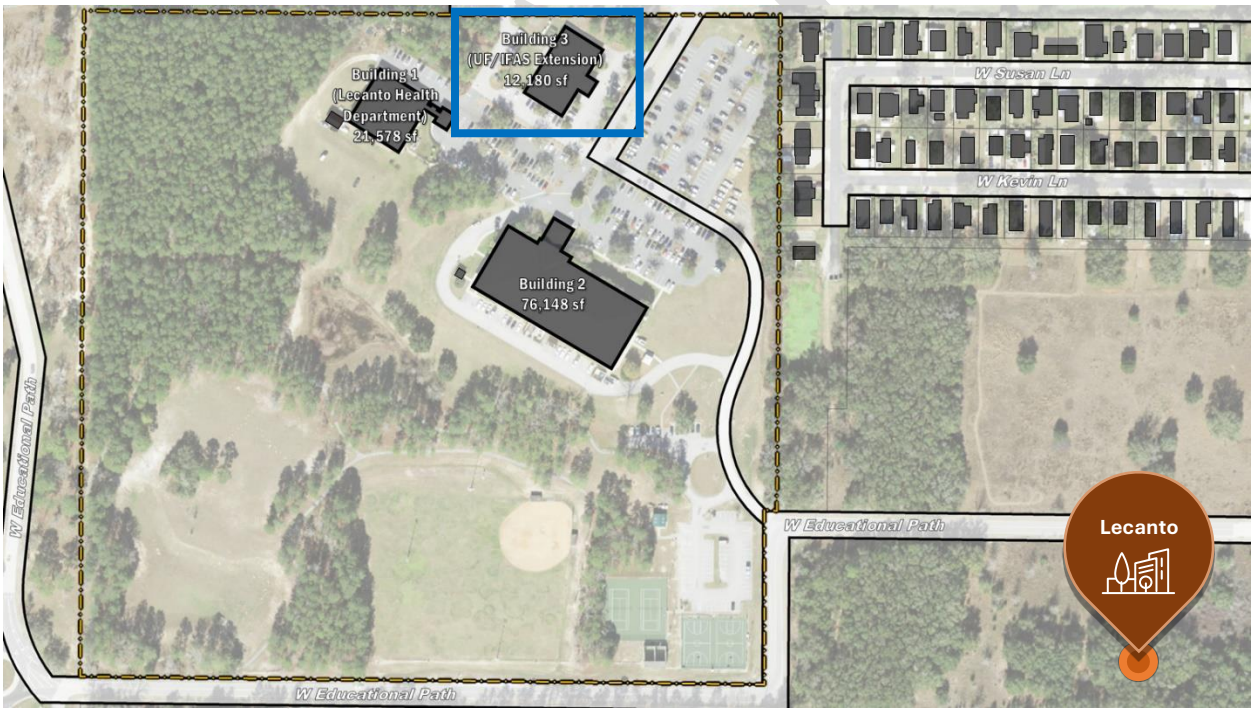
8.7 UF/IFAS EXTENSION BUILDING

3650 W. SOVEREIGN PATH

CONDITION RATING: **GOOD**

SUMMARY

Observed to be in good condition. Plans are in progress to convert a large storage space in one corner into office space, with construction set to begin soon. The condition assessment for the MP systems ranged from Excellent to Fair condition, Generally, the electrical distribution system was in Good to Fair condition since most of the equipment are indoors or in enclosed electrical rooms. There is a small natural gas emergency generator that appears to be in Good condition. The HVAC condenser systems were on the ground and were in Excellent condition. Air handlers are located throughout building in the ceiling and appear to be in Fair condition. The plumbing fixtures appear to be in Good to Fair condition.



Site Map

SALIENT INFORMATION

Information on the table is based on most current and available research.

Property Name:		UF/FAS Extension Building
Location/Address:		3650 W Sovereign Path Lecanto, FL 34461
Building Age:		32 years (constructed in 1992)
Flood Zone:		Zone X
Seismic Risk:		Seismic Design Category A – zone of minimal seismic activity and seismic provisions are generally not a primary concern in building designs
Wind Zone:		135 mph
Site Elevation:		82-88 ft
Zoning Classification:		PSI (Public, Semi-Public, Institution)
Surrounding Property Usage:		Residential and Business
Maximum Allowed FAR:		0.5
Maximum Floor Area:		4,263 square feet
Lot Area:		70% max. coverage
Estimated Area:		12,100 square feet
Reported Property Size:		Approximately 38.95 acres
No. of Parking Spaces:	**ADA:** **Reserved:** **Total:** **Overflow:**	4 spaces observed 0 spaces reported 39 spaces reported No
Elevators:		0 elevators
ADA Compliance:		ADA compliance assessment was outside the scope of the project.

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MECHANICAL-ELECTRICAL-PLUMBING SYSTEMS

No rating indicates that the existing condition was unable to be visually assessed.

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS UF/FAS EXTENSION BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Office Heating and Cooling	The office core was cooled by split system with electrical heat. There are 10 units serving the entire building for the office areas. The systems were installed in 2021. Recommend preventative maintenance service be performed on a regular schedule. 	***B***
Warehouse Heating and Cooling	Not appliable.	***--***
HVAC Distribution	Supply air was distributed through to the tenant spaces through ductwork located in the ceilings. Return air was provided by rigid ductwork to each unit. Supply and return grilles were observed throughout the office spaces. Bathrooms were provided with exhaust by individual fans with discharge at the roof level. The HVAC distribution appeared to be adequate for the building use.	***B***
HVAC Control Systems	The heating and cooling systems were controlled by individual thermostats with programmable controls for night and weekend setbacks. It appears HVAC units were replaced in 2021, but the old thermostats were reused. Recommend replacing thermostats with newer model.	***C***
Electrical Service	Electrical service to the building was provided by via underground lines to a pad-mounted transformer located outside the building. Electrical Panels appear to be installed in 2004. A 800 amp main panel provides the 120/208V 3PH 4W system for the building. A skid mounted	***B***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS UF/FAS EXTENSION BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	30 KW diesel fired generator provides backup power. A backup generator has been added since the 2004 construction and as-built drawings do not show this.  	***B***
Main Distribution Center	The electrical equipment generally appeared to be in good condition. The building is considered to have adequate capacity and power available for the tenant and current occupancy.	***B***
Electrical Distribution	There was a main electrical room on the ground floor, with transformers and circuit breaker panels, which provided useable power to the tenant spaces.	***B***
Emergency Power	A skid mounted 30 KW natural gas fired generator provides backup power. A backup generator has been added 4-5 years ago and as-built drawings do not show this. 	***B***
Water Supply	The building had separate domestic water and fire supply service mains that entered the building underground from main line.	*--*

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS UF/FAS EXTENSION BUILDING		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Sanitary Sewer & Roof Drainage	The sanitary wastes generated at the building were conveyed to underground piping, which discharged to the municipal sewer system.	--
Water Distribution	Where observed, water distribution piping was copper.	--
Hot Water Systems	Each restroom was provided with a small 40-gallon electric water heater. The water heater is located in service closets.	***C***
Natural Gas	Natural gas is available at the building. 	--

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BUILDING OBSERVATIONS

Building Observations	
Exterior	**Condition**
Walls	GOOD
Windows	GOOD
Doors	GOOD
Roof Drainage	GOOD
Interior	**Condition**
Ceiling	GOOD
Lighting	GOOD
Flooring	GOOD
Systems	**Condition**
Mechanical	GOOD
Electrical	GOOD
Plumbing	GOOD

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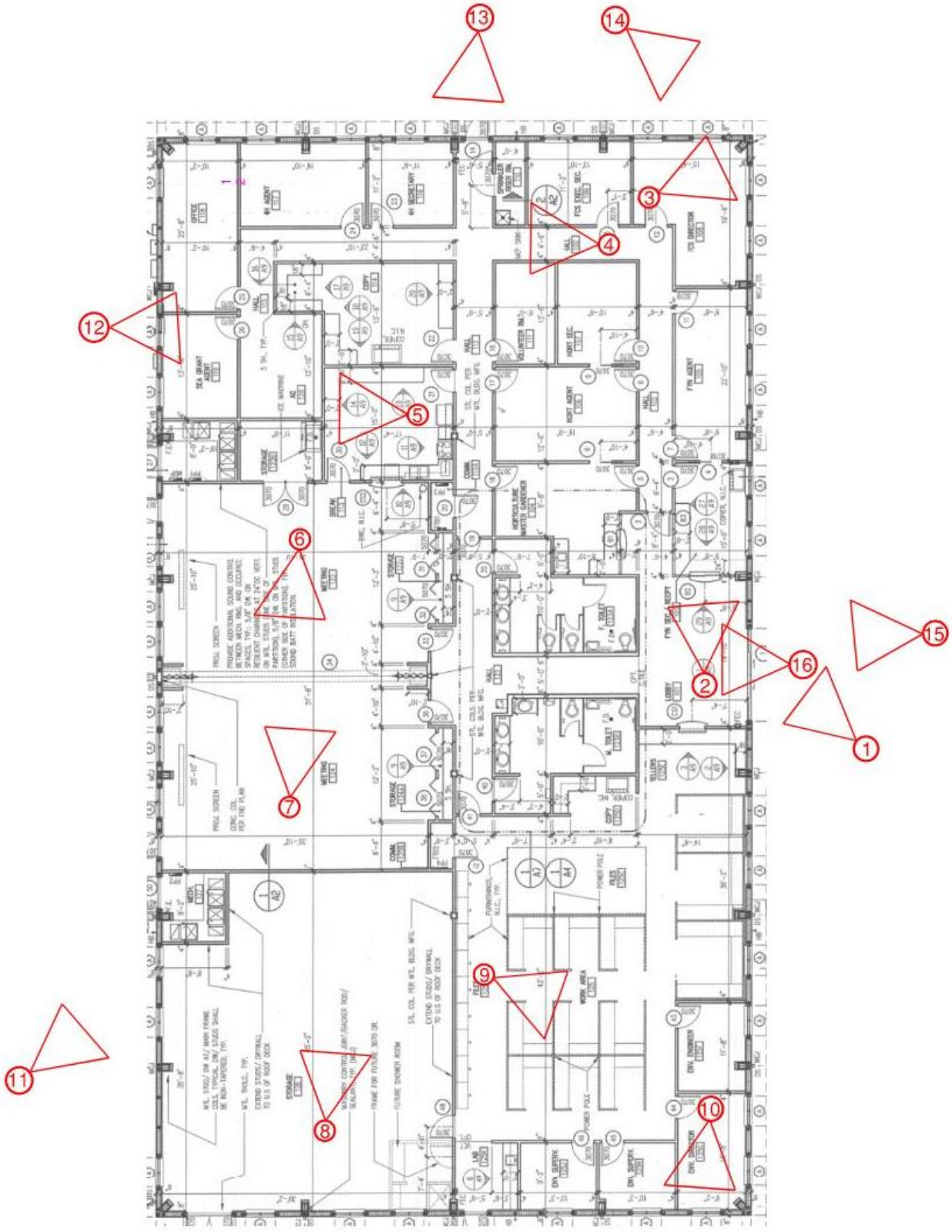
KEYPLAN



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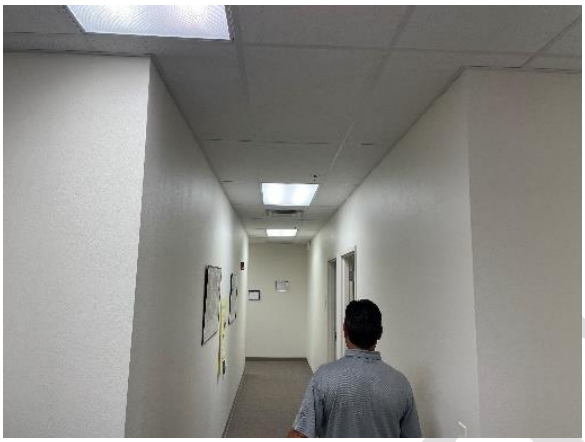

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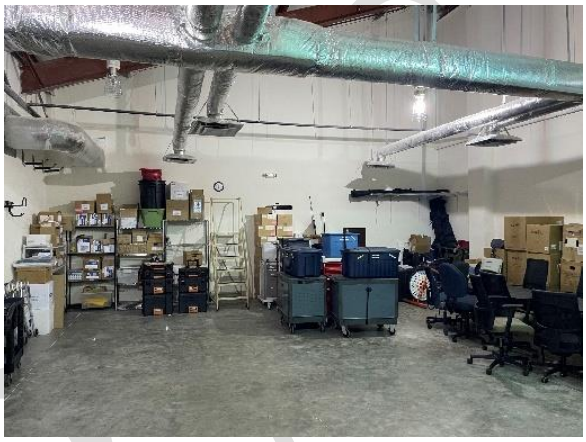

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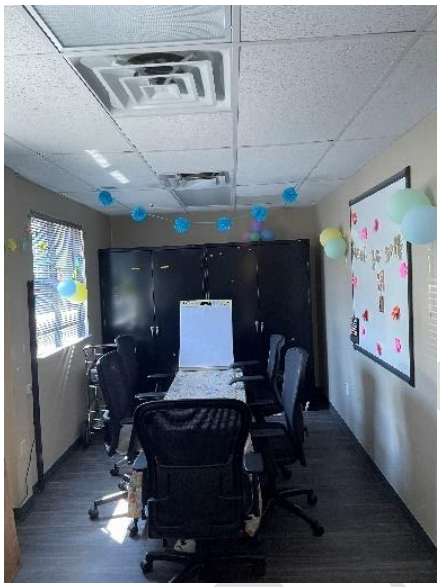

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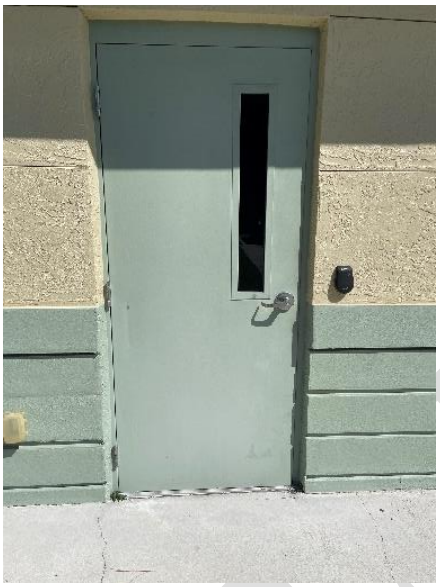

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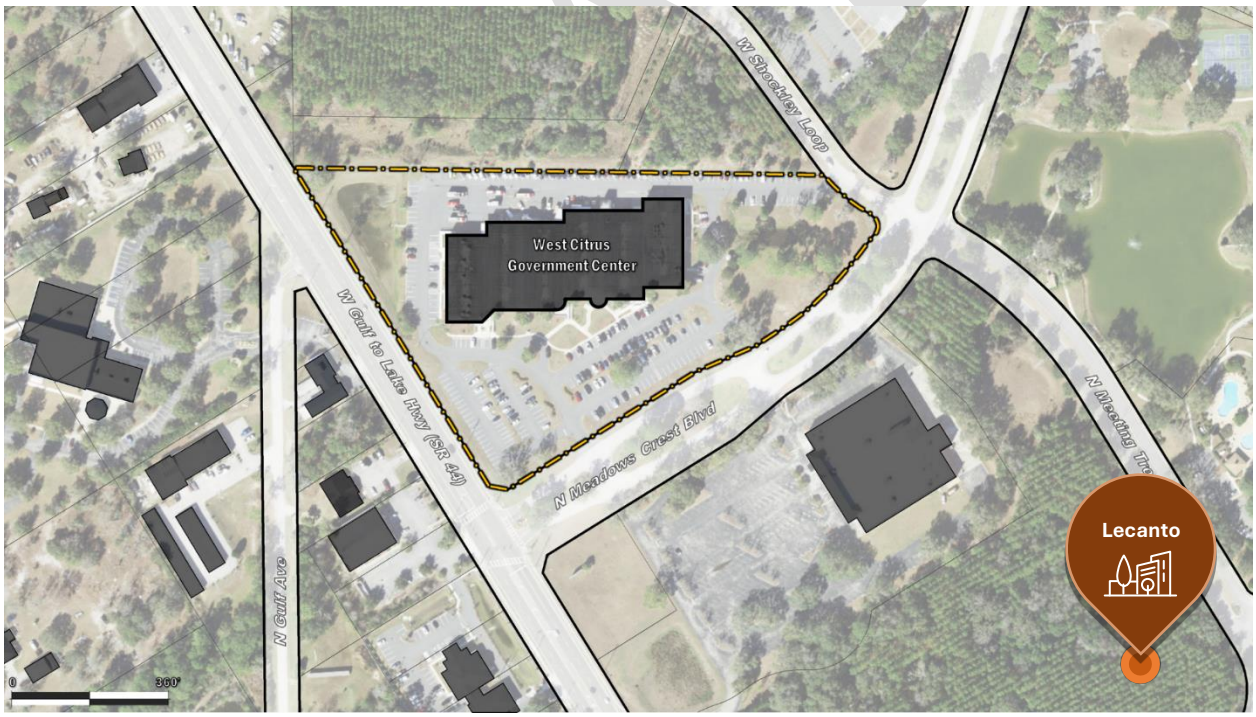
8.8 WEST CITRUS GOVERNMENT CENTER (MEADOWCREST)

1540 W. MEADOWCREST BLVD

CONDITION RATING: **GOOD**

SUMMARY

Observed to be in good condition. Ample underutilized storage spaces could be converted by the county for alternate uses. A small portion of the building is under active renovations. The condition assessment for the MEP systems ranged from Good to Poor. Generally, the electrical distribution system was in Good in Fair condition since most of the equipment are indoors or in enclosed electrical rooms. The emergency generator appeared to be in Fair condition. The air-cooled chillers were mounted on the ground and appear in Fair to Poor condition and show wear and rust from exposure to the weather. Air handlers are located throughout buildings and appear to be in Good to Fair condition. The plumbing fixtures appear to be in Good to Fair condition.



Site Map

SALIENT INFORMATION

Information on the table is based on most current and available research.

Property Name:		West Citrus Government Center
Location/Address:		1540 N Meadowcrest Blvd. Lecanto, FL 34461
Building Age:		40 years (constructed in 1984)
Flood Zone:		Zone AE
Seismic Risk:		Seismic Design Category A – zone of minimal seismic activity and seismic provisions are generally not a primary concern in building designs
Wind Zone:		135 mph
Site Elevation:		21-24 ft
Zoning Classification:		PDR (Planned Develop. Residential)
Surrounding Property Usage:		Residential and Business
Maximum Allowed FAR:		Per Master Plan of Development
Maximum Floor Area:		Per Master Plan of Development
Lot Area:		Per Master Plan of Development
Estimated Area:		75,500 square feet
Reported Property Size:		Approximately 9.41 acres
No. of Parking Spaces:	**ADA:** **Reserved:** **Total:** **Overflow:**	16 spaces observed 18 spaces reported 298 spaces reported No
Elevators:		0 elevators
ADA Compliance:		ADA compliance assessment was outside the scope of the project.

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MECHANICAL-ELECTRICAL-PLUMBING SYSTEMS

No rating indicates that the existing condition was unable to be visually assessed.

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS WEST CITRUS GOVERNMENT CENTER		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Office Heating and Cooling	The building is served by air cooled chiller that serve the provided cooled air to a network of variable air volume (VAV) distribution boxes, ductwork and diffusers throughout the building. Note that the building has 3 tenants which are Citrus County Tax Collector, Motor Vehicle Services, Fire + EMS and Supervisor of Elections. The air-cooled chillers appear to be over 15 years old and show signs of wear from exposure to weather. It is recommended to replace these chillers. The indoor air handlers appear have been replaced within the last 1-3 years and appear in good condition. The telecom/server room is served by one computer room air conditioning (CRAC) unit. This unit appears to be in poor condition. If it is older than 15 years, recommend replacing the units. 	***D***
Warehouse Heating and Cooling	The warehouse space has separate air handlers for the heating and cooling.	***C***

MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS WEST CITRUS GOVERNMENT CENTER		
System / Component	**Description of System or Component**	**Rating (A thru E)**
	 	***C***
HVAC Distribution	Supply air was distributed through to the tenant spaces through ductwork located in the ceilings. Return air was provided by a rigid ductwork of each unit. The restrooms tied into central ducts which were connected to roof-mounted ventilators. Bathrooms were provided with exhaust by powered centrifugal.  	***B***
HVAC Control Systems	HVAC control system (KMC Controls) appear to be 1-3 years old and in good condition.  	***B***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS WEST CITRUS GOVERNMENT CENTER		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Electrical Service	Electrical service to the building was supplied via underground lines to a pad-mounted transformer located outside the building. The building is served by two transformers. 	***B***
Main Distribution Center	The electrical equipment generally appeared to be in good condition. The building is considered to have adequate capacity and power available for the tenant and current occupancy.	***B***
Electrical Distribution	Electrical distribution equipment was provided throughout the building. Service entered the building at 480 volts and was stepped down to 120 and 208 volts for tenant use. Typical electrical equipment included dry-type step-down transformers and circuit breaker panels, which provided useable power to the tenant spaces.	***C***
Emergency Power	It appears the Tax Collector tenant has a diesel generator for backup power. 	***C***
Water Supply	The building had separate domestic water and fire supply service mains that entered the building underground from main line.	***--***
Sanitary Sewer & Roof Drainage	Plumbing system appear to be in fair to good condition.	***B***

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MECHANICAL – ELECTRICAL – PLUMBING SYSTEMS WEST CITRUS GOVERNMENT CENTER		
System / Component	**Description of System or Component**	**Rating (A thru E)**
Water Distribution	Where observed, water distribution piping was copper.	**--**
Hot Water Systems	Access or observation of the domestic hot water system was not available.	**--**
Natural Gas	Service Not Provided.	**--**

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BUILDING OBSERVATIONS

Building Observations	
Exterior	**Condition**
Walls	GOOD
Windows	GOOD
Doors	GOOD
Roof Drainage	GOOD
Interior	**Condition**
Ceiling	GOOD
Lighting	GOOD
Flooring	GOOD
Systems	**Condition**
Mechanical	FAIR
Electrical	GOOD
Plumbing	FAIR

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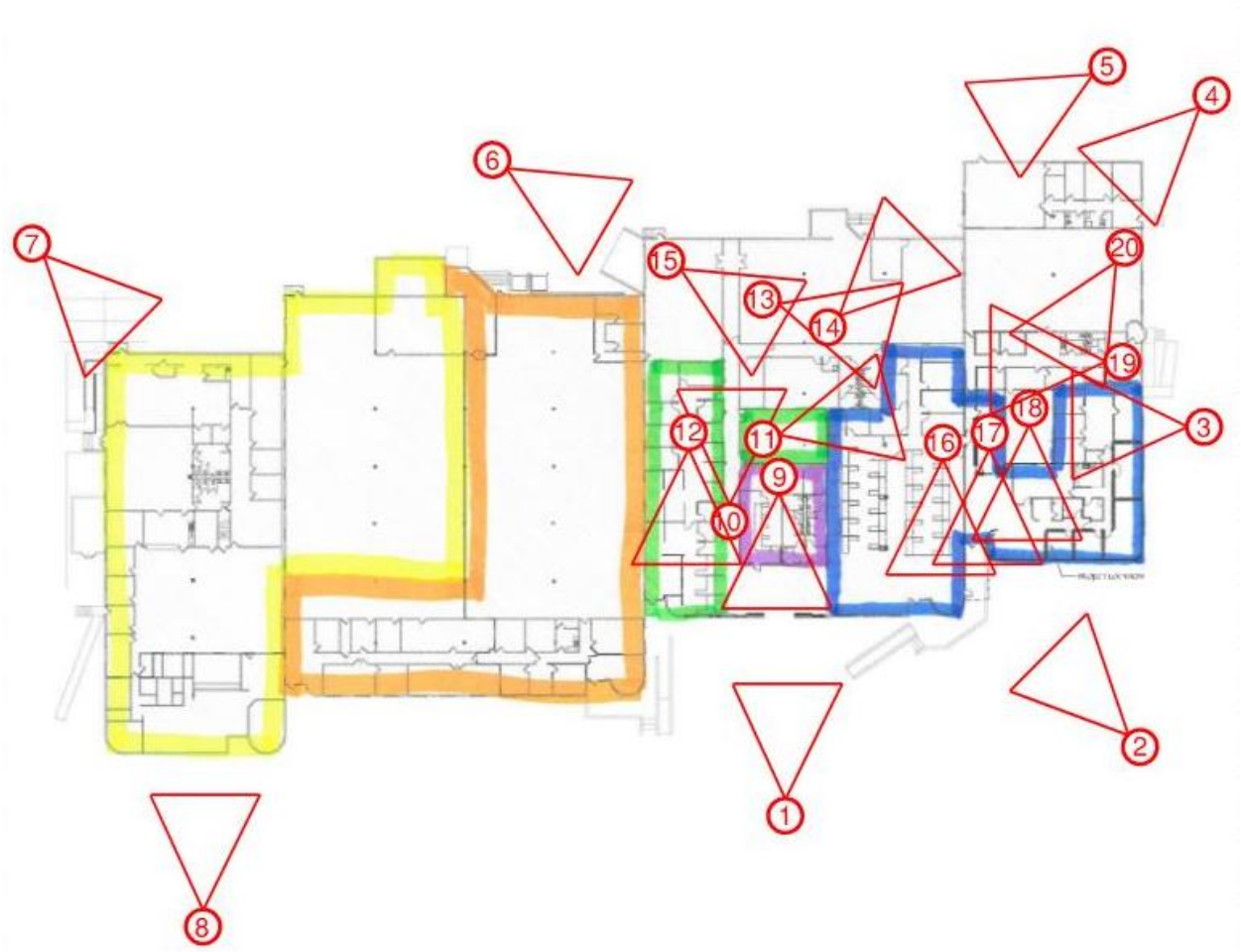
KEYPLAN



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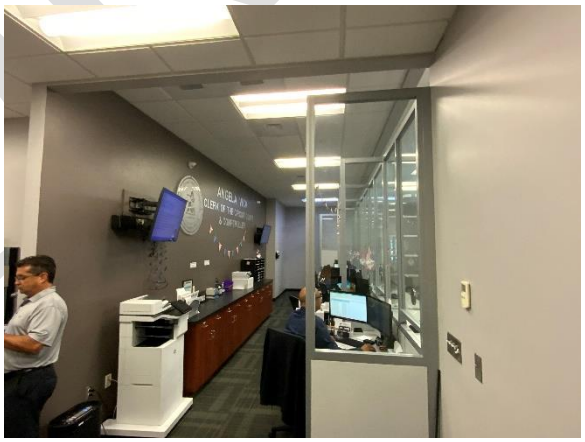

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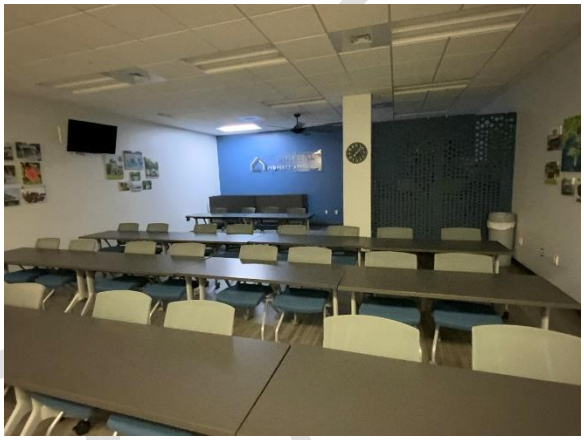

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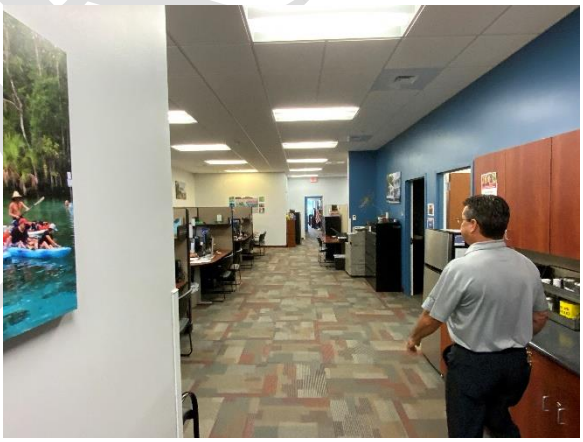

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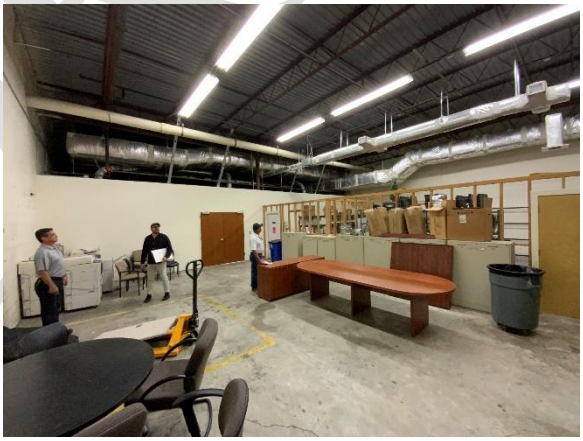

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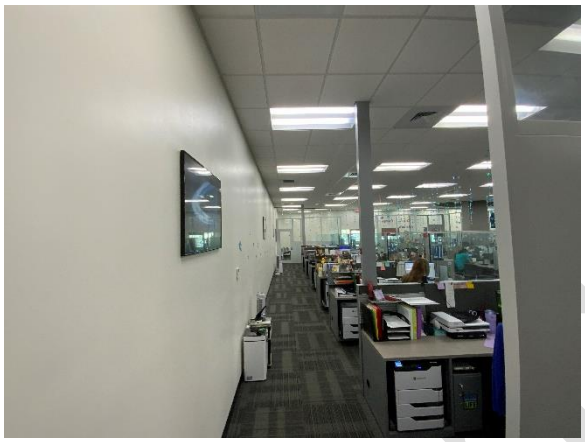

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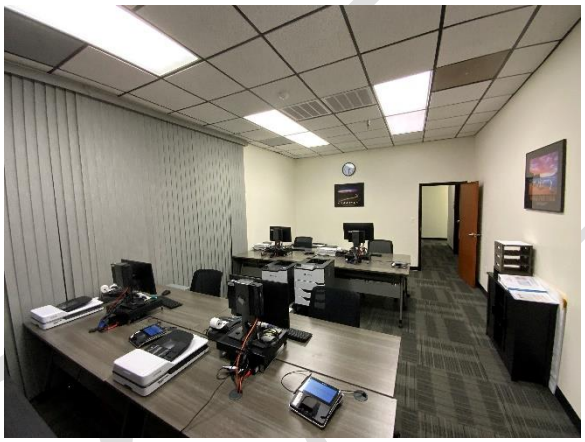

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Space Needs Assessment

Visioning Report

Citrus County, Florida

September 30, 2024

Contents

Visioning Report

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Citrus County, FL

Where People and Nature Thrive



01

Executive Summary

Project Objectives

Executive Summary

Project Overview

The Citrus County Government (i.e. “the County”) is seeking to **transform and modernize their administrative work environment** across multiple sites within the Florida county. To develop future capital planning projections and allocate funding toward workplace initiatives that serve county employees, elected officials, and the public, Citrus County asked AECOM to conduct a Space Needs Assessment across eight buildings over three campus locations.

The study for this Visioning Report is guided by these drivers:

- Conduct a space assessment and departmental workflow analysis of Citrus County’s portfolio.
- Evaluate county-owned facilities across Citrus County, with a focus on Meadowcrest and the Inverness and Lecanto campuses.
- Provide recommendations for maximum utilization of existing spaces into the primary campuses to enhance efficiency and support effective growth.
- Enable the County to manage assets appropriately through improved space utilization and strategic planning.

The intent of this scope is to provide space type quantities, unique space requirements, and a framework for future design and construction initiatives across Citrus County.

Project Planning Considerations

In analyzing a space assessment, it is important to recognize the distinct needs and work patterns of employees who conduct work along various levels of confidentiality and public discretion. **It’s important to acknowledge the public journey for county services**, such as permits, court appearances, and community meetings, among others. Future workplace changes should be driven by the need to provide safe spaces for people to work and efficient spaces for the public to engage with the County.

Another key project assumption is the dependency of renovations on available funding. The scope and pace of this project will be directly influenced by the financial resources allocated by County budgets and capital investments.

Project Methodology

To better understand Citrus County’s priorities, goals, and outlook for the new workplace, AECOM conducted a series of stakeholder **interviews with department leadership** to better understand work patterns, space utilization, and departmental requirements in July/August 2024. AECOM also conducted a **multi-day site visit** to validate floorplans and understand the building conditions from a facilities and maintenance perspective. The data from these engagements will be used to develop a Building & Infrastructure Plan for future capital improvements across the sites involved in this study.



Summary of Findings

Executive Summary

Analyzing the Data

This study offers an analysis of how the county's current workspace environment functions, the challenges faced, and opportunities for improvement as the county continues to grow. Drawing on feedback from department leaders and existing strategic plans, the findings reflect a balance of operational needs, public service efficiency, and long-term development goals.

The visioning session and conditions assessment were performed with key objectives in mind:

1. **Collect information to establish the leadership vision for the future of the municipal work environments.**
2. **Establish an understanding of where Citrus County is today and how growth will impact the future.**

Key themes such as co-location of departments, the integration of flexible and modernized workspaces, technology-driven efficiencies, and sustainable expansion efforts are showcased in this report. These findings provide a roadmap for future capital investments and workplace strategies to enhance employee workspaces, improve customer service and foster community engagement.



VISIONING FINDINGS

- **Co-locating department spaces** should be considered to ensure organizational needs, security, and regulatory requirements are met, while optimizing space efficiency.
- **Departmental workstyles vary**, necessitating a mix of space types to support different activities, such as confidential meetings, while maintaining privacy and security, particularly in judicial spaces.
- **Public-facing areas** should prioritize streamlined, accessible, and comfortable experiences for residents, ensuring county facilities serve the community's needs effectively.
- **Flexibility in workspace design**, including modular layouts and multi-functional areas, will allow for future adaptability, cost savings, and efficient use of space, especially in supporting remote work models.
- **Technology** can unlock further space efficiency by digitizing workflows and sharing IT infrastructure, though cybersecurity and confidentiality challenges may limit the extent of digitization in some areas.
- **Strong cellular and Wi-Fi connections** throughout county sites are crucial for enhancing communication and safety within facilities.
- New developments or modernization efforts should emphasize **sustainability, resiliency**, and accommodate administrative growth due to population increases.
- Any changes to county facilities depend on **budget approval**, input from the public, and alignment with capital planning priorities, ensuring that future developments meet both employee needs and community expectations.



02

Project Approach

Citrus County Overview

Project Approach

Understanding Citrus County

Citrus County is experiencing notable population growth compared to both Florida and national averages. Between 2010 and 2020, the population increased by about 9.5%, and since 2020, it has grown approximately 7.8% from 2020 to 2023. As of 2024, the estimated population is around 170,000, reflecting a **17.3% increase over the last fifteen years**.

An increasing population often brings greater demand for public services such as healthcare, law enforcement, utility infrastructure, and education. There is a need to expand administrative capabilities to **handle more residents' requests for services**. These include building permits, voting, legal documentation, court requirements, and public utilities.

The County has surpassed its 2030 population projections and continues to grow, driving the urgency for strategic capital planning.

"The County shall undertake actions necessary to adequately provide needed public facilities to all residents within its jurisdiction in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth."

- Citrus County Comprehensive Plan, Goal #19

Aligning County Goals and Expectations

The Comprehensive Plan for Citrus County outlines several goals focused on enhancing public facilities and managing growth in a sustainable manner. Chapter 12 of this plan speaks to Capital Improvements across the county.

Key elements from the Comprehensive Plan, along with insights gained from this study, have been integrated into the guiding principles outlined in this report. These are summarized below:

Facility Planning and Capital Improvements
The county prioritizes maintaining and improving public facilities to meet current and future demands.

Public Expenditure and Coastal High Hazard Areas
The county aims to increase structural resiliency against strong weather systems, aligning with its sustainability goals. This will impact which sites can handle new development.

Proportioned Costs and Development Impact
Future plans are expected to bear a proportional share of the costs required to support county operations. This ensures that growth does not strain existing utilities or services, and future phasing plans must reflect this.

The goals of the Comprehensive Plan feed into the Guiding Principles of this study, which will serve as the foundation for strategic plans for capital improvements.

From the Citrus County 2024 Strategic Plan:

Our Vision

A welcoming, economically vibrant community where people and nature live in harmony.

Our Mission

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

Core Values

- Transparency
- Respect
- Stewardship
- Integrity
- Accountability
- Innovation

Targets for Action

- Conduct space needs analysis – *this study*
- Conduct master corridor study
- Implement development forecast tool
- Ensure delivery of financially sustainable services
- Evaluate implementation of discretionary sales tax
- Review Land Development Code (LDC) protections

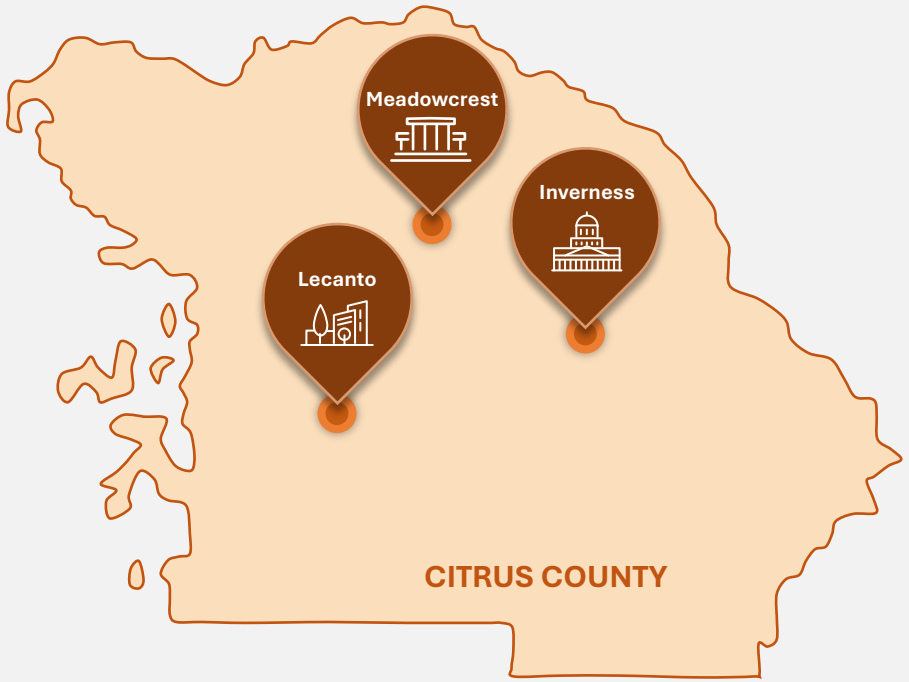
More material is available on the Citrus County website.

Engagement Overview

Project Approach

Citrus County has an inventory of over 100 buildings across the county. This study examined eight buildings spread over the three primary campuses: **Lecanto**—the primary site for the health department and county services, **Inverness**—the court and county seat, and **Meadowcrest**—the site for facilities, vehicle services, and elections. The eight buildings listed below were chosen for their significant impact, with administrative and judicial functions, and the potential to drive facility improvements and relocation of department functions within the county. This study explores the efficiency of 13 departments occupying nearly 300,000 SF. Participants in the visioning session were asked to think about the future of Citrus County under the context of these three sites.

County Campus Sites in this Study



Lecanto Buildings Observed

Central Citrus Resource Center
2804 W. Marc Knighton Ct. | 59,390 sf

Lecanto Government Building
3600 W. Sovereign Path | 76,148 sf

Nature Coast EMS Administration Building
3876 W. Country Hill Dr. | 8,350 sf

Nature Coast EMS Maintenance Building
890 S. Oak Crest Path | 8,750 sf

UF/IFAS Extension Building
3650 W. Sovereign Path | 12,180 sf

Inverness Buildings Observed

Citrus County Courthouse
110 N. Apopka Ave. | 50,716 sf

Coca-Cola Building
120 N. Apopka Ave.

Meadowcrest Buildings Observed

West Citrus Government Center
1540 W. Meadowcrest Blvd | 75,456 sf

Departments Included in this Study

County Board of County Commissioners
UF/IFAS Extensions
County Sheriff
County Public Defender
Legal Department
Property Appraiser
Tax Collector
Water Resource Departments
County Clerk
Guardian ad Litem
County Judicial
Health Department
State Attorney

Engagement Approach

Project Approach

Process

To address the evolving needs of a growing county population, this Visioning Report aims to **align the county's priorities and goals with its physical space requirements**. This report will be further developed into a Building & Infrastructure Plan as part of the overall Space Needs Assessment. AECOM utilized two specialized teams to gather and analyze information for this study. One team focused on workflow analysis, and another assessed the building conditions for the eight sites listed on the previous page.

AECOM conducted a Discovery investigation into the operational dynamics of select departments housed within the eight buildings in this study. The interactive workshop, stakeholder interviews, and regular progress meetings allowed the capture of **a vision of the daily workflows, space utilization, and specific needs of the workforce and the public who interact with them**. Insights from the visioning workshop are included in this report, with further analysis of the interviews upcoming in the Building & Infrastructure Plan.

Simultaneously, AECOM conducted a general conditions assessment to evaluate the physical state of the eight buildings. This upcoming deliverable identifies necessary repairs and upgrades and highlights **opportunities for sustainability improvements and technology integrations** that can support the county's long-term visions for sustainability, growth, and emergency preparedness. Insights from this assessment will be provided as a separate report.

Project Discovery

The discovery process outlines the research for the project, to ensure alignment across stakeholders and build the foundation for a successful project plan.

1. Project Kick-off
June 25, 2024. Introduce the core project team to the goals, schedule, and expectations for the study.

2. Coordination & Progress Meetings
June-Present. Provide requests for information, schedule engagements, and align the core project team.

3. Visioning Workshop
July 16, 2024. Identify leadership priorities, understand opportunities and constraints, and inform talking points for interviews.

4. Site Visit & General Conditions Assessment
Aug 20-22, 2024. Clarify and validate floorplans, assess the structural conditions of select buildings, analyze site plans. Analysis will be included in the Conditions Assessment deliverable.

5. Stakeholder Interviews & Needs Assessment
July 23-Aug 22, 2024. Understand select department workflows, tour existing spaces, capture future changes and opportunities relative to the work environment. Analysis will be included in the Building & Infrastructure Plan.

Project Deliverables

These are the tangible artifact to be expected as official reports on the progress of the project.

Visioning Report (this report)
September 2024. This report provides analysis for the visioning workshop. This includes:
- Summary of the County's vision and growth
- Summary of leadership priorities
- Trends in workplace design

Conditions Assessment
October 2024 (planned deliverable). This report will provide analysis of the site assessment. This includes:
- Site overviews
- Current building conditions
- Workplace scorecard assessment

Building & Infrastructure Plan
November 2024 (planned deliverable). This will include preliminary design concepts, cost estimates, and phasing plans:
- Summary of department interviews
- Site maps and scenarios for future development
- Departmental adjacencies
- Initial building conditions assessment
- Phased planning recommendation and cost estimates

Guiding Principles

Project Approach

Outlining Methods for Success

Four **guiding pillars** were developed from the outcomes of the initial conditions assessment and visioning workshop, The pillars for this Space Needs Assessment support both **the efficiency of county operations** and the **enhancement of public services**. These pillars align with the broader goals laid out in the County master plan, as well as the ongoing construction and relocation projects.

Ensuring a safe and efficient work environment for County employees is paramount to operational success. Standardizing workspaces will increase flexibility and resiliency, allowing easier adaptation to future needs.

Additionally, future changes should have a **"public-centric" approach** with an understanding of the needs of County citizens. The County aims to improve delivering public services with minimal disruption by gaining deeper insights into how the public navigates its facilities.

These combined efforts form a cohesive strategy for sustainable county growth and improvement.

Guiding Workplace Pillars

1 Safe, healthy, and efficient work environment for county employees

- Increase security measures as necessary for the Judicial and administrative areas that require heightened protocols to protect sensitive information and individuals within these environments.
- Prioritize spaces that promote natural light, air quality, and overall comfort.
- Ensure that all workspaces comply with safety standards and have security systems that coincide with building function.

2 Streamline service delivery with minimum disruption; understanding the public's journey through county facilities

- Plan and map out the physical and digital touchpoints that a person encounters when accessing county services.
- Ensure that the public can easily navigate county facilities with improved wayfinding.
- Locate public-facing areas strategically to reduce unnecessary confusion and flow within the building.

3 Standard spaces to improve facility flexibility

- Implement standardized work points across departments and employee.
- Upgrade technology systems like high-speed internet to support both on-site and remote work capabilities.
- Provide easy configuration of space to adapt to departmental needs, employee workstyles, or public service demand.

4 Optimal utilization with thoughtful planning for expansion

- Centralize services and reduce redundant spaces to lower overhead costs and improving operational efficiency.
- Utilize sustainable and energy efficient practices in in planning and design and adopt practices to encourage resiliency against strong weather systems.



03

Visioning Report

Delivering a better world

Visioning Workshop Summary

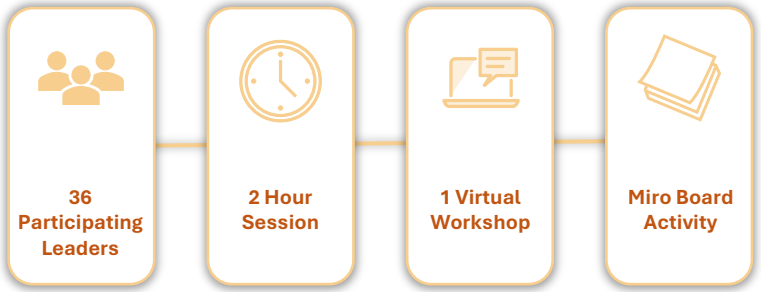
Visioning Report

Engaging with Key Stakeholders

As part of the ongoing Space Needs Assessment, an interactive visioning workshop was conducted to gather insights on the future of the County-owned workspaces, facilities, and real estate portfolio. This session was designed to explore current space utilization and identify evolving needs as the County continues to grow. Participants provided input on how the workspace environment supports their daily operations and how it can be optimized for the future. The 2-hour virtual workshop on July 16, 2024, was a step towards shaping the County's vision for the future use of space.

The following topics were covered:

- Introduction and overview of the project process
- Timeline and milestones for the Space Needs Assessment
- Overview of workplace trends and shifts for the future work environment
- Discussion and activities on adapting to changes and new ways of working
- Opportunity for Q&A with our workplace consultants



"Headlines" Activity

As part of the workshop, participants were given a prompt to imagine a headline from a Citrus County Chronicle issue in ten years' time. This headline would encapsulate the progress and accomplishments from the visions of this project. Below are headlines that leaders created during this activity:

- **Citrus County Meets Residents Where They Are**
- **Making Citrus County's Infrastructure working for all departments to support our Citizens**
- **Citrus County wins state-wide award for future-proofing its facilities and infrastructure!**
- **Citrus County BOCC leads local governments in flexible workspace planning**
- **County Unveils State of the Art Production Facility**
- **Guardian ad Litem Office space expands to reflect its appointment to all children in dependency cases**
- **Judicial adds two more Courtrooms and two Judicial Suites**

This provides insight into the perceptions of each participant and their sentiment toward future outcomes, which allowed for more tailored discussion in the second activity.

Keep, Toss, or Create

A second activity identified key workplace elements that leadership aims to either increase or decrease moving forward. This facilitated a discussion that contributed to shaping the Guiding Pillars and Key Insights from the study, providing a clear framework for future improvements. Those elements are listed on the right.

KEEP

- Connectivity between sites
- Customer-friendly spaces
- Centralized campus with satellite offices
- Private office spaces
- Digital wayfinding and signage
- Storage spaces

TOSS

- Uncomfortable spaces and furniture
- Unused and non-continuous spaces
- The bland, "institutional" feel
- Old file storage
- Separate common spaces
- Temporary construction fixes

CREATE

- A more welcoming space for the public
- Flexible room types for varied activities
- Tech-enabled spaces and workstations
- Break areas for field employees
- Indoor/outdoor work and meeting spaces
- A lasting impression on the public

Summary of Workplace Trends

Visioning Report

These themes were presented to Visioning Workshop attendees to prompt discussion around future space requirements.

County Services and the Administrative Support

Administrative support spaces are integral to the operation of county services, providing the logistical, operational, and technological backbone necessary for customer delivery. Adequate space is required for the back-of-office operations to support all the county functions in this study.

Many public-facing services—such as those offered at service counters for permits, licenses, or social services—are supported by back-office administrative teams. These teams handle the preparation, verification, and documentation that enable front-line workers to efficiently serve residents. For example, when a resident applies for a building permit, the application is processed by administrative support teams before the permit is issued at a public counter.

Understanding Health and Wellbeing

Incorporating health and wellbeing in workplace design can align operational needs with the County's goals for employee satisfaction, creating environments where people can thrive. Some facts shared during the session related to work environments:

- Workers in offices with natural elements are shown to be 6% more productive, and 15% more creative.
- The top cause of office noise in the US is co-workers talking to each other (76%). Talking on the phone is next at 67%.
- A 2% decrease in brain hydration can result in short-term memory loss and problems with math computations, therefore access to drinking water and healthy snacks is imperative.

Understanding Activity-Based Planning

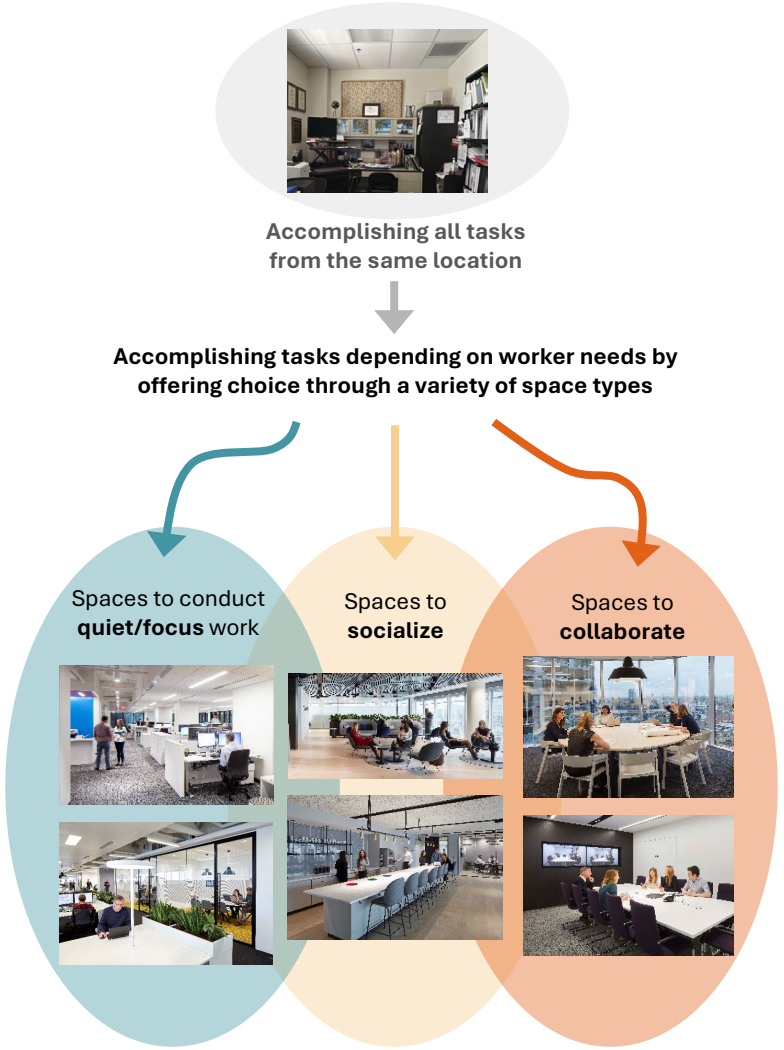
Activity-Based Planning (ABP) aims to provide flexibility and choice through a **variety of space types to accommodate a range of workstyles**. ABP organizes workspaces around specific activities, rather than assigning individual employees to fixed desks or offices. The idea is to create a variety of spaces tailored to different tasks, offering employees flexibility to choose where they work based on their current needs.

A successful plan relies on a combination of assigned and non-assigned spaces and employees having the autonomy to choose their workspace. Implementing ABP may not be suitable for all departments depending on the nature of their workflow.

Intertwining Strategy and Change

To successfully navigate and implement a change initiative, it is essential to prioritize change management from the outset. To properly future-proof and plan for flexibility, the approach must include tactful communication strategies, active colleague engagement, and tailored training sessions. These elements aim to encourage positive employee behavior, improve adoption of office technology, and a smoother adjustment to a new space.

As the County continues to grow, and the facilities expand, a strong communications strategy is crucial to ease hesitations, reduce resistance, and minimize challenges adjusting to workplace changes.



An example of what ABP might look like

Designing for the Judicial System

Judicial spaces have distinct and complex needs that surpass the needs of a traditional office environment, particularly in terms of security, privacy, accessibility, and functionality. These spaces must provide robust security to protect the legal proceedings as well as the **privacy** for those involved, yet **accessible to public members of the community**.

The Judicial spaces require a delicate balance between operational efficiency with privacy and security at the forefront, while remaining welcoming and open to the public.

These spaces must project a sense of equality, fairness, order, and authority, as to **command respect** while also being an **inviting space**. Despite being open to the public, security is essential. This includes proper entry screening, secure waiting areas, acoustical considerations, private passageways and meeting spaces, as well as clear separation between inmates and civilians.

In the visioning session, leadership discussed the rise of **virtual hearings and digital documentation**, requiring courtrooms to be equipped with new technology. This can include high-quality video conferencing systems, digital recording equipment, and consolidated IT infrastructure.

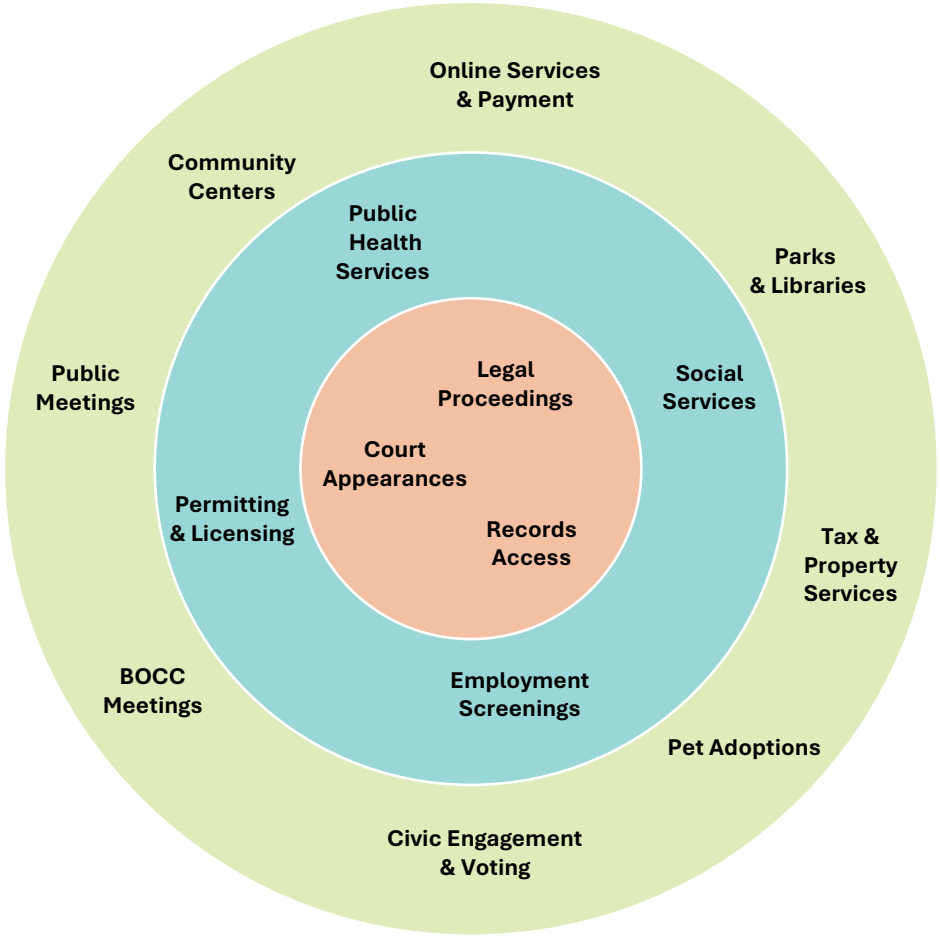
Security for the Customer Service Journey

County residents interact with a wide range of services, from legal matters in the judicial system to everyday administrative tasks, such as permits and public records. These interactions can occur through various touchpoints, both physical and digital, each requiring a different level of security.

If security is not properly addressed, it can create bottlenecks and hinder the overall experience. This is crucial factor to consider as this study aims to optimize both the employee and customer journey.

Based on discussions during the session, this high-level diagram to the right, *County Security Experience*, indicates some of the security considerations for public interactions.





County Security Experience

Key Findings

Visioning Report

The visioning session was extremely insightful in highlighting some significant key findings that will be used to guide the next steps in the study.

County Missions & Dynamics

The County is committed to providing **exceptional customer service** to its residents, with leadership investing in a seamless experience for the public when accessing one of the many services.

As the County expands, the facilities and services will follow suit, therefore a primary focus should be on addressing the needs of the public through **sustainability and resiliency**.

Physical Space

Participants emphasized the value of **co-locating related department spaces** when possible, with careful consideration of specific organizational needs, adjacencies, and infrastructure, security, and regulatory requirements.

Prioritizing **flexibility** in the workplace will open opportunities to save space and costs. This could include modular design, multi-functional spaces, and remote work processes where applicable, as well as temporal flexibility through space **booking tools** and priority access arrangements.

Policy & Regulatory Context

Any change to County facilities is dependent on the annual budget, approval from the Board of County Commissioners, with input from the public. Due to the extensive approval process, there is high energy around this study to build the foundation for future growth.

Leadership believes that improving the Judicial spaces will cause a Countywide chain reaction of providing a greater sense of safety for employees and visitors and a higher expectation of service across all campuses.

Work Pattern Analysis

A variety of space types are needed to accommodate the **range of workstyles** across the departments. There is a large need for private meeting spaces for sensitive and confidential conversations.

Some departments are equipped to support remote work, though opinions remain divided regarding the future implementation of hybrid work models for county employees.

Most departments have a mix of direct interaction with the public and restricted areas. More specifically, the Judicial spaces require a high level of **privacy and security,** requiring a secure front entrance, whereas other facilities allow public access at their entry points.

Technology & Digital Space

In addition to supporting hybrid work models, technology plays a key role in freeing up space through digitization, moving away from paper-heavy workflows. Certain functions require records retention which should be maintained. Participants noted the need for a **shared IT infrastructure and data storage** that can further support operational efficiencies. The costs of these facility improvements will be considered when exploring future recommendations

Cybersecurity concerns and confidentiality may create a barrier to some digitization and infrastructure sharing.

Implementing **strong cellular and wi-fi connection** throughout all County sites will support communication and improve safety within and around the facilities.

Health & Wellbeing

There is a desire to enhance the **natural light and introduce vibrant elements** to create an uplifting atmosphere throughout the County buildings. Leadership expressed the importance of ergonomic furniture and advocated for height-adjustable workstations at all seats. Additionally, improving **sound absorption** in the open office spaces would be essential reducing distractions and providing a more comfortable workspace.

Public-facing spaces should be **inviting and comfortable**, meeting the needs of diverse individuals of all ages and varying mobility levels. Accessibility and comfort for both the public and staff should be prioritized throughout the project.

Planning for Growth in Central West Florida

As Citrus County experiences growth, the demand for space, parking, and facilities will increase significantly to accommodate the rising number of employees, residents, and public service interactions. This growth will require more efficient office spaces, optimized parking solutions, and enhanced facilities to handle higher traffic and operational demands. Security infrastructure will also need to evolve, particularly in judicial and administrative buildings, to ensure the safety and protection of sensitive information.

Key Opportunities

- Available county-owned land for expansion
- Ability to acquire public-private partnerships and grants
- Adaptive reuse for underutilized spaces
- Growth will support county revenue requirements
- Attract more businesses to downtown Inverness
- Commissioners are open to innovative solutions and large-scale change

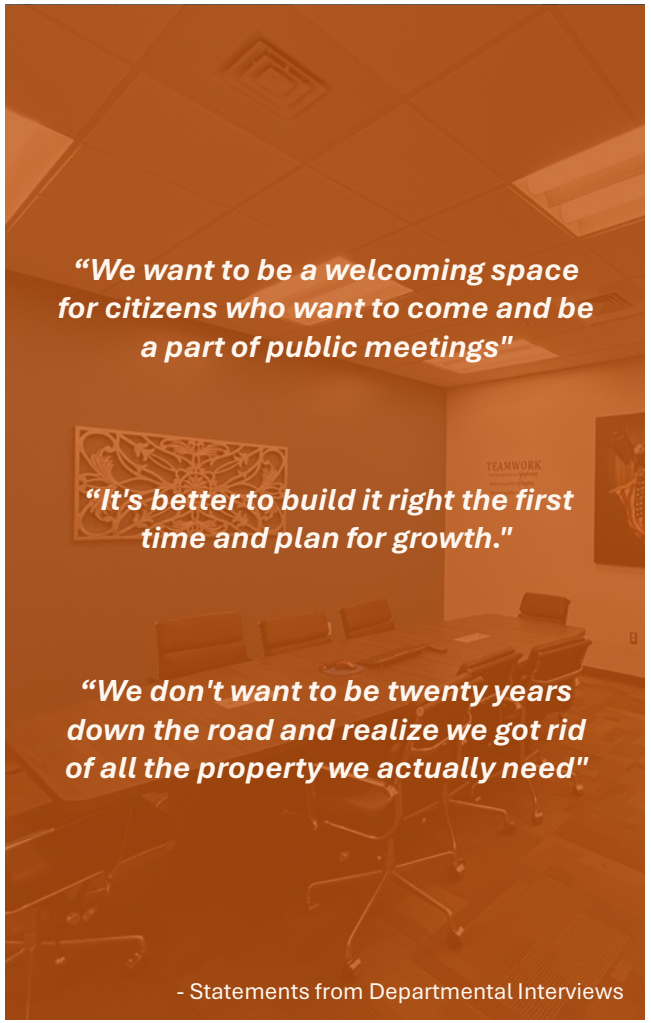
Critical Barriers

- Current budget constraints
- Zoning and regulatory changes
- Growth may overwhelm county services before changes can be implemented
- Space limitations in existing facilities
- Public resistance to municipal spending or tax increases

Future Prioritization

The County should focus on the space optimization opportunities that have the highest potential for cost savings and public benefit without sacrificing operational capabilities.

This prioritization should evaluate not only cost and mission criticality, but also other relevant variables such as utilization, facility conditions, and suitability. The prioritization approach should be co-developed with key stakeholders to achieve buy-in and stewardship around a common baseline for future capital planning.





04

Next Steps

Preliminary Recommendations

Next Steps

Preparing for Future Changes

To create a comprehensive **Building and Infrastructure Plan**, a series of strategic design tasks should be followed to ensure alignment with both current and future needs. These next steps should be guided by careful planning, stakeholder involvement, and data-driven decision-making.

Embracing these recommendations can position Citrus County to effectively manage growth while maintaining quality service for the community. By moving forward and investing in capital improvements over time, the County can commit to building a resilient, efficient, and forward-thinking real estate portfolio that meets the needs of today and anticipates the demands of tomorrow's population.

Citrus County, FL

Where People and Nature Thrive

STRATEGIC RECOMMENDATIONS

WITHIN THE SPACE NEEDS ASSESSMENT...

1. **Develop a Space Standards and Guidelines Framework**
   Create standardized guidelines for space allocation, including office sizes, collaborative areas, and public spaces. This framework should be adaptable to various department needs and support workflow across all County sites.
2. **Locate County Staff and Public Services in the Right Locations**
   Prioritize each department and public service is positioned within one building, or spread across multiple buildings, that best supports its function and maximizes accessibility for the community.

FOR FUTURE CONSIDERATION...

1. **Evaluate Sustainability and Resiliency Options**
   Explore opportunities for integrating sustainable design practices into new developments and renovations. This can include energy-efficient building materials, renewable energy sources, and green certifications (e.g., LEED).
2. **Prioritize Security Enhancements**
   Review current security measures and determine what additional protocols are needed, especially for judicial, administrative, and public-facing spaces. This includes physical security (e.g., secure entrances) and digital security (e.g., data protection).
3. **Perform a Technology Infrastructure Assessment**
   Assess current IT infrastructure to determine its capability to support future needs, including data storage and cybersecurity. Identify areas for improvement, such as upgrading Wi-Fi and enhancing digital services for the public.
4. **Create a Phased Development and Funding Plan**
   Develop a phased approach for facility improvements and expansions, prioritizing projects based on urgency, cost, and impact. Identify funding sources, including capital budgets, grants, and public-private partnerships.

AGENDA MEMORANDUM

FROM:	Jeff Kinnard D.C.
SUBJECT:	Withlacoochee Aquatic Restoration (WAR) request a letter of Support for Pursuing Grant Funding to Fortify Structures at the Barge Canal.
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

The Withlacoochee Aquatic Restoration (WAR) respectfully requests the support of the Board of County Commissioners in seeking grant funding to fortify critical structures located at the Barge Canal.

There are several suitable grant opportunities that have been identified by the engineering firm Wright-Pierce for the Withlacoochee Aquatic Restoration to support the goal of fortifying the structures at the Barge Canal to (1) allow better stewardship of the lower Withlacoochee River, and (2) make the Barge Canal more resistant to the ingress of water in named storms.

More recently, it has become clear that improved flood resilience during named storms would also be achievable with modifications to the Barge Canal. This is important because storm surge, and to a greater degree southwest wind, blowing inland from the Gulf along the Barge Canal, were the source of the terrible flooding in Inglis and Yankeetown during Hurricane Helene. Improved flood resistance would lead to enormous savings by homeowners, business owners, state agencies, FEMA, and others, and would restore confidence in the local real-estate market.

The Withlacoochee Aquatic Restoration (WAR) will not require a county match or the allocation of personnel resources for these efforts.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

RECOMMENDED ACTION:
Approve and authorize the Board to issue a letter of support to Withlacoochee Aquatic Restoration (WAR) in their pursuit of grant funding to enhance and fortify the structures at the Barge Canal.

ATTACHMENTS:
None

AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director
SUBJECT:	**5:01 P.M. PUD-2025-00001 – Navarro Family Gym, LLC**
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

This is a request to modify the Land Development Code Atlas and the Master Plan (Planned Unit Development - PUD) of Nature Coast Park to allow for retail and gym uses on Lot 5 (a/k/a Parcel 13240). This request is made pursuant to Section 4300, Planned Unit Developments (PUD) of the Citrus County Land Development Code.

The subject property is located in Section 15, Township 18 South, Range 18 East, more specifically Parcel 13240 (a/k/a Lot 5) of Nature Coast Park Master Plan. The address is 3506 N Lecanto Highway, Beverly Hills, FL, and is approximately 2.4 acres.

The Planning and Development Commission discussed the request on April 17, 2025, and recommended approval with conditions.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

N/A- Applicant's Responsibility

RECOMMENDED ACTION:

Conduct a public hearing on May 27, 2025, at 5:01 p.m. to consider application PUD-2025-00001, Navarro Family Gym, LLC.b. If approved, direct the Chair and Clerk to execute the

ordinance for PUD-2025-00001, Navarro Family Gym, LLC **(Eric Landon, Growth Management Director)**

ATTACHMENTS:

1. Proposed Ordinance
2. Application
3. Existing Master Plan & Survey
4. Old General Concept Plan from applicant
5. Planner PowerPoint
6. BCC Staff Report & map

ORDINANCE NO. 2025-

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND USE ATLAS MAP AND THE MASTER PLAN FOR NATURE COAST PARK TO ALOW FOR RETAIL AND GYM USES ON LOT 5 (AKA PARCEL 13240); PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code as Ordinance No. 2012-06; and

WHEREAS, certain Atlas Amendments are necessary to maintain consistency with the Citrus County Comprehensive Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:

1. The Master Plan of Development (PUD) for Nature Coast Park is hereby amended as follows:

   PUD2025-00001 Navarro Family Gym, LLC for ExchangeRight Net Lease Portfolio 7 Dst

   A request to modify the Land Development Code Atlas and the Master Plan (PUD) iof Nature Coast Park to allow for retail and gym uses on Lot 5 (aka Parcel 13240, as presented in Application PUD2025-00001, and as further described in Exhibit "A", existing Master Plan, Exhibit "B", legal description; and Exhibit "C", conditions, attached hereto and incorporated herein by reference.

2. The Atlas of the Land Development Code of Citrus County, Florida is hereby amended to reflect the changes described in Sections 1 of this Ordinance.

3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

5. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

6. This ordinance shall become effective in accordance with Florida law.

DONE AND ADOPTED in regular meeting by the BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, this _____ day of _____, 2025.

ATTEST:

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISON OF THE STATE OF FLORIDA

_____
TRACI PERRY, CLERK OF COURT

BY: **_____**
REBECCA BAYS, CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN,
COUNTY ATTORNEY

EXHIBIT A
PUD2025-00001
NATURE COAST PARK MASTER PLAN

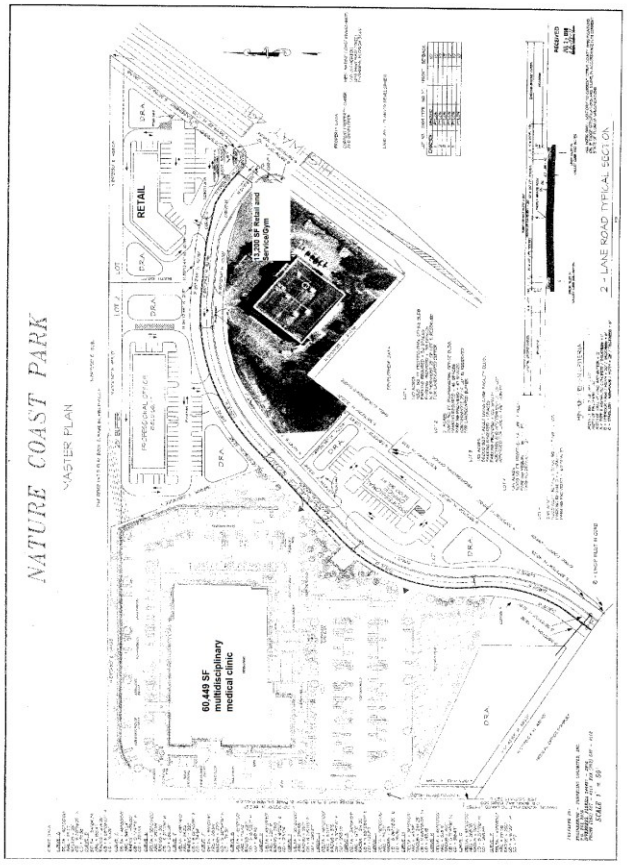


EXHIBIT B (legal description)
PUD2025-00001 Navarro Family Gym, LLC

Section 15, Township 18 South, Range 18 East, more specifically, Parcel 13240 (aka Lot 5 of Nature Coast Park Master Plan), which address is 3506 N Lecanto Highway, Beverly Hills, FL.

EXHIBIT C (conditions of approval)
PUD2025-00001 Navarro Family Gym, LLC

1. The project is limited to the specific development standards as follows:

   Lot 1: Retail sales, as outlined in application PUD-17-04
   Lot 2:13,800 square feet professional office building
   Lot 3: 60,449 square feet multidisciplinary medical clinic, as outlined in application PUD-2023-00008
   Lot 4: 5,000 square feet professional office building
   Lot 5: 13,200 square feet retail and service/gym area

2. A 25-foot wide Type C landscape buffer is required along the north and west property lines where abutting the Black Diamond 6th Edition subdivision.

3. The project must be served by central water and central sewer.

4. The maximum ISR shall not exceed 70% and the maximum FAR shall not exceed 1.0.

5. Signage must meet LDC standards.

6. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, including those for buffers, landscaping, façade, pedestrian circulation, and lighting, unless otherwise outlined in these conditions.

7. Parking shall meet minimum number and size requirements per the LDC. Loading zones must be provided as required in the LDC.

8. A Tree Preservation Plan, as outlined in the LDC, must be submitted and approved at the time of permitting.

9. The following shall be required or as otherwise approved by the Technical Services (Engineering) Division:

   - W. Coast Path is a private roadway. Sites will need to get approval from the owners for any proposed or revised driveway connections.

   - The applicant for development of Lot 3 (medical clinic) will need to provide a signal timing analysis for the existing signal at the intersection of W. Coast Path and N. Lecanto Hwy. (CR-491)

   - W. Coast Path connects to a shared access drive to the south. The applicant for development of Lot 3 will need to provide a signal warrant analysis for both intersections on N. Lecanto Hwy. (CR-491)

- Drainage calculations will be required at time of permitting in accordance with LDC Section 6300, Nonresidential Design Criteria.

10. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

11. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

12. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

Dear planning department and county commissioners,

We are Jesse and Caitlyn Navarro and we own a local Health and Wellness facility in Crystal River Florida called Epic Health and Fitness. I am a retired police officer and current Army Reserve solider. I grew up in Citrus County and graduated Lecanto High School in 2003. My parents own a home and live in Lecanto, and all 3 of my other brothers graduated from Lecanto High School and either joined the US Army or became a police officer. My wife, Caitlyn, was born in Michigan and moved to Florida in 2019. She owns a Home in Citrus Hills and her parents live and own their home in Beverly Hills. We Have 2 children and are very active with our community.

General Concept Plan

Our general concept plan is very simple. We plan to occupy the abandoned CVS building located at 3506 N Lecanto Hwy Beverly Hills, FL. and operate our family owned health and wellness facility. We do not plan on making any changes to the outside of the building or property other than to mow the lawn and clean up the property to make it beautiful like the rest of our community. The inside will need painting and adding some bathrooms with showers, a group fitness room and a few small rooms for offices and amenities. Our business is not designed to be a large volume business so the current parking situation is more than adequate.

Our ask from the planning department and county commissioners is that we are granted a simple change of use from retail to retail and service. Our Crystal River facility is a staple in that community and sponsors numerous activities for our youth, including Crystal River High School. We want to expand to this new location so we can best serve the community and meet their health and wellness demands, as our current location is as busy as we would like it to be and the YMCA is overwhelmed with the number of occupants. Many of our members commute from Inverness/Citrus Hills/Pine Ridge area to our facility and are very excited to join this Beverly Hills location. We know this minor change to the current PUD will be more than consistent with the comprehensive plan and add great value to our community.

We hope you find this simple request more than reasonable and allow us to quickly fill the need in this area. We are extremely happy to be a part of this community and to help our community be the healthiest versions of themselves they can be.

Directions from department of growth management: head to N Lecanto Hwy, turn Left and head north approximately 7.0 miles and the building will be on the corner of N Lecanto Hwy and Truman Blvd.

Thank you very much,

Jesse and Caitlyn Navarro

RECEIVED
FEB 18 2025
Pud2025 05001
Land Development Division

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: Pud2025-00001 Date: 2/17/25

* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: Jesse Navarro
Address: 1560 W Cesar ct
City: Lecanto
State: FL Zip: 34461
Home No.: Cell No.: 7272433458
Work No.: Fax No.:
Email: epicCrystalRiver@gmail.com

Property Owner
Name: Exchange Right Net Leased Portfolio
Address: 2261 Market Street Sh 10364
City: San Francisco, CA
State: CA Zip: 94114
Home No.: Cell No.: 7276415736
Work No.: Fax No.:
Email: dee@bridgewatercommercial.com

Property Description: Section: 15 Township: 18 South Range: 18 East
Legal Description:
Subdivision: UNREC Tracts in 15-18S-18E Lot(s): 00000 Block/Parcel: 13240
Alternate Key #: 3220309 Parcel ID: 18E18S15 13240
Acreage:

___ New Planned Unit Development
X Amendment to a Previously Approved Planned Development Previous Application No.: ___

Is this hearing being requested as a result of a Code Violation Notice? Yes ___ No ___
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): Property to allow Health and Wellness center to include small smoothie and food bar.
Directions to Property: SW Corner of N Lecanto Hwy and Towner Blvd. Beverly Hills, FL

The Applicant is: ___ Owner of Tract X Agent for Property Owner
___ One-Owner Among Several ___ Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.
I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Jesse Navarro

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Jesse NAVARRO, who ~~is personally known to me or~~ provided FL DL as identification and who did not take an oath.
WITNESS my hand and official seal this 17th day of February, 2025.

Deborah G. DeMaria
Printed Name
Notary Public - State of Florida

Seal

DEBORAH G. DEMARIA
Notary Public-State of Florida
Commission # HH 144848
My Commission Expires
July 28, 2025

RECEIVED
FEB 18 2025
Land Development Division

For Staff Use Only
Date:
Time:
Initials:
ATF:
QTR:
LUD:
FLUM Des:
FZ:
Pud2025-00001

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.citrusbocc.com

FILING REQUIREMENTS FOR PLANNED UNIT DEVELOPMENT APPLICATIONS

A pre-application conference is required prior to filing an application for PUD Development.

✓ 1. Completed application (additional sheets may be added if more space is needed).
✓ 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**
✓ 3. Proof of ownership and legal description of property (tax notice or deed may suffice).
✓ 4. A General Concept Plan drawn at an appropriate scale showing the character, extent, and general location of buildings and outdoor uses, including open space and recreation areas, parking areas, public facilities, and buffers, and showing the uses of buildings. **If the plans and/or booklets are larger than 8½ x 11, 30 copies will need to be submitted.** Include North arrow to indicate orientation. PLANS SHALL SHOW THE FOLLOWING INFORMATION:

_____ A. Lot area and percentage of lot covered (impervious surface ratio).
_____ B. Driveway access location and parking space arrangement included in the site plan.
_____ C. All rights-of-way and easements adjacent to and crossing subject property.
_____ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
_____ E. Proposed or existing potable water/well and waste disposal system/septic
_____ F. Existing and proposed location of building/structures including heights and separation.
_____ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
_____ H. Any walls or fences – give location, height, and material type.
_____ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
_____ J. Proposed stormwater management systems.
_____ K. Fire hydrant – give location (if provided).
_____ L. Signs – give location, size, and height (as applicable).
_____ M. Loading – give location and dimensions (as applicable).

✓ 5. A schematic traffic flow plan showing estimated volumes (peak hour) of traffic on collector and arterial roads within the site and at all entrances to the site.
✓ 6. Statement indicating how the proposed project will be consistent with the adopted Comprehensive Plan.
✓ 7. "Letter of Authorization", if applicant is other than owner (form provided).
✓ 8. Written directions to the property from Department of Growth Management office.
✓ 9. Signed "Appeal Notice" (form provided).
✓ 10. Flood Zone designation including base flood elevation.
✓ 11. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date.

I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM, AND/OR THAT THE INFORMATION SUBMITTED IS INSUFFICIENT FOR REVIEW MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE SCHEDULED TO A LATER HEARING DATE. APPLICATIONS FOUND INCOMPLETE WILL BE RETURNED TO THE APPLICANT.

Return this application to:
CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 140
Lecanto, FL 34461

RECEIVED
Pud20250000 1
FEB 18 2025
Land Development Division

Signature: _____

Date: 2/17/25

Board of County Commissioners
DEPARTMENT OF [illegible]
[illegible]
[illegible]
Telephone [illegible]
Toll Free [illegible]
Web Address www.citrusbcc.org

AUTHORIZATION

APPLICATION REQUEST: (check one)

____ Variance ____ Conditional Use ____ Minor Subdivision ____ Lot Reconfiguration

____ Plat Vacation ____ Street Vacation ____ Comprehensive Plan Amendment

____ Atlas Amendment ✓ Other (specify) Amendment to a previously approved Planned Development

LEGAL DESCRIPTION OF PROPERTY:

Section 15 Township 18 Range 18 Alternate Key # 3220309

Lot/Parcel 00000 Block 13240

Subdivision UNREC TRACTS IN 15-18S-18E

I, ExchangeRight (Name of Owner), owner of the above described property,

authorize Jesse Navarro (Name of Representative) of Navarro Family Gym (Name of Business) to

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: [signature] (Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared _____, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this ____ day of _____, ____.

_____
Printed Name

_____
Notary Public - State of Florida

Seal

see attachment

RECEIVED
FEB 18 2025
Pud202500001
Land Development Division

Revised July 2017

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On February 14, 2025 before me, O. Baghdasarian, Notary Public
(insert name and title of the officer)

personally appeared Warren Thomas
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

O. BAGHDASARIAN
Notary Public - California
Los Angeles County
Commission # 2427954
My Comm. Expires Dec 20, 2026

RECEIVED
FEB 18 2025
Pud2025 0000 1
Land Development Division

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2024 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
3220309		000B	

EXCHANGERIGHT NET LEASED
PORTFOLIO 7
DST
2261 MARKET STREET SUITE 10364
SAN FRANCISCO, CA 94114

Scan to pay

3506 N LECANTO HWY

PARCEL A: COM AT THE SE COR OF TRACT 27 PINE RIDGE UNIT 3
See Additional Legal on Tax Roll
Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 · INVERNESS, FL 34450-4298 · (352) 341-6500

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	3,463,360	0	3,463,360	6.9898	24,208.19
Transportation Trust	3,463,360	0	3,463,360	0.9860	3,414.87
Health Department	3,463,360	0	3,463,360	0.0564	195.33
Library	3,463,360	0	3,463,360	0.3147	1,089.92
Fire District	3,463,360	0	3,463,360	0.0000	0.00
Stormwater	3,463,360	0	3,463,360	0.0000	0.00
Fire Rescue EMS	3,463,360	0	3,463,360	0.5780	2,001.82
Law Enforcement	3,463,360	0	3,463,360	0.0000	0.00
Schools Local Req'd Effort	3,463,360	0	3,463,360	3.0960	10,722.56
Schools Capital Outlay	3,463,360	0	3,463,360	1.5000	5,195.04
Schools Discretionary	3,463,360	0	3,463,360	0.7480	2,590.59
SWFWMD General	3,463,360	0	3,463,360	0.1909	661.16
Mosquito Control	3,463,360	0	3,463,360	0.3708	1,284.21
			TOTAL	14.8306	$51,363.69

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		1,122.52
154 Stormwater		753.74
	NON-AD VALOREM ASSESSMENTS	$1,876.26

COMBINED TAXES AND ASSESSMENTS	$53,239.95	See reverse side for important information.

If Postmarked By	Nov 30, 2024				
Please Pay	$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS, PLEASE BRING FOR RECEIPT.

JANICE A. WARREN, C.F.C.
CITRUS COUNTY TAX COLLECTOR

2024 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
3220309		000B	

RETURN WITH PAYMENT.

EXCHANGERIGHT NET LEASED
PORTFOLIO 7
DST
2261 MARKET STREET SUITE 10364
SAN FRANCISCO, CA 94114

3506 N LECANTO HWY

PARCEL A: COM AT THE SE COR OF TRACT 27 PINE RIDGE UNIT 3
See Additional Legal on Tax Roll

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FEB 18 2025
Land Development Division

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Postmarked By	Nov 30, 2024				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Paid 11/22/2024 Receipt # 024-24-00000278 $51,110.35

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.citrusbocc.com

APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: _____

Date: 2/17/25

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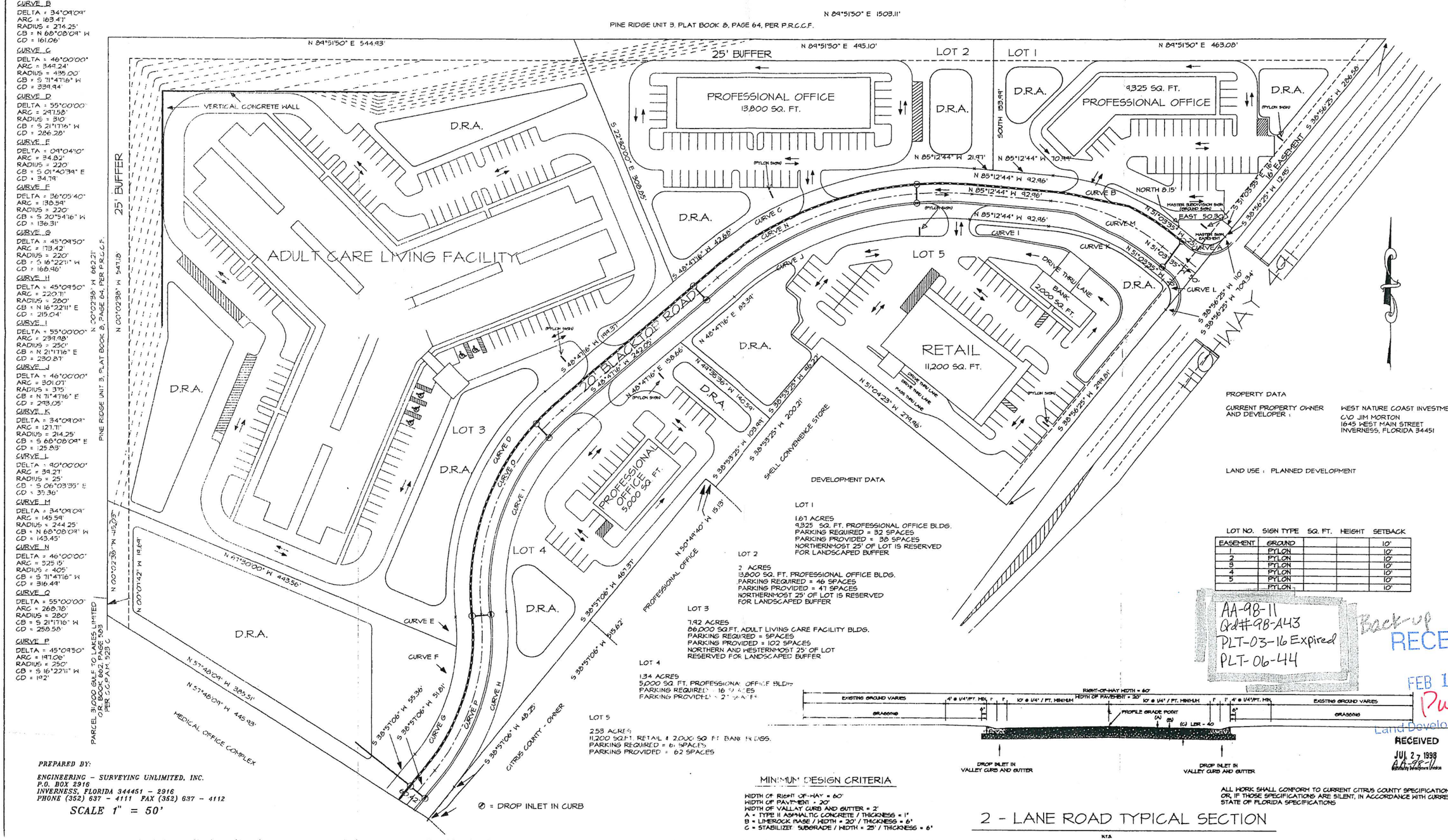
FEB 18 2025
Pud 2025 0000 1
Land Development Division

NATURE COAST PARK

MASTER PLAN



CURVE DATA

CURVE A
DELTA = 90°00'00"
ARC = 39.27'
RADIUS = 25'
CB = S 83°56'25" W
CD = 35.36'

CURVE B
DELTA = 34°09'09"
ARC = 163.41'
RADIUS = 274.25'
CB = N 68°08'09" W
CD = 161.06'

CURVE C
DELTA = 46°00'00"
ARC = 349.24'
RADIUS = 435.00'
CB = S 71°47'16" W
CD = 339.94'

CURVE D
DELTA = 55°00'00"
ARC = 297.58'
RADIUS = 310'
CB = S 21°17'16" W
CD = 286.28'

CURVE E
DELTA = 09°04'10"
ARC = 34.82'
RADIUS = 220'
CB = S 01°40'39" E
CD = 34.79'

CURVE F
DELTA = 36°05'40"
ARC = 138.58'
RADIUS = 220'
CB = S 20°54'16" W
CD = 136.31'

CURVE G
DELTA = 45°09'50"
ARC = 119.42'
RADIUS = 220'
CB = S 16°22'11" W
CD = 116.46'

CURVE H
DELTA = 45°09'50"
ARC = 220.71'
RADIUS = 280'
CB = N 16°22'11" E
CD = 215.04'

CURVE I
DELTA = 55°00'00"
ARC = 239.98'
RADIUS = 250'
CB = N 21°17'16" E
CD = 230.87'

CURVE J
DELTA = 46°00'00"
ARC = 301.07'
RADIUS = 375'
CB = N 71°47'16" E
CD = 293.05'

CURVE K
DELTA = 34°09'09"
ARC = 121.71'
RADIUS = 214.25'
CB = S 68°08'09" E
CD = 119.93'

CURVE L
DELTA = 90°00'00"
ARC = 39.27'
RADIUS = 25'
CB = S 06°03'35" E
CD = 35.36'

CURVE M
DELTA = 34°09'09"
ARC = 145.94'
RADIUS = 244.25'
CB = N 68°08'09" W
CD = 143.45'

CURVE N
DELTA = 46°00'00"
ARC = 525.15'
RADIUS = 405'
CB = S 71°47'16" W
CD = 316.49'

CURVE Q
DELTA = 55°00'00"
ARC = 268.78'
RADIUS = 280'
CB = S 21°17'16" W
CD = 258.58'

CURVE P
DELTA = 45°09'50"
ARC = 197.06'
RADIUS = 250'
CB = S 16°22'11" W
CD = 192'

PREPARED BY:

ENGINEERING - SURVEYING UNLIMITED, INC.
P.O. BOX 2916
INVERNESS, FLORIDA 344451 - 2916
PHONE (352) 637 - 4111 FAX (352) 637 - 4112

SCALE 1" = 50'

PROPERTY DATA

CURRENT PROPERTY OWNER AND DEVELOPER : WEST NATURE COAST INVESTMENTS
C/O JIM MORTON
1645 WEST MAIN STREET
INVERNESS, FLORIDA 34451

LAND USE : PLANNED DEVELOPMENT

DEVELOPMENT DATA

LOT 1
1.61 ACRES
9,325 SQ. FT. PROFESSIONAL OFFICE BLDG.
PARKING REQUIRED = 32 SPACES
PARKING PROVIDED = 38 SPACES
NORTHERNMOST 25' OF LOT 15 RESERVED FOR LANDSCAPED BUFFER

LOT 2
2 ACRES
13,800 SQ. FT. PROFESSIONAL OFFICE BLDG.
PARKING REQUIRED = 46 SPACES
PARKING PROVIDED = 47 SPACES
NORTHERNMOST 25' OF LOT 15 RESERVED FOR LANDSCAPED BUFFER

LOT 3
7.92 ACRES
86,000 SQ.FT. ADULT LIVING CARE FACILITY BLDG.
PARKING REQUIRED = SPACES
PARKING PROVIDED = 102 SPACES
NORTHERN AND WESTERNMOST 25' OF LOT RESERVED FOR LANDSCAPED BUFFER

LOT 4
1.34 ACRES
5,000 SQ. FT. PROFESSIONAL OFFICE BLDG
PARKING REQUIRED = 16 SPACES
PARKING PROVIDED = 21 SPACES

LOT 5
2.53 ACRES
11,200 SQ.FT. RETAIL & 2,000 SQ FT BANK BLDGS.
PARKING REQUIRED = 61 SPACES
PARKING PROVIDED = 62 SPACES

LOT NO.	SIGN TYPE	SQ. FT.	HEIGHT	SETBACK
EASEMENT	GROUND			10'
1	PYLON			10'
2	PYLON			10'
3	PYLON			10'
4	PYLON			10'
5	PYLON			10'
	PYLON			10'

AA-98-11
Qd#-98-443
PLT-03-16 Expired
PLT-06-44

Back-up

RECEIVED
FEB 18 2025
Pud2025002
Land Development Division

RECEIVED
JUL 27 1998
AA-98-11
Community Development Division

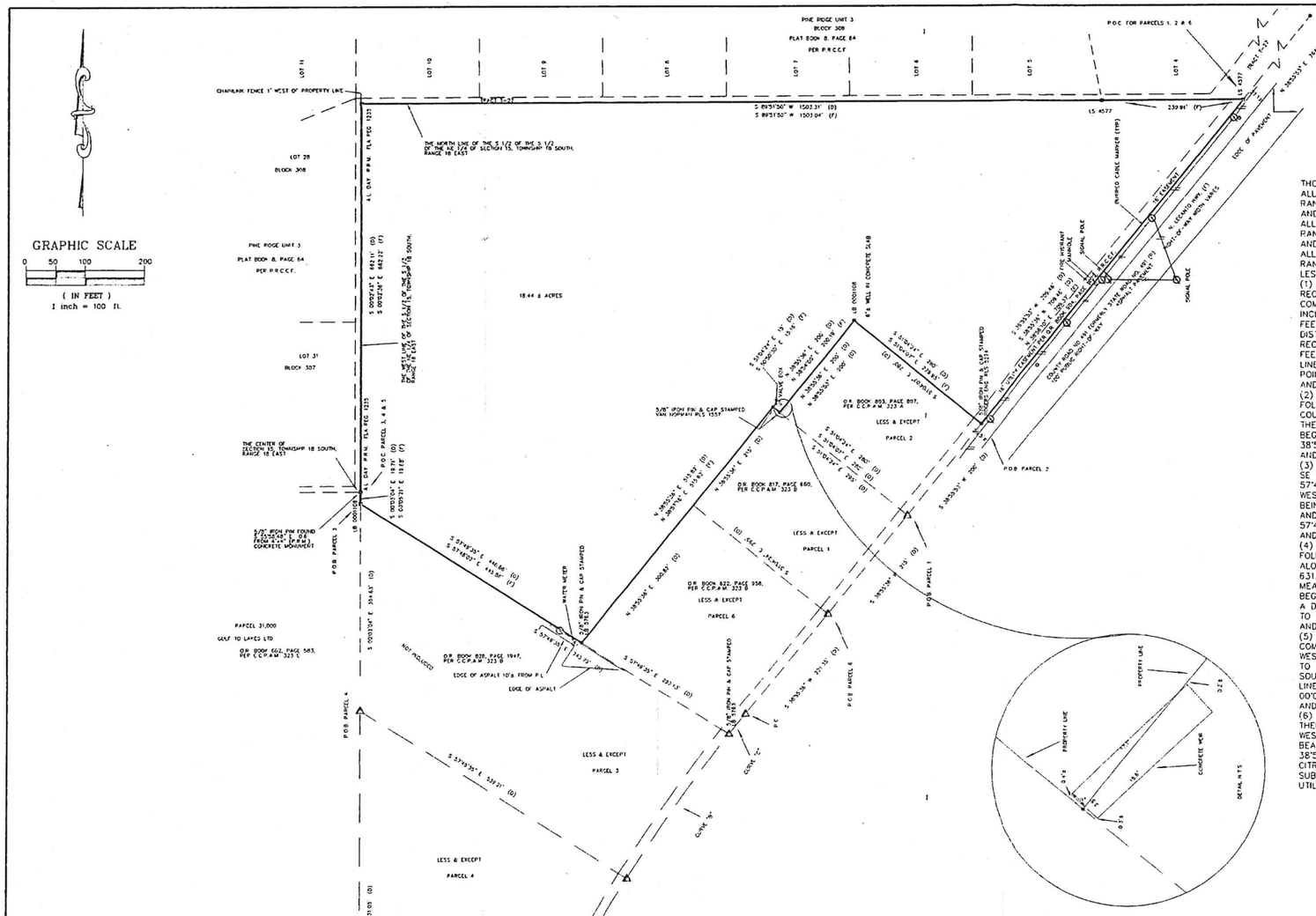
MINIMUM DESIGN CRITERIA

WIDTH OF RIGHT-OF-WAY = 60'
WIDTH OF PAVEMENT = 20'
WIDTH OF VALLEY CURB AND GUTTER = 2'
A = TYPE II ASPHALTIC CONCRETE / THICKNESS = 1"
B = LIMEROCK BASE / WIDTH = 20' / THICKNESS = 6"
C = STABILIZED SUBGRADE / WIDTH = 25' / THICKNESS = 6"

2 - LANE ROAD TYPICAL SECTION

N.T.S.

ALL WORK SHALL CONFORM TO CURRENT CITRUS COUNTY SPECIFICATIONS OR, IF THOSE SPECIFICATIONS ARE SILENT, IN ACCORDANCE WITH CURRENT STATE OF FLORIDA SPECIFICATIONS


GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.
PINE RIDGE UNIT 3
BLOCK 308
PLAT BOOK 8, PAGE 64
PER P.R.C.C.F.
POC FOR PARCELS 1, 2 & 6
5/8" IRON PIN & CAP STAMPED CFS & M LB 6443
CHAINLINK FENCE 1' WEST OF PROPERTY LINE
THE NORTH LINE OF THE S 1/2 OF THE S 1/2 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST
LOT 28
BLOCK 308
LOT 31
BLOCK 307
18.44 ± ACRES
THE CENTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST
3/8" IRON PIN FOUND (NO I.D.) FROM C.M.F. CONCRETE MONUMENT
POB PARCEL 3
POB PARCEL 4
POB PARCEL 5
POB PARCEL 1
POB PARCEL 2
POB PARCEL 6
PARCEL 31,000
GULF TO LAKES LTD
O.R. BOOK 602, PAGE 583, PER C.C.P.A.M. 323 C
O.R. BOOK 827, PAGE 1947, PER C.C.P.A.M. 323 B
NOT INCLUDED
EDGE OF ASPHALT 10'± FROM P.L.
EDGE OF ASPHALT
WATER METER
LESS & EXCEPT PARCEL 3
LESS & EXCEPT PARCEL 4
LESS & EXCEPT PARCEL 5
LESS & EXCEPT PARCEL 1
LESS & EXCEPT PARCEL 2
LESS & EXCEPT PARCEL 6
O.R. BOOK 827, PAGE 965, PER C.C.P.A.M. 323 B
O.R. BOOK 827, PAGE 961, PER C.C.P.A.M. 323 B
O.R. BOOK 817, PAGE 660, PER C.C.P.A.M. 323 B
O.R. BOOK 822, PAGE 958, PER C.C.P.A.M. 323 B
O.R. BOOK 803, PAGE 807, PER C.C.P.A.M. 323 A
5/8" IRON PIN & CAP STAMPED VAN NORMAN RLS 1557
5/8" IRON PIN & CAP STAMPED CFS & M LB 6443
LB 000108
4"x4" WELL IN CONCRETE SLAB
LS 4577
239.91' (F)
S 89°51'56" W 1503.31' (D)
S 89°51'50" W 1503.04' (F)
S 00°03'04" E 662.11' (D)
S 00°02'43" E 662.22' (F)
S 00°03'04" E 1319.15' (D)
S 00°02'43" E 1319.44' (F)
S 00°03'04" E 431.65' (D)
S 00°03'04" E 331.65' (D)
S 00°03'04" E 308.80' (D)
S 00°03'04" E 19.71' (D)
S 57°49'35" E 445.68' (D)
S 57°49'01" E 445.59' (F)
S 57°49'35" E 529.21' (D)
S 66°34'27" E 247.63' (D)
N 23°25'33" E 300.53' (D)
N 23°25'33" E 374.34' (D)
N 38°55'36" E 300.82' (D)
S 51°04'24" E 295.00' (D)
S 38°55'36" W 200' (D)
S 38°55'53" W 200' (F)
N 38°55'36" E 200' (D)
N 38°55'53" E 200' (F)
S 51°04'24" E 280' (D)
S 51°04'07" E 279.93' (F)
N 38°55'36" E 215' (D)
N 38°55'53" E 215' (F)
S 51°04'24" E 215' (D)
S 51°04'07" E 214.93' (F)
S 38°55'36" W 215' (D)
S 38°55'53" W 215' (F)
N 38°55'36" E 221.35' (D)
N 38°55'53" E 221.35' (F)
S 38°55'36" W 221.35' (D)
S 38°55'53" W 221.35' (F)
N 38°55'36" E 44.53' (D)
N 38°50'32" E 44.53' (F)
N 89°56'36" E 131.52' (D)
THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST
THE WEST LINE OF THE S 1/2 OF THE S 1/2 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH
THE WEST LINE OF THE NE 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST
CURVE "A"
CURVE "B"
CURVE "C"
CURVE "D"
P.C.
P.T.
PROPERTY LINE
CONCRETE WALK
DETAIL N.T.S.
0.2'±
0.3'±
1.7'
1.8'
0.4'
0.5'
0.6'
0.7'
0.8'
0.9'
1.0'
1.1'
1.2'
1.3'
1.4'
1.5'
1.6'
1.7'
1.8'
1.9'
2.0'
2.1'
2.2'
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3.7'
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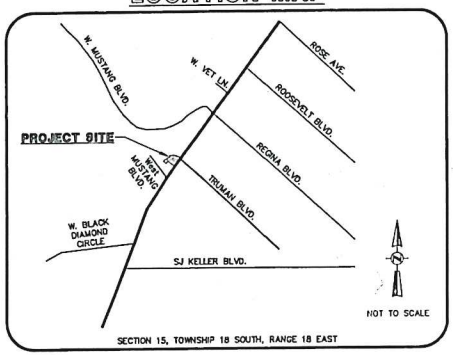
3.9'
4.0'
4.1'
4.2'
4.3'

LOCATION MAP



SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST

LEGAL DESCRIPTION

SEE SURVEY SHEET.

PROFESSIONAL TEAM

CIVIL ENGINEERS/PLANNERS:
AVID ENGINEERING, INC.
2300 CURLEW ROAD; SUITE 100
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

GEOTECHNICAL ENGINEERS:
LAW ENG. & ENVIRONMENTAL SERVICES
1919 WEST LAUREL STREET
TAMPA, FLORIDA 33607
PHONE: (813) 289-0750

TRAFFIC ENGINEERS:
AVID ENGINEERING, INC.
2300 CURLEW ROAD; SUITE 100
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

LANDSCAPE ARCHITECT:
AVID ENGINEERING, INC.
2300 CURLEW ROAD; SUITE 100
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500
CONTACT: CATHERINE MORAHAN

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Pud20250000001
Land Development Division

NORTH LECANTO HWY. & TRUMAN

ECKERD @ LECANTO & TRUMAN

CONSTRUCTION PLANS

CITRUS COUNTY, FLORIDA

Prepared For:

BOULDER VENTURE, LLC.

4340 W. HILLSBOROUGH AVE., SUITE 212
TAMPA, FLORIDA 34614
PHONE: (813) 873-2627
FAX: (813) 873-9787

Prepared By:

AVID ENGINEERING, INC.
Our company name stands for itself...

Civil Engineers - Planners
Traffic Engineers - Environmental Engineers
Landscape Architects

Curlew Office Center
2300 Curlew Road; Suite 100
Palm Harbor, Florida 34683
Phone: (727) 789-9500
Fax: (727) 784-6662

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF AVID ENGINEERING, INC., (AEI) AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM AEI.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING AVID ENGINEERING, INC., @ (727) 789-9500.

PLAN INDEX

1. COVER SHEET
2. MASTER SITE PLAN
3. SITE PLAN
4. PAVING, GRADING & DRAINAGE PLAN
4A. STORMWATER POLLUTION PREVENTION PLAN
5. UTILITY PLAN
6. SPECIFICATIONS & NOTES
7. CROSS SECTIONS
8. DETAIL SHEET
9. DETAIL SHEET
10. DETAIL SHEET
11. LIFT STATION
IR1. IRRIGATION PLAN
IR2. IRRIGATION NOTES & DETAILS
L1. LANDSCAPE PLAN
L2. LANDSCAPE DETAILS
L3. LANDSCAPE NOTES
S. SURVEY

FINAL INSPECTION BY FIRE PREVENTION IS REQUIRED PRIOR TO OCCUPANCY CALL 352-527-5407 FOR FURTHER DETAILS

APPROVED WITH CONDITIONS
Citrus County
Fire Prevention
(352) 527-5407

Citrus County Fire Prevention
(352) 527-5407
Plans Review # 03-389
Fire Inspector Ken Clemens
Date 6-20-03 #Pages

THIS SET OF PLANS MUST BE KEPT ON THE JOB AT ALL TIMES
Any changes or alterations shall be approved by Fire Prevention. The stamping of this plan SHALL NOT be held to authorize or approve the violation of any State, County or City codes.

The following codes are utilized for compliance:
Section 46, FFPC (2001 edition) and any other applicable codes

SITE DATA

PROPERTY OWNER:
KB INVESTMENT HOLDINGS, LTD.
4340 HILLSBOROUGH AVE. Suite 212
TAMPA, FLORIDA 33614

PROPERTY LOCATION:
NORTHWEST SIDE OF NORTH LECANTO HWY. @ TRUMAN BLVD.
IN CITRUS COUNTY, FLORIDA.

PROPERTY ZONING:
GNC

BUILDING SETBACK REQUIREMENTS:
FRONT: 50'
SIDE: 20'
REAR: 20'

PROPERTY USE:

	EXISTING	PROPOSED
USE:	VACANT	RETAIL

MAXIMUM BUILDING HEIGHT:

	ALLOWED	PROPOSED
HEIGHT:	35'	35'

LOT COVERAGE CALCULATIONS:

	PROPOSED ROADWAY:		PROPOSED ECKERD SITE:	
BUILDING AREA	0 SF	0.00%	14,129 SF	12.81%
PARKING & SIDEWALK AREA	11,534 SF	35.34%	40,935 SF	37.10%
TOTAL IMPERVIOUS AREA	11,534 SF	35.34%	55,064 SF	49.91%
TOTAL PERVIOUS AREA	21,101 SF	64.66%	55,271 SF	50.09%
TOTAL SITE AREA	32,635 SF	100.00%	110,335 SF	100.00%

	EXISTING ROADWAY:		EXISTING ECKERD SITE:	
TOTAL IMPERVIOUS AREA	0 SF	0.00%	0 SF	0.00%
TOTAL PERVIOUS AREA	32,635 SF	100.00%	110,335 SF	100.00%
TOTAL SITE AREA	32,635 SF	100.00%	110,335 SF	100.00%

MAXIMUM IMPERVIOUS SURFACE RATIO (ECKERD):
REQUIRED = 0.7000 MAX.
PROPOSED = 0.4991

F.A.R. = 0.13

PARKING (REQUIRED):
1 PARKING SPACE PER 250 SF OF FLOOR AREA
14,129 SF/250 = 57 SPACES REQUIRED

HC SPACES REQUIRED: 3

STANDARD STALL SIZE = 10' x 20'
HC STALL SIZE = 12' x 20'

PARKING (PROPOSED):
STANDARD PARKING SPACES ..... 54 SPACES
HANDICAP SPACES ..... 4 SPACES
TOTAL PARKING SPACES PROVIDED 58 SPACES

FLOOD ZONE:
PROPERTY LIES WITHIN FLOOD ZONE "C" PER F.E.M.A MAP
COMMUNITY PANEL 120063-0140 B, DATED 8/15/84

UTILITY NOTE:
WATER AND SEWER SERVICE TO BE PROVIDED BY
CITRUS COUNTY UTILITIES

FOR PERMITTING DIVISION USE COPY

CITRUS COUNTY BUILDING DIVISION
REVIEWED FOR CODE COMPLIANCE
THIS REVIEW DOES NOT GRANT REMOVAL OF APPLICABLE REGULATIONS/RESTRICTIONS
FROM:
OFFICE:
DATED:
PERMIT #

Final site MUST comply with the current Florida Accessibility code for Building Construction per 553.503-513 F.S.

Jun 20 03
Plan Sheet
Do Not Remove

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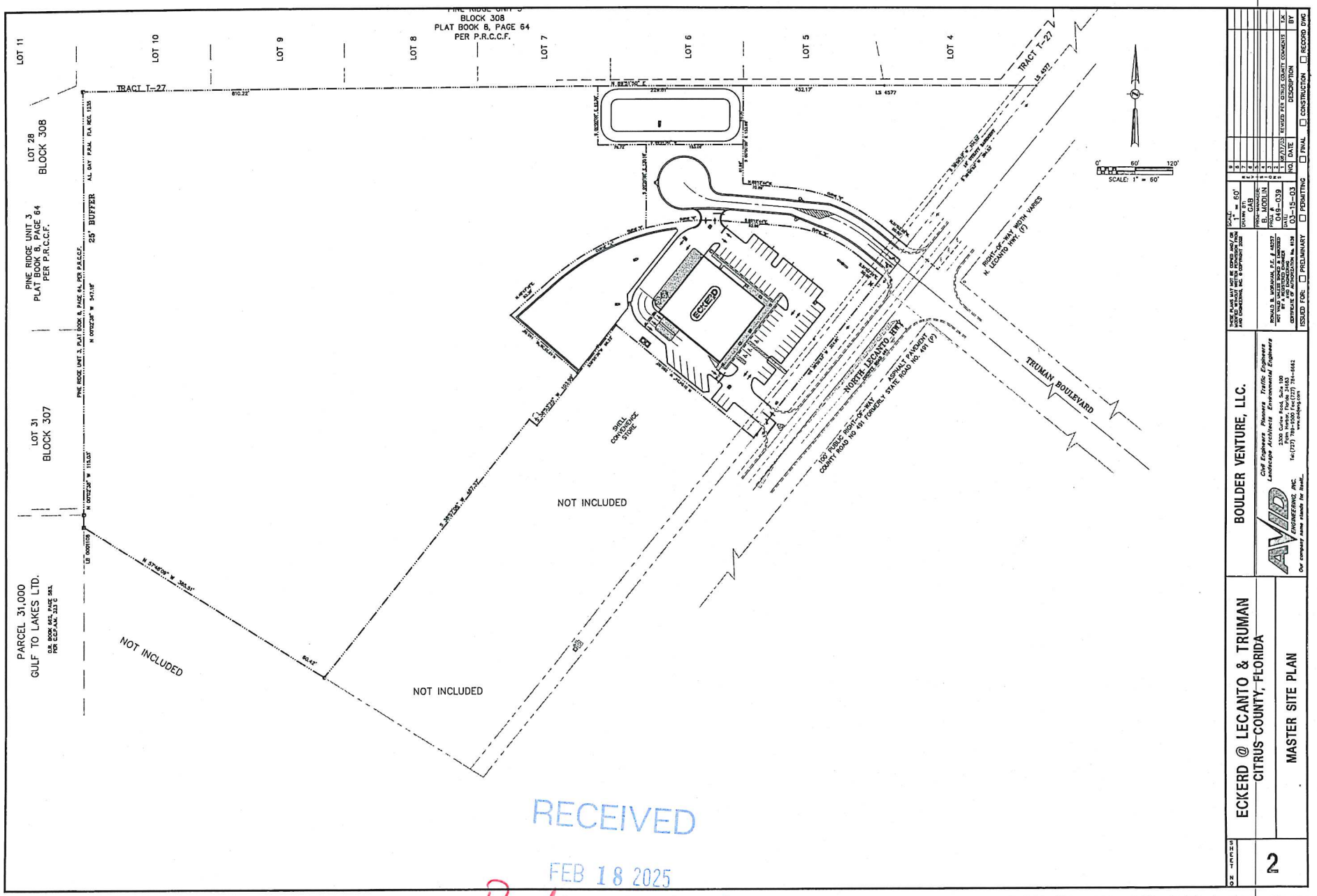
CITRUS COUNTY FIRE PREVENTION

ECKERD @ LECANTO HWY. & TRUMAN
AEI JOB # 049-039



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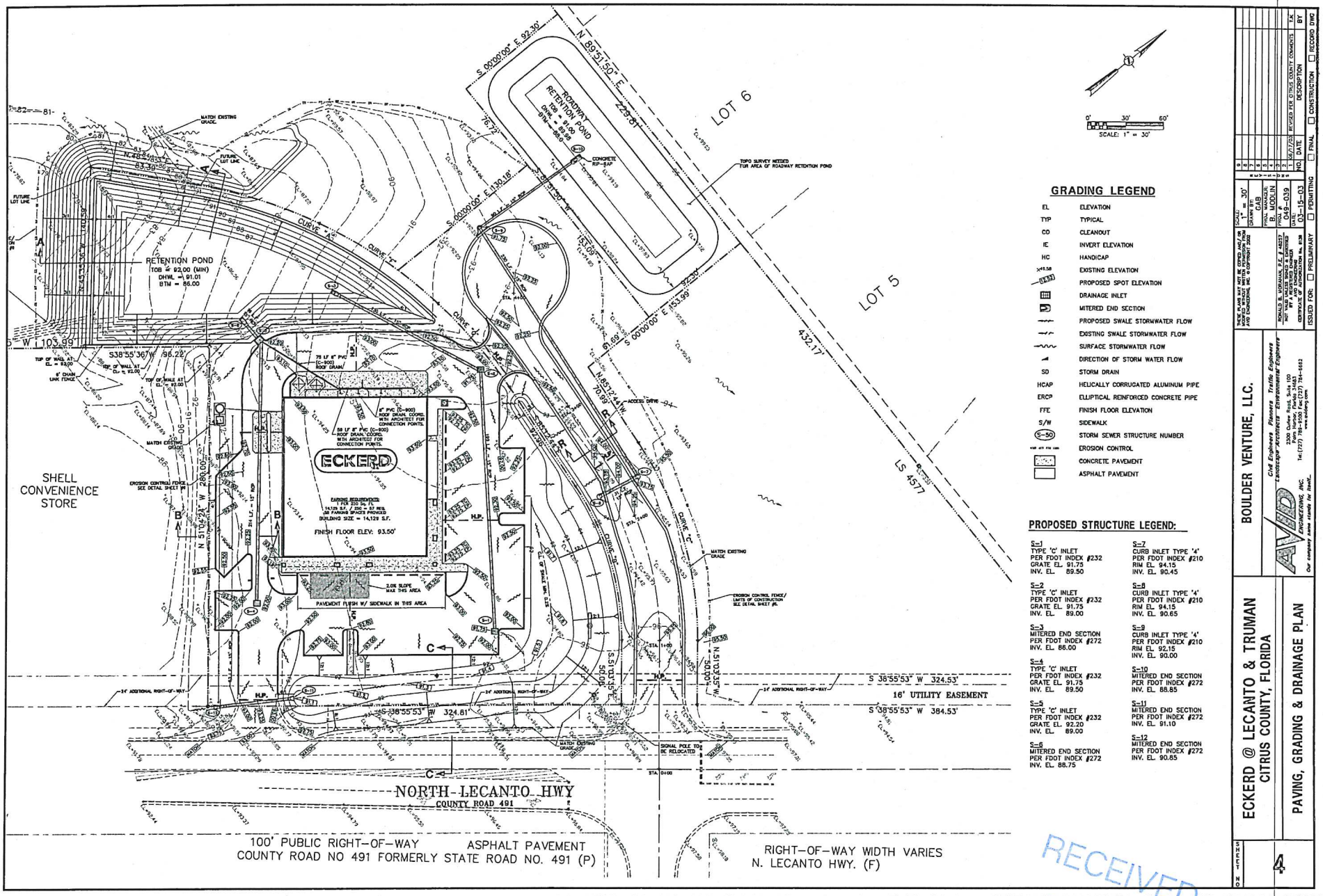

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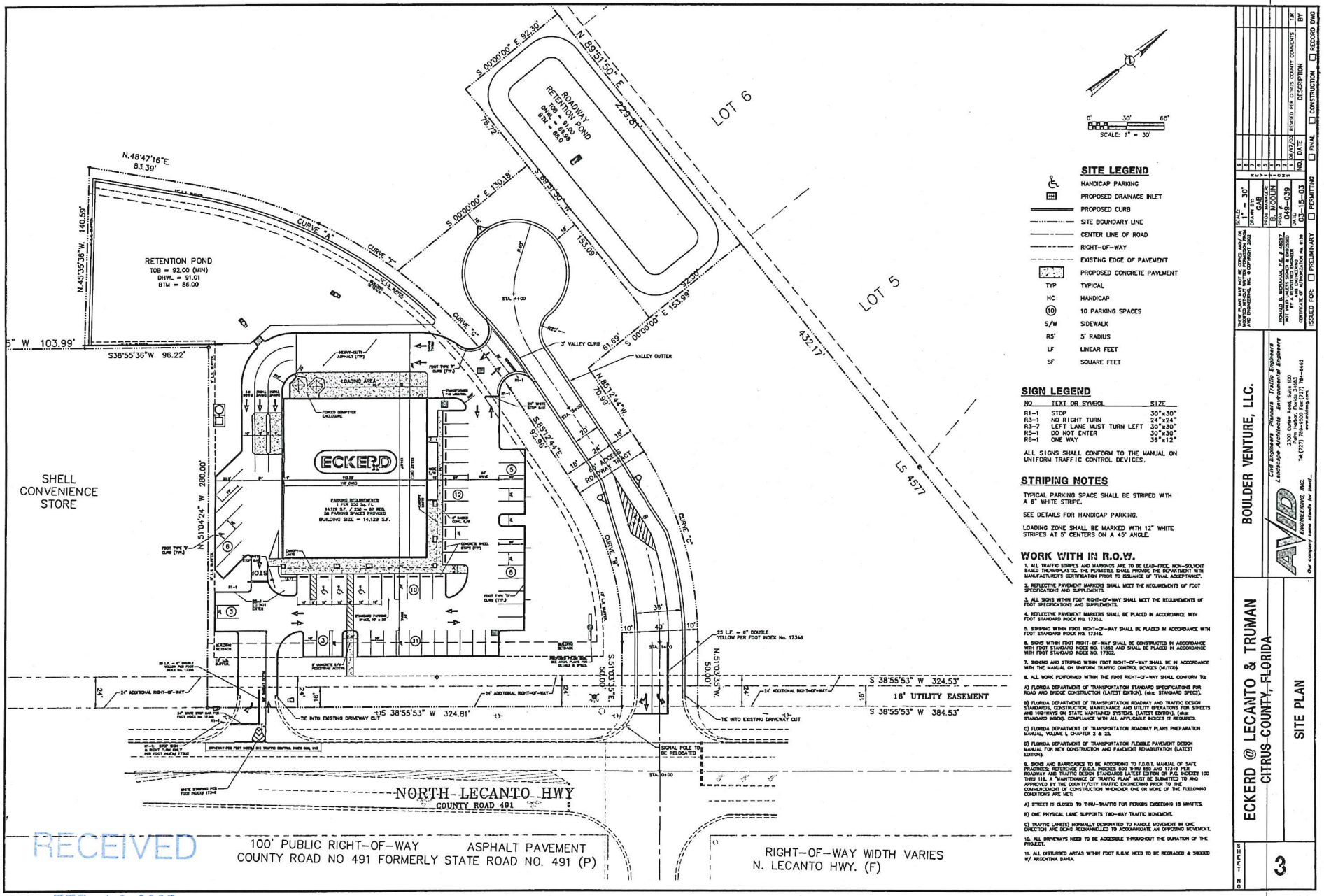

SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- TYP — TYPICAL
- HC — HANDICAP
- 10 — 10 PARKING SPACES
- S/W — SIDEWALK
- R5' — 5' RADIUS
- LF — LINEAR FEET
- SF — SQUARE FEET

SIGN LEGEND

NO	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R3-1	NO RIGHT TURN	24"x24"
R3-7	LEFT LANE MUST TURN LEFT	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1	ONE WAY	36"x12"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING NOTES

TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.

SEE DETAILS FOR HANDICAP PARKING.

LOADING ZONE SHALL BE MARKED WITH 12" WHITE STRIPES AT 5' CENTERS ON A 45° ANGLE.

WORK WITH IN R.O.W.

1. ALL TRAFFIC STRIPES AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC. THE PERMITTEE SHALL PROVIDE THE DEPARTMENT WITH MANUFACTURER'S CERTIFICATION PRIOR TO ISSUANCE OF "FINAL ACCEPTANCE".
2. REFLECTIVE PAVEMENT MARKERS SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.
3. ALL SIGNS WITHIN FDOT RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.
4. REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17352.
5. STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17346.
6. SIGNS WITHIN FDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 11860 AND SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17302.
7. SIGNING AND STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
8. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO:
   A) FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), (aka: STANDARD SPECS).
   B) FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS FOR STREETS AND HIGHWAYS ON STATE MAINTAINED SYSTEMS, (LATEST EDITION), (aka: STANDARD INDEX), COMPLIANCE WITH ALL APPLICABLE INDICES IS REQUIRED.
   C) FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY PLANS PREPARATION MANUAL, VOLUME 1, CHAPTER 2 & 23.
   D) FLORIDA DEPARTMENT OF TRANSPORTATION FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION (LATEST EDITION).
9. SIGNS AND BARRICADES TO BE ACCORDING TO F.D.O.T. MANUAL OF SAFE PRACTICES, REFERENCE F.D.O.T. INDEXES 600 THRU 650 AND 17348 PER ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITION OR P.G. INDEXES 100 THRU 116. A "MAINTENANCE OF TRAFFIC PLAN" MUST BE SUBMITTED TO AND APPROVED BY THE COUNTY/CITY TRAFFIC ENGINEERING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WHENEVER ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
   A) STREET IS CLOSED TO THRU-TRAFFIC FOR PERIODS EXCEEDING 15 MINUTES.
   B) ONE PHYSICAL LANE SUPPORTS TWO-WAY TRAFFIC MOVEMENT.
   C) TRAFFIC LANE(S) NORMALLY DESIGNATED TO HANDLE MOVEMENT IN ONE DIRECTION ARE BEING RECHANNELLED TO ACCOMMODATE AN OPPOSING MOVEMENT.
10. ALL DRIVEWAYS NEED TO BE ACCESSIBLE THROUGHOUT THE DURATION OF THE PROJECT.
11. ALL DISTURBED AREAS WITHIN FDOT R.O.W. NEED TO BE REGRADED & SODDED W/ ARGENTINA BAHIA.

NO	DATE	DESCRIPTION	BY
1	08/17/05	REVISED PER CITRUS COUNTY COMMENTS	JK

☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

SCALE: 1" = 30' | DRAWN BY: GAB | PROJ. MANAGER: R. MOULIN | PROJECT NO.: 049-039 | DATE: 03-15-03

☐ PRELIMINARY ☐ PERMITTING

ISSUED FOR:

THESE PLANS MAY NOT BE ALTERED AND/OR ADDED TO WITHOUT WRITTEN PERMISSION FROM AVID ENGINEERING, INC. ALTERATIONS MADE WITHOUT THE CONSENT HERE

DONALD B. MORMAN, P.E. # 46577 NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER CERTIFICATE OF AUTHORIZATION No. 8139

AVID ENGINEERING, INC. — Civil Engineers · Planners · Traffic Engineers · Landscape Architects · Environmental Engineers
2300 Sutton Road, Suite 100, Palm Harbor, Florida 34683
Tel (727) 786-8300 Fax (727) 784-6661
Our company name is AVID for short.

BOULDER VENTURE, LLC.

ECKERD @ LECANTO & TRUMAN
CITRUS COUNTY, FLORIDA

SITE PLAN

SHEET NO. 3

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Pud20250000001
Land Development Division

ECKERDS @ LECANTO & TRUMAN
STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME: ECKERDS @ LECANTO & TRUMAN
PROJECT ADDRESS: BEVERLY HILLS, CITRUS COUNTY, FL
SECTION: 15 , TOWNSHIP: 18 SOUTH, RANGE: 18 EAST

OWNER'S NAME: BOULDER VENTURE
OWNER'S ADDRESS: 4340 W. HILLSBOROUGH AVENUE, STE 21
TAMPA, FL 33614

DESCRIPTION OF PURPOSE AND TYPES OF SOIL DISTURBING ACTIVITIES:
THE PROJECT WILL CONSIST OF THE CONSTRUCTION 14,000± S.F RETAIL AND INFRASTRUCTURE

SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING AND GRUBBING; INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER AND OTHER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE; GRADING; EXCAVATION FOR THE RETENTION POND, STORM SEWER, UTILITIES AND BUILDING FOUNDATIONS; CONSTRUCTION OF CURB AND PARKING LOT; PREPARATION FOR FINAL PLANTING AND SEEDING.

SEQUENCE OF MAJOR EVENTS:

1. INSTALL STAKED SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS.
2. CLEAR AND GRUB FOR PONDS TO BE USED AS SEDIMENTATION BASINS.
3. EXCAVATE POND FOR SEDIMENT TRAPS FOR SITE RUNOFFS.
4. BEGIN BUILDING CONSTRUCTION.
5. CONSTRUCT DIVERSION SWALES AROUND PERIMETER OF SITE TO POND, AS NECESSARY.
6. INSTALL STORM SEWER SYSTEM AND ITS SILTATION PROTECTION, UTILITIES AND OUT FALL STRUCTURE.
7. EXCAVATE THE REMAINDER OF THE PONDS INCLUDING REMOVAL OF SILT DEPOSITS.
8. STABILIZE PARKING LOT.
9. CONSTRUCT CURB, BASE AND ASPHALT.
10. COMPLETE FINAL SITE GRADING.
11. INSTALL PERMANENT LANDSCAPING ON SITE. REPAIR ANY WASHED OUT AREAS.
12. WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE EROSION PROTECTION DEVICES AND AND PLACE SOD AS NECESSARY.

NAME OF RECEIVING WATERS: THE SITE WILL NOT DISCHARGE FOR ANY STORM EVENT UP TO AND INCLUDING THE 100 YEAR, 24-HR STORM.

POLLUTION REDUCTION CONTROLS

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES

WIND EROSION STABILIZATION – THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A TWO (2) WEEK TIME FRAME. ALL PERVIOUS AREAS OF THE SITE INCLUDED IN GRADING THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE GRADED AND PREPARED WITH A COMBINATION OF SOD AND/OR SEEDING AND MULCHING. PAD AREAS WITHIN FUTURE UNITS WHERE EARTHWORK IS COMPLETED SHALL BE COMPLETELY SEEDED AND MULCHED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS (OR AS NEEDED) TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION – TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL. SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY.

STRUCTURAL PRACTICES

EROSION PROTECTION – DURING THE CONSTRUCTION PHASES, APPROPRIATE PRACTICES INCLUDING, BUT NOT LIMITED TO SILT FENCE BARRIERS, HAY BALES AND WATERING OR OTHER METHODS NECESSARY WILL BE IMPLEMENTED TO CONTROL FUGITIVE DUST.

SEDIMENT BASINS – THE STORM WATER MANAGEMENT AREAS (RETENTION AREAS) WILL SERVE AS SEDIMENT BASINS DURING THE CONSTRUCTION PERIOD. AT THE CONTRACTOR'S DISCRETION, THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS-SECTION OR A MINIMUM OF 2-FEET BELOW EXISTING GROUND TO ALLOW THE SILT TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.

STORM WATER MANAGEMENT

STORM WATER DRAINACE WILL BE PROVIDED BY A CURB, STORM WATER AND CATCH BASIN SYSTEM FOR THE DEVELOPED AREAS. THE AREAS NOT DEVELOPED SHALL BE GRADED TO LESS THAN 2% SLOPES AND HAVE PERMANENT SEEDING OR PLANTINGS. WHEN CONSTRUCTION IS COMPLETE THE SITE WILL DRAIN TO STORM WATER PONDS THAT WERE UTILIZED AS THE TEMPORARY SEDIMENT BASINS DURING THE CONSTRUCTION PROCESS. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT ALL RETENTION/DETENTION AREAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.

SPECIFIED OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS – ALL WASTE MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION IS TO BE REMOVED FROM THE SITE AND DISPOSED OF APPROPRIATELY. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE ON SITE OFFICE TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE – IF ENCOUNTERED, ALL WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY STATE AND/LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE – ALL SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODES AND REGULATIONS.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE OFF SITE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS SHALL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH A TARPAULIN AT ALL TIMES.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY THAT AREA SHALL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND THE STAKED SILT FENCES SHALL BE REMOVED.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE CITRUS COUNTY AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL AS ESTABLISHED BY THE CITRUS COUNTY STORM WATER MANAGEMENT TECHNICAL MANUAL AND THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 400 -4 AND 400-40. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SWFWMD'S "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT".

MAINTENANCE INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL:

1. LESS THAN ONE HALF OF THE SITE SHALL BE DENUDED AT ONE TIME.
2. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5-INCHES OR GREATER BY A CONTRACTOR'S REPRESENTATIVE.
3. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
4. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.
5. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. THE SEDIMENT BASINS SHALL BE INSPECTED. DEPTH OF SEDIMENT AND BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
7. TEMPORARY AND PERMANENT GRASSING AND MULCHING AND SODDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE.
9. EITHER THE SITE SUPERINTENDENT OR HIS DESIGNEES SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND COMPLETING THE INSPECTION AND MAINTENANCE REPORT.
10. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON SITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM WATER LINE FLUSHING.
2. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
3. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

NON-STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES SHALL NOT OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

CONCRETE	FERTILIZERS
DETERGENTS	PETROLEUM BASED PRODUCTS
PAINTS (ENAMEL AND LATEX)	AND FUELS
METAL STUDS	CLEANING SOLVENTS
GLASS	WOOD
TAR	MASONRY BLOCK
SAND	ROOFING SHINGLES
	STONE

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT.

AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO COMPLETE THE PROJECT.
ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE.
PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURERS LABELED CONTAINERS.
SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
MANUFACTURERS RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.

PETROLEUM PRODUCTS:

ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDINGLY TO THE MANUFACTURERS RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNT RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONTRACTOR SHALL DESIGNATE AN AREA FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN UP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN UP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS.

ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCE.

SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND THE CLEAN UP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, ITS CAUSE AND THE CLEAN UP MEASURES SHALL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE OR SHE SHALL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS SHALL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEAN UP. THE NAMES OF THE RESPONSIBLE SPILL PERSONNEL SHALL BE POSTED IN THE MATERIAL STORAGE AREA OR IN THE OFFICE TRAILER ON SITE, IF APPLICABLE.

NOTICE OF TERMINATION

A NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE F.D.E.P. AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

POLLUTION PREVENTION PLAN CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS MANAGING THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:______________________

NAME:______________________ TITLE:______________________

SIGNATURE:______________________ DATE:______________

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	COMPANY NAME AND ADDRESS	RESPONSIBLE FOR
SIGNATURE:________ NAME:________ DATE:________	COMPANY:________ ADDRESS:________ PHONE:________	GENERAL CONTRACTOR
SIGNATURE:________ NAME:________ DATE:________	COMPANY:________ ADDRESS:________ PHONE:________	TEMPORARY AND PERMANENT STABILIZATION
SIGNATURE:________ NAME:________ DATE:________	COMPANY:________ ADDRESS:________ PHONE:________	STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKES, SEDIMENT BASIN

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BOULDER VENTURE, LLC

AVID ENGINEERING, INC.
Civil Engineers Planners Traffic Engineers
Landscape Architects Environmental Engineers
2300 Curlew Road, Suite 100
Palm Harbor, Florida 34683
Tel: (727) 789-9500 Fax: (727) 784-6662
www.avideng.com
Our company name stands for itself.

ECKERD @ LECANTO & TRUMAN
CITRUS COUNTY, FLORIDA

STORMWATER POLLUTION PREVENTION PLAN

SHEET NO 4A

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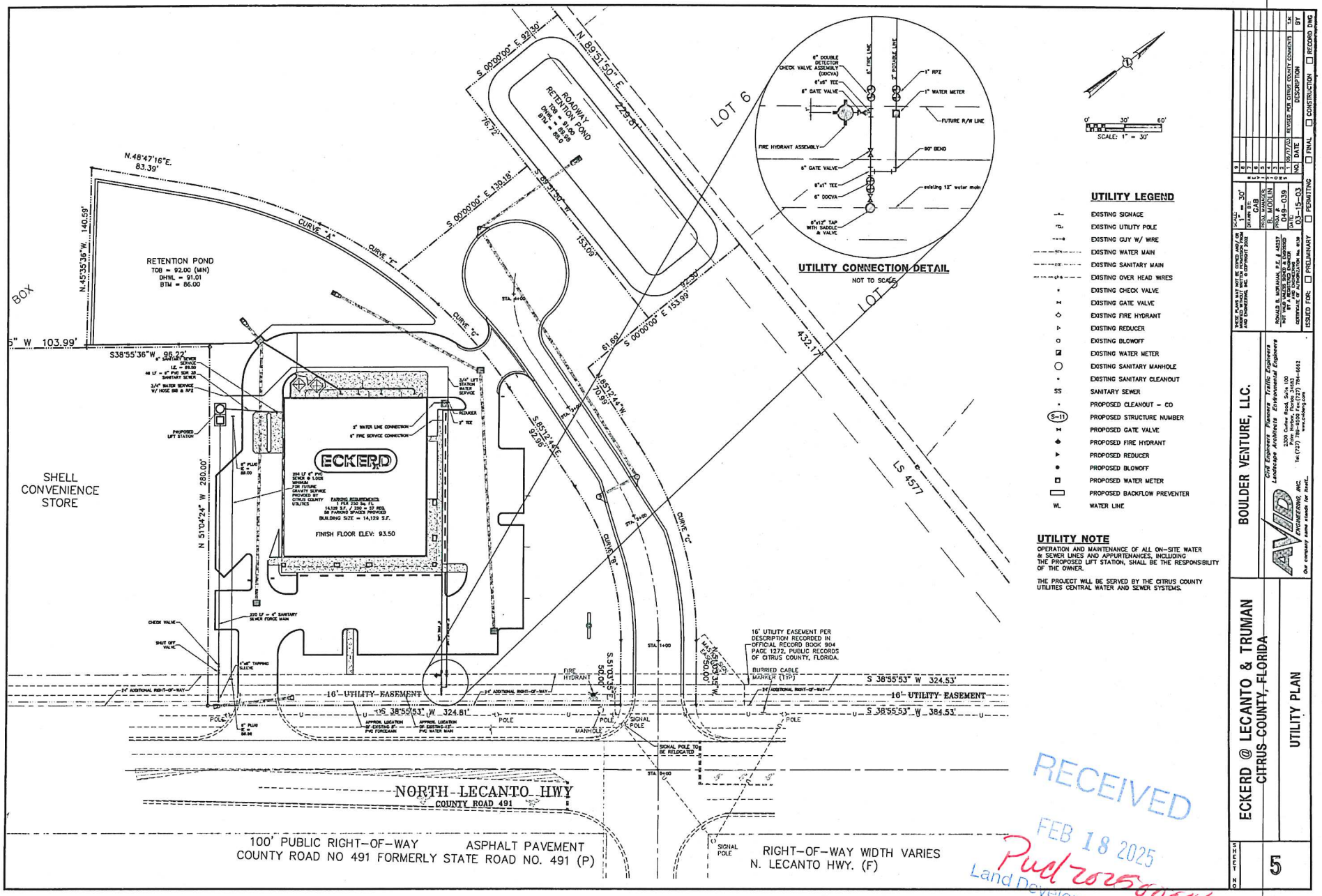
RONALD B. MORAHAN, P.E. # 48257
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
AVID ENGINEERING
CERTIFICATE OF AUTHORIZATION No. 6139

SCALE: N/A
DRAWN BY: TJK
PROJ. MANAGER: R. BOWMAN
PROJ. #: 049-039
DATE: 03-15-03

NO.	DATE	REVISIONS DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

ISSUED FOR: ☐ PRELIMINARY ☐ PERMITTING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG


RETENTION POND
TOB = 92.00 (MIN)
DHWL = 91.01
BTM = 86.00
ROADWAY RETENTION POND
TOB = 91.00
DHWL = 89.99
BTM = 86.0
SHELL CONVENIENCE STORE
ECKERD
FINISH FLOOR ELEV: 93.50
BUILDING SIZE = 14,129 S.F.
LOT 6
LOT 5
LS 4577
432.17'
229.81'
153.09'
61.60'
97.30'
76.72'
N.48°47'16"E. 83.39'
N.45°35'36"W. 140.59'
S.00°00'00"E. 92.90'
N.89°51'50"E.
S.00°00'00"E. 139.16'
S.89°51'50"W.
S.00°00'00"E. 153.89'
N.85°12'44"W. 70.99'
S.85°12'44"E. 92.99'
S38°55'36"W. 96.22'
N 51°04'24" W 260.00'
S.51°03'35"E. 50.00'
S 38°55'53" W 324.53'
S 38°55'53" W 384.53'
S 38°55'53" W 324.81'
16' UTILITY EASEMENT
16' UTILITY EASEMENT PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 904 PAGE 1272, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
NORTH-LECANTO HWY
COUNTY ROAD 491
100' PUBLIC RIGHT-OF-WAY ASPHALT PAVEMENT
COUNTY ROAD NO 491 FORMERLY STATE ROAD NO. 491 (P)
RIGHT-OF-WAY WIDTH VARIES
N. LECANTO HWY. (F)
UTILITY CONNECTION DETAIL
NOT TO SCALE
6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA)
6"x6" TEE
6" GATE VALVE
FIRE HYDRANT ASSEMBLY
6"x1" TEE
6" DDCVA
6"x12" TAP WITH SADDLE & VALVE
1" RPZ
1" WATER METER
FUTURE R/W LINE
90° BEND
existing 12" water main
SCALE: 1" = 30'
UTILITY LEGEND
EXISTING SIGNAGE
EXISTING UTILITY POLE
EXISTING GUY W/ WIRE
EXISTING WATER MAIN
EXISTING SANITARY MAIN
EXISTING OVER HEAD WIRES
EXISTING CHECK VALVE
EXISTING GATE VALVE
EXISTING FIRE HYDRANT
EXISTING REDUCER
EXISTING BLOWOFF
EXISTING WATER METER
EXISTING SANITARY MANHOLE
EXISTING SANITARY CLEANOUT
SANITARY SEWER
PROPOSED CLEANOUT - CO
PROPOSED STRUCTURE NUMBER
PROPOSED GATE VALVE
PROPOSED FIRE HYDRANT
PROPOSED REDUCER
PROPOSED BLOWOFF
PROPOSED WATER METER
PROPOSED BACKFLOW PREVENTER
WATER LINE
UTILITY NOTE
OPERATION AND MAINTENANCE OF ALL ON-SITE WATER & SEWER LINES AND APPURTENANCES, INCLUDING THE PROPOSED LIFT STATION, SHALL BE THE RESPONSIBILITY OF THE OWNER.
THE PROJECT WILL BE SERVED BY THE CITRUS COUNTY UTILITIES CENTRAL WATER AND SEWER SYSTEMS.
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CITRUS COUNTY, FLORIDA
UTILITY PLAN
5

GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM.
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL SATISFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
8. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
9. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
10. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE, FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY REQUIRE REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
11. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR HIS INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
12. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
13. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
14. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
15. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE OR BETTER.
16. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
17. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY, ANY NASSOCIATED REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND/OR OWNER.
18. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS COMPANY PERSONNEL. THEREFORE, EXCAVATORS ARE REQUIRED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
19. THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
20. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
21. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
22. THE CONTRACTOR IS TO REVIEW THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
23. THE [illegible] SHALL HAVE CAST OR COATED PIPING AND [illegible] WATER PIPING.
24. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
25. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
26. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
27. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND.
28. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE.
29. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE WETLANDS THAT HAVE BEEN PERMITTED TO RECEIVE THIS EXISTING WATER QUALITY.
30. UNDER NO CIRCUMSTANCES SHALL THE DISCHARGE FROM THE DEWATERING BE DIRECTLY INTO ON-SITE WETLANDS.
31. DURING EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER. IF THE CONTRACTOR ENCOUNTER THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2-FEET OF SANDY MATERIAL OVER THE CLAY LAYER AND TERMINATE THE DEPTH OF EXCAVATION.
32. IF THE CONTRACTOR ENCOUNTERS SILTY/CLAYEY SANDS, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH A CHEMICAL ADDITIVE SUCH AS ALUM IN ORDER TO PROMOTE COAGULATION OF THE PARTICLES THE DEPTH OF EXCAVATION.
33. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

CLEARING AND EROSION CONTROL NOTES

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE APPROPRIATE REGULATORY AGENCIES.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED AND MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT, RELOCATE OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING ANY UNDERGROUND UTILITIES, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION ON SUCH FACILITIES. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
12. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
13. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE LOCAL AUTHORITIES EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE LOCAL AUTHORITIES.
14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
15. THERE IS TO BE NO DISCHARGE (i.e. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION.
16. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY BRUSHING OR TO REPLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
17. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
18. THE CONTRACTOR SHALL MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED AS NECESSARY, TO MINIMIZE DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
19. THE CONTRACTOR SHALL ADEQUATELY STABILIZE (I.E., SODDING, PLUGGING, SPRIGGING OR SEEDING) AREAS SUBJECT TO EROSION WITH VEGETATIVE MATERIAL THAT WILL WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SOD SHALL BE REQUIRED WHERE EROSION PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED ON THE PROPERTY AS SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS REQUIRED BY THE OWNER'S SOIL TESTING COMPANY AND ALL REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
6. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC, AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR INLET IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL."
8. STANDARDS REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
9. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
10. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
11. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES; PIPE LENGTH FOR MITERED END AND FLARED END SECTIONS ARE TO END OF PIPE.
12. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
13. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
15. UNDERCUTTING AND/OR OVEREXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED.
16. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE ANY INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE OF ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER/SEWER CLEARANCE REQUIREMENTS

PARALLEL INSTALLATION

1. POTABLE WATER, WASTEWATER GRAVITY/FORCE, OR RECLAIMED WATER LINES SHALL NOT BE PLACED IN THE SAME TRENCH. A MINIMUM OF HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER AND ANY TYPE OF WASTEWATER LINE WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN-FOOT SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE TRENCH AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE WASTEWATER LINE.
2. IF IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, THE WATER SHALL BE CONSTRUCTED OF D.I.P. AND THE WASTEWATER LINE SHALL BE C900 P.V.C. AND PRESSURE TESTED TO 150 P.S.I. TO INSURE WATER TIGHTNESS BEFORE BACKFILLING IS PERMITTED. JOINTS SHALL BE EQUIDISTANT SO THAT THE WATER MAIN JOINTS SHALL BE AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE WASTEWATER LINE.
3. A MINIMUM HORIZONTAL SEPARATION OF 5 FEET CENTER OF CENTER OF 3 FEET UTSIDE EDGE TO OUTSIDE EDGE SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND POTABLE WATER OR WASTEWATER GRAVITY OR FORCE MAINS.

CROSSINGS

1. WASTEWATER MAINS SHALL CROSS UNDER RECLAIMED WATER MAINS AND WASTEWATER AND RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS, WHENEVER POSSIBLE. THE MINIMUM VERTICAL DISTANCE BETWEEN MAINS AT A CROSSING IS 18 INCHES. THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER/RECLAIMED MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
2. WHERE WASTEWATER OR RECLAIMED MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE, THE RECLAIMED OR POTABLE WATER MAIN MUST BE CONSTRUCTED OF DUCTILE IRON PIPE AT THE CROSSING. ANASTEMER GRAVITY OR FORCE MAIN SHALL BE CONSTRUCTED WITH SDR35 P.V.C., AT THE CROSSING. ALTERNATIVELY, ONE OF THE CROSSING MAINS SHALL BE ENCLOSED WITHIN A 20 FOOT LONG STEEL OR P.V.C. CASING CENTERED ON THE CROSSING.
3. WHERE WATER MAIN MUST CROSS UNDER A WASTEWATER GRAVITY MAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE GRAVITY MAIN TO MAINTAIN LINE AND GRADE.

WATER SYSTEM NOTES

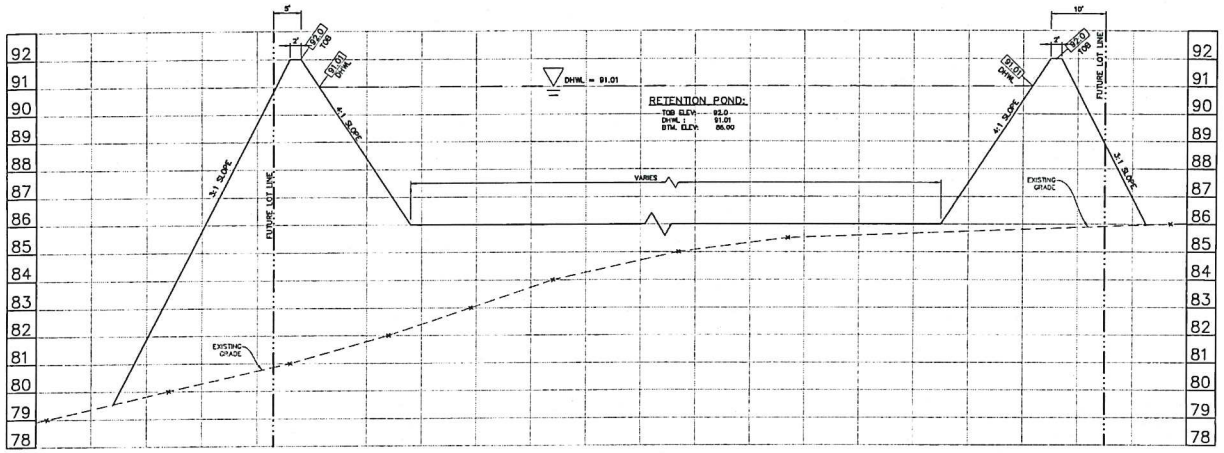
1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
4. ALL DUCTILE IRON PIPE SHALL BE MINIMUM CLASS 50 IN CONFORMANCE WITH ANSI A21.51 STANDARD PIPE SHALL RECEIVE BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 AND SHALL BE CEMENT MORTAR LINED WITH AN ASPHALTIC SEAL COAT CONFORMING TO ANSI/AWWA C104/A21.4.
5. ALL FITTINGS SHALL BE DUCTILE IRON IN ACCORDANCE WITH ANSI/AWWA A21.10/C110 WITH A PRESSURE RATING OF 250 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN CONFORMANCE WITH ANSI STANDARDS A21.11. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED AS SPECIFIED FOR DUCTILE IRON PIPE.
6. THE CONTRACTOR IS TO INSTALL CURB STOPS AT THE END OF WATER SERVICE LATERALS AND AT OTHER LOCATIONS AS REQUIRED BY OWNER.
7. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
8. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF DR 18 WATER MAIN PIPE LESS THAN 4" SHALL BE PER ASTM D2241-89.
9. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
10. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C500/C509.
11. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. INSPECTION AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
13. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

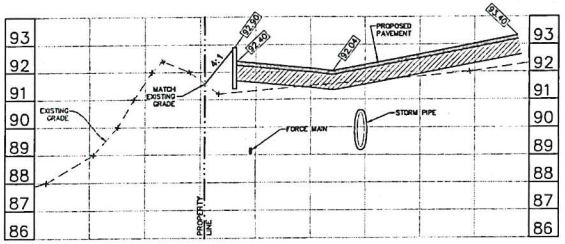
1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE REGULATORY AGENCIES. PRESSURE TESTS TO BE IN ACCORDANCE WITH AWWA C600-93 AND ANY WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. CONTRACTOR TO PERFORM CHLORINATION IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92 AND ALL REQUIREMENTS ESTABLISHED BY ANY REGULATORY AGENCIES. BACTERIOLOGICAL SAMPLING BY THE LOCAL UTILITY PERSONNEL OR LOCAL HEALTH DEPARTMENT PERSONNEL WITH ANALYSIS BY A STATE LICENSED LABORATORY TO OBTAIN CLEARANCE OF THE DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

SANITARY SEWER NOTES

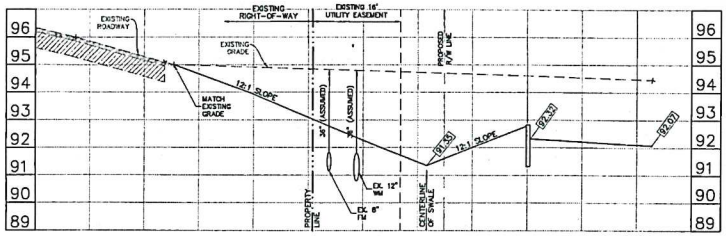
1. ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL GRAVITY SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, ASTM D3034,SDR 35.
3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS FOR GRAVITY SYSTEMS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D3034. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS SHALL CONFORM TO ASTM D2241, DR 21, COLOR GREEN, WITH ELECTRONIC LOCATOR TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "CAUTION FORCE MAIN BURIED" ON GREEN BACKGROUND



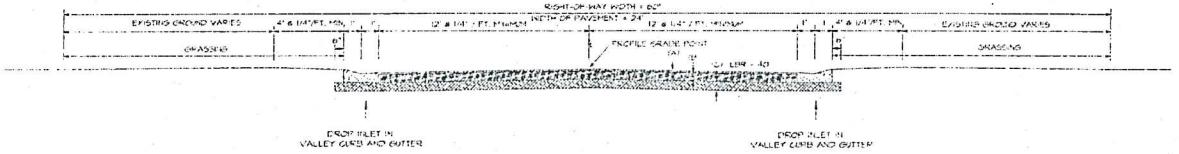
SECTION A-A
HORIZ 1"=10'



SECTION B-B
HORIZ 1"=10'
VERT 1"=2'



SECTION C-C
HORIZ 1"=10'
VERT 1"=2'



MINIMUM DESIGN CRITERIA
WIDTH OF RIGHT-OF-WAY = 60'
WITH OF PAVEMENT = 24'
WIDTH OF VALLEY CURB AND GUTTER = 2'
A = TYPE II ASPHALTIC CONCRETE / THICKNESS = 1"
B = LIMEROCK BASE / WIDTH = 24' / THICKNESS = 6"
C = STABILIZED SUBGRADE / WIDTH = 29' / THICKNESS = 6"

ALL WORK SHALL CONFORM TO CURRENT CITRUS COUNTY SPECIFICATIONS OR, IF THOSE SPECIFICATIONS ARE SILENT, IN ACCORDANCE WITH CURRENT STATE OF FLORIDA SPECIFICATIONS.

TYPICAL ROADWAY SECTION R-R
NTS

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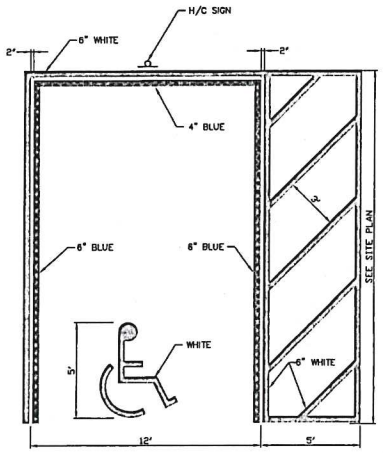
Land Development Division
Pud 20250006 81

BOULDER VENTURE, LLC.

ECKERD @ LECANTO & TRUMAN
CITRUS COUNTY, FLORIDA

CROSS SECTIONS

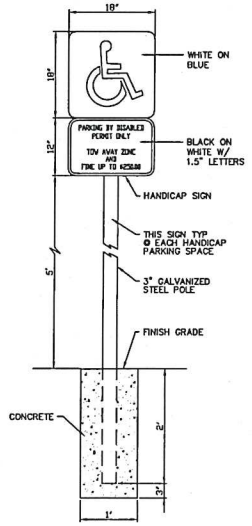
7



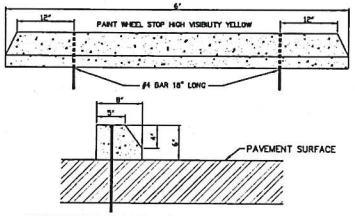
Note:

All pavement markings shall be thermoplastic.

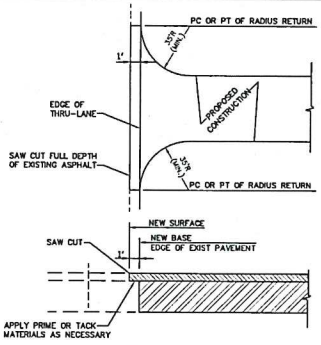
HANDICAP PARKING PAVEMENT MARKING



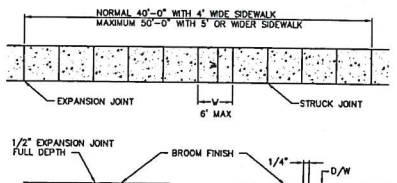
HANDICAP SIGN



PRECAST CONCRETE WHEEL STOP



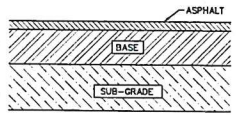
CONNECTION DETAIL @ EXISTING ASPHALT PAVEMENTS



NOTES:

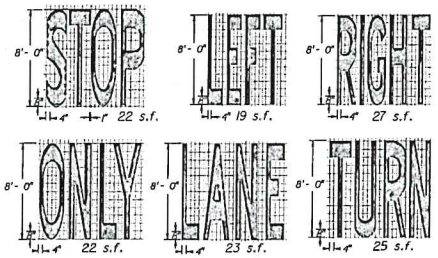
1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FILL DEPTH OF CONCRETE.

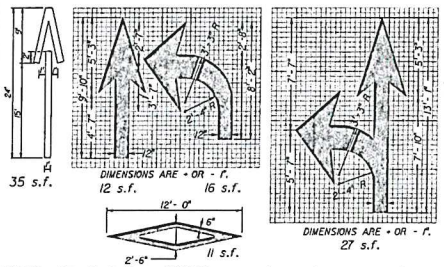
TYPICAL SIDEWALK



	NORMAL	HEAVY DUTY	
ASPHALT	2"	2"	TYPE S-1 ASPHALTIC CONCRETE SURFACE COURSE
BASE	8"	10"	LIMEROCK LBR-100 COMPACTED TO 98% OF AASHTO T-180
SUB-GRADE	12"	12"	COMPACTED TYPE 'B' SUB-GRADE LBR 40 98% AASHTO T-180

TYPICAL PAVEMENT SECTION FOR ON SITE USE

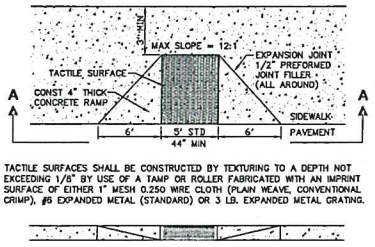




Right Turn Arrow To Be Reverse NOTE When arrow and pavement message are used together, the arrow shall be located down stream of the pavement message and shall be separated from the pavement message by a distance of 25' (Base of the arrow to the base of the message).

All pavement markings shall be thermoplastic.

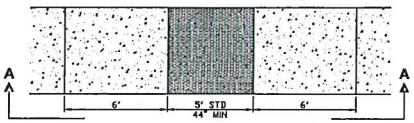
PAVEMENT ARROW AND MESSAGE DETAILS



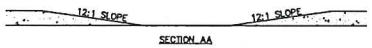
TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINT SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.

SECTION AA

HANDICAPPED RAMP



TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINT SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.

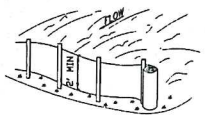


SECTION AA

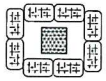
HANDICAPPED RAMP

POST (OPTIONS: 2"x4" OR 2 1/2" MIN DIA WOOD; STEEL 1.33 LBS/FT MIN) 6' CENTERS MAX

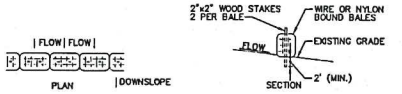
GEOTEXTILE CRITERIA
GRAB TENSILE STRENGTH 90 LBS
TRAPEZOIDAL TEAR 35 LBS
MULLEN BURST 180 PSI
SEE FDOT INDEX NO 199

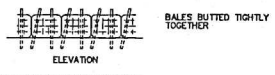


PREASSEMBLED SILT FENCE



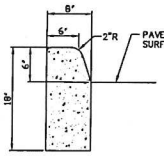
STORMWATER INLET



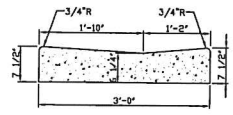


STRAWBALE SILT BARRIER

EROSION CONTROL DETAIL

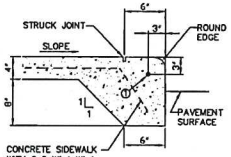


TYPE "D" CURB

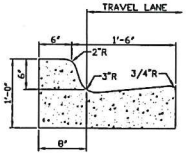


VALLEY CURB

ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT MAXIMUM 100 FEET WITH DOWELS & CONTROL JOINTS AT MAX 20 FEET.



INTEGRAL CURB & SIDEWALK



TYPE "F" CURB

NOTE:
ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI

NO.	DATE	DESCRIPTION	BY
1	5/07/20	REVISED PER CITRUS COUNTY COMMENTS	LK
2			
3			
4			
5			
6			
7			
8			

SCALE: NTS
DRAWN BY: CAB
PROJ. MANAGER: R. BOWMAN
PROJ. # 049-039
DATE 03-15-03

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CERTIFICATE OF AUTHORIZATION No. 6138

BOULDER VENTURE, LLC.

VHB ENGINEERING, INC.
Civil Engineers Planners Traffic Engineers
Landscape Architects Environmental Engineers
3350 Cutler Road, Suite 100
Port Richey, Florida 34683
Tel (727) 736-1480 Fax (727) 736-6662
www.vhbeng.com
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DETAIL SHEET

SHEET NO. 8

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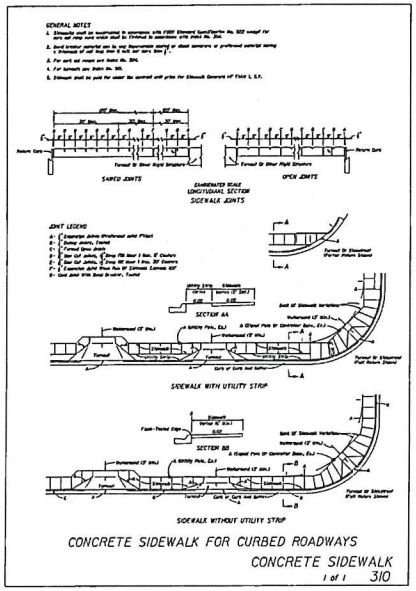
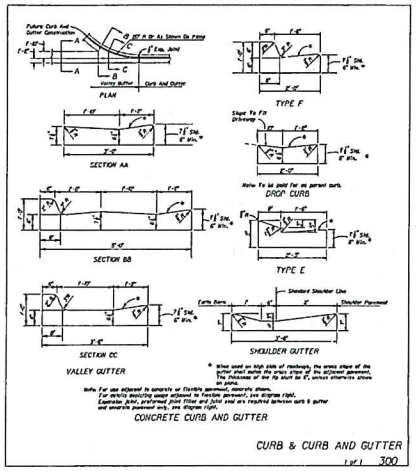


CONCRETE SIDEWALK FOR CURBED ROADWAYS

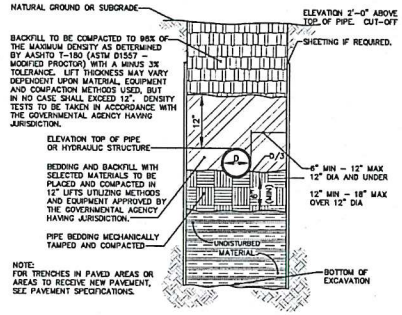
CONCRETE SIDEWALK

1 of 1 310



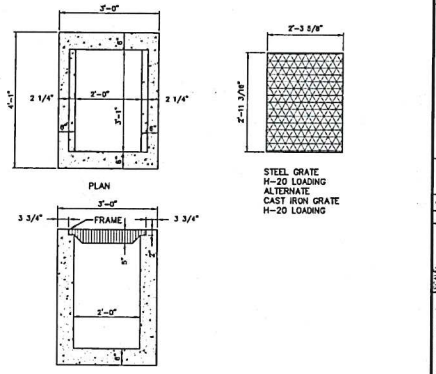
CURB & CURB AND GUTTER

1 of 1 300



TYPICAL TRENCH SECTION

N.T.S.



NOTES:

FOR ADDITIONAL DETAILS SEE FDOT INDEX NO 201 & 232.

BOTTOM & SIDE STEEL IS GRADE 40 #4 BARS @ 12" CTRS WITH 2" COVER.

MAXIMUM DEPTH FOR THIS STRUCTURE IS 13'.

MAXIMUM PIPE SIZE FOR 2'-0" WALL IS 18" CONCRETE PIPE.

MAXIMUM PIPE SIZE FOR 3'-1" WALL IS 24" CONCRETE PIPE.

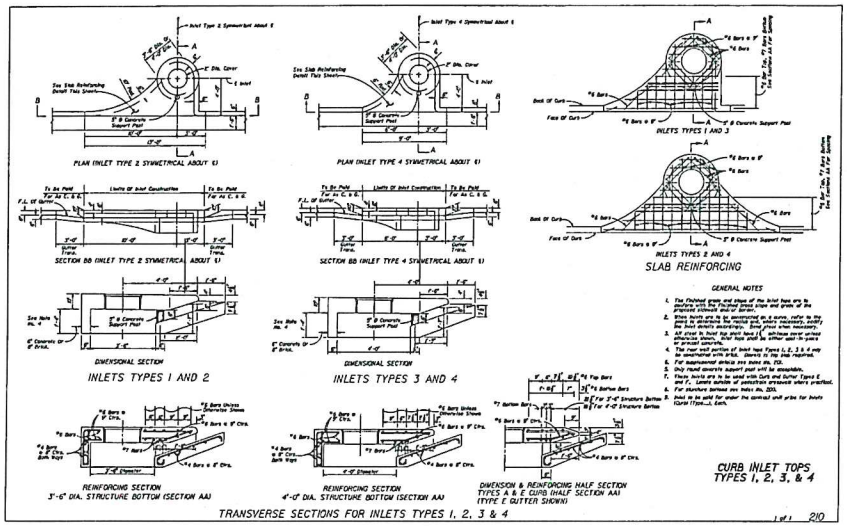
ALL EXPOSED CORNERS AND EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".

CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C-478.

ALL PIPES WILL BE CUT FLUSH & GROUT PIPES TO 1/2 THE DIAMETER

FDOT INLET TYPE "C"

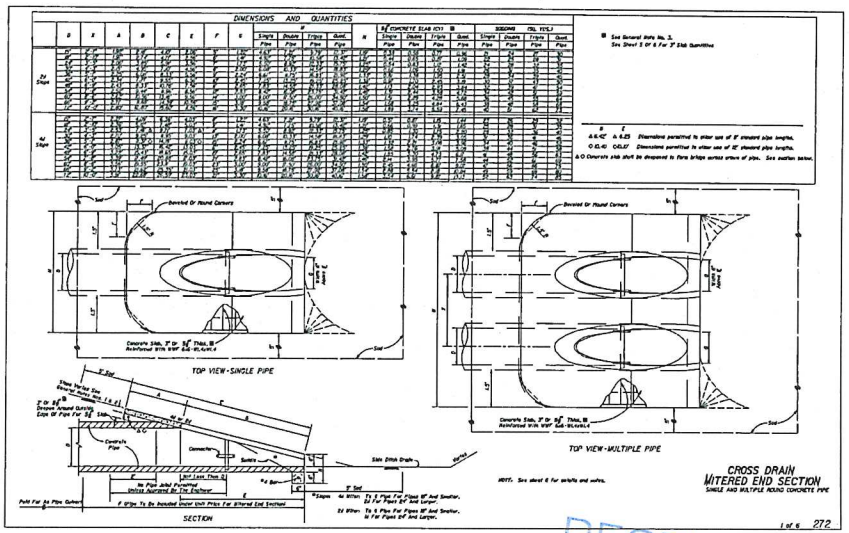
N.T.S.



CURB INLET TOPS TYPES 1, 2, 3, & 4

TRANSVERSE SECTIONS FOR INLETS TYPES 1, 2, 3 & 4

1 of 1 210



CROSS DRAIN MITERED END SECTION

SINGLE AND MULTIPLE ROUND CONCRETE PIPE

1 of 6 272

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Land Development

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Landscape Architects Environmental Engineers

2300 Corlew Road, Suite 100
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Tel (727) 784-8886 Fax (727) 784-4665
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CITRUS COUNTY, FLORIDA

DETAIL SHEET

SCALE: N.T.S.
DESIGN: CAB
DRAWN: CAB
FIELD WORK/QC: R.L. BOWMAN
PROJ. NO. 049-039
DATE 03-15-03

NO.	DATE	DESCRIPTION	BY
1	06/17/03	REVISED PER CITRUS COUNTY COMMENTS	J.K.

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DONALD S. VERSPRILLE, P.E. # 41637

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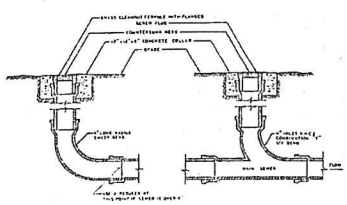
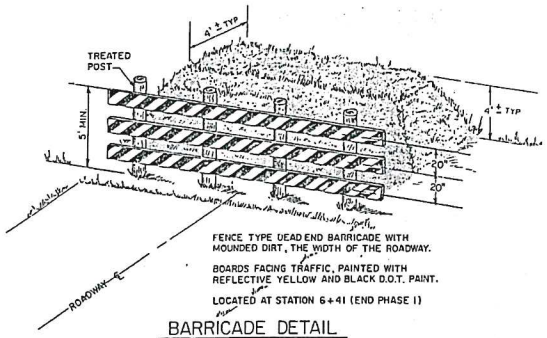


CLEANOUT DETAIL



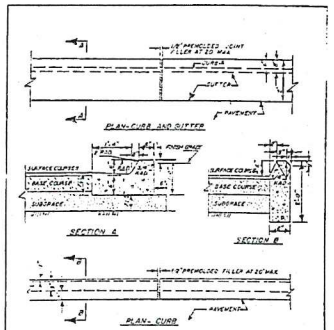
FENCE TYPE DEAD END BARRICADE WITH MOUNDED DIRT, THE WIDTH OF THE ROADWAY.

BOARDS FACING TRAFFIC, PAINTED WITH REFLECTIVE YELLOW AND BLACK D.O.T. PAINT.

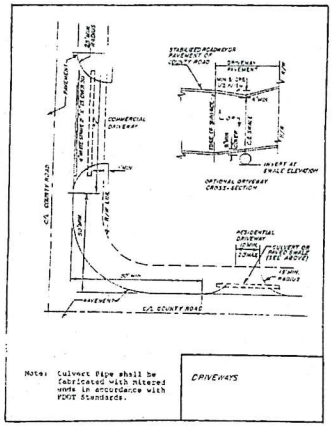
LOCATED AT STATION 6+41 (END PHASE I)

BARRICADE DETAIL

NOT TO SCALE

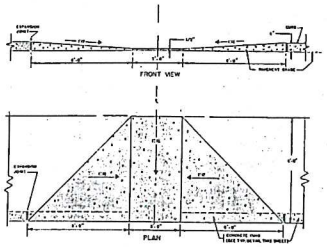


CONCRETE CURB & GUTTER, CONCRETE CURB



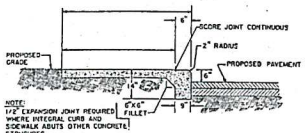
Note: Culvert Pipe shall be fabricated with mitered ends in accordance with FDOT Standards.

DRIVEWAYS



CURB CUT RAMP FOR HANDICAPPED ACCESS

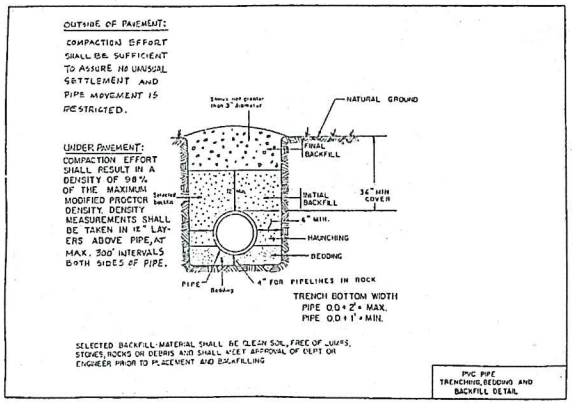
NOT TO SCALE



NOTE: 1/2" EXPANSION JOINT REQUIRED WHERE INTEGRAL CURB AND SIDEWALK ABUTS OTHER CONCRETE STRUCTURES.

INTEGRAL CURB & SIDEWALK DETAIL

NOT TO SCALE



PVC PIPE TRENCHING, BEDDING AND BACKFILL DETAIL

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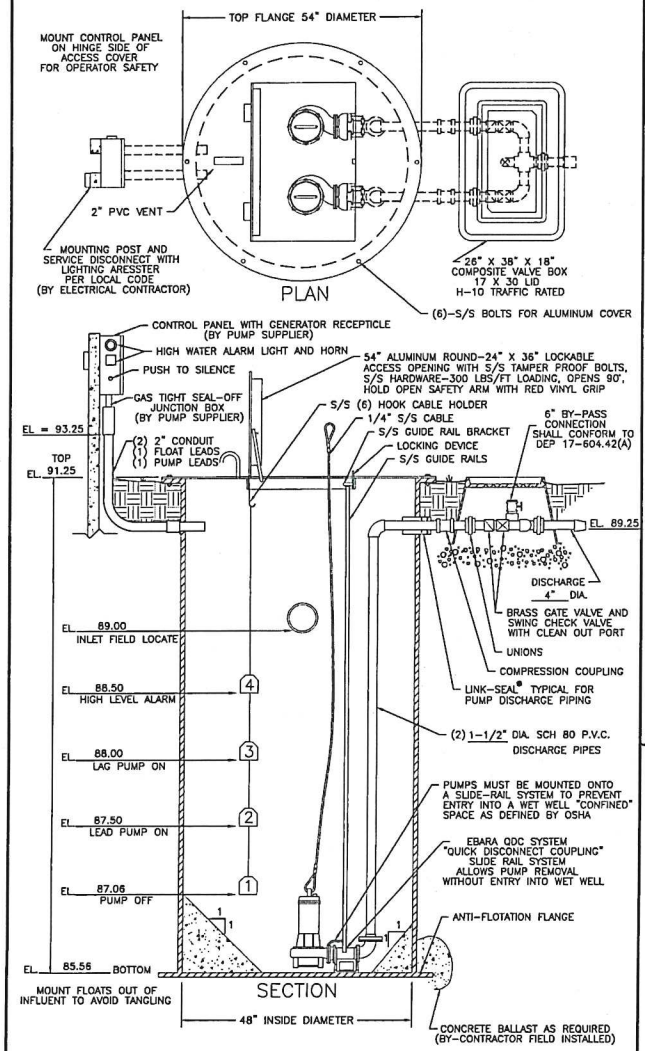

FDEP REQUIREMENTS
PROVIDE CONCRETE HOPPER WITH 1:1 SLOPE
PROVIDE SHAFT SEAL MONITORING LIGHT IN CONTROL PANEL
PROVIDE 3/4" WATER LINE WITH A 3/4" RPZ
ALL ELECTRICAL PANELS SHALL BE ABOVE THE 100 YEAR SITE IS LOCATED IN FLOOD ZONE "X" ABOVE THE 100 FLOOD ELEVATION.

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE PUMPS:

DESIGN CONDITION:

MODEL	_____	_____	HP
GPM	_____	_____	FT/TDH
VOLTAGE	_____	_____	PHASE
DISCHARGE	_____	_____	IMPELLER

SEWAGE PUMP:

1. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
2. RATED FOR TWENTY (20) STARTS PER HOUR.
3. HAVE DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE ON SILICON CARBIDE) LOCATED COMPLETELY OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER. THE MECHANICAL SEALS ARE PROTECTED BY TWO (2) LIP SEALS, ONE ON THE LOWER WETTED END AND THE SECOND ON THE MOTOR END - TOTAL OF FOUR (4) SEAL SURFACES.
4. HIGH TEMPERATURE BALL BEARINGS RATED FOR A LIFE EXPECTANCY OF 50,000 HOURS (UPPER BALL BEARING - SINGLE ROW TYPE AND THE LOWER BALL BEARING - DOUBLE ROW TYPE).
5. THE PUMP SHALL BE DESIGNED SO THAT THE PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSE-POWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WETWELL:

SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WETWELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE USED BY THE MANUFACTURER. ASTM D 3753 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH:

SHALL BE TSC MODEL-54R (54") ROUND WITH 24" X 36" ACCESS OPENING, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM AND LOCKING DEVICE FOR HASP TYPE PADLOCK.

VALVE BOX:

(FOR 1-1/4" TO 2" DISCHARGE HEADER SYSTEM)
SHALL BE 28" X 36" X 18" WITH 17" X 30" LID. THE BOX AND LID SHALL BE FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED).
(FOR 3" OR 4" DISCHARGE HEADER SYSTEM)
SHALL BE 35" X 46" X 24" WITH 30" X 48" ALUMINUM COVER, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH LOCKING DEVICE FOR HASP TYPE PADLOCK.

ACCESSORIES:

STAINLESS STEEL #304 - GUIDE RAILS
UPPER GUIDE RAIL BRACKETS
CABLE HOLDER
ANCHOR BOLTS

VALVES :

SHALL BE BRASS SEWAGE SWING CHECK VALVES WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

PIPING:

1-1/2" SCHEDULE 80 PVC.

FLOAT SWITCHES:

UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH(S) AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE STOCKING DISTRIBUTOR FOR EBARA SUBMERSIBLE PUMPS:
TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

NEED MAXIMUM PRESSURE IN EXISTING FORCEMAIN TO COMPLETE DESIGN AND SELECT A PUMP.

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CONTROL PANEL -SHALL CONFORM TO DEP 17-604.42(A)

CONTROL PANEL SHALL BE TSC MODEL-38D IN A NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

ALL COMPONENTS, FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED. THE CONTROL SYSTEM SHALL BE INTRINSICALLY SAFE.

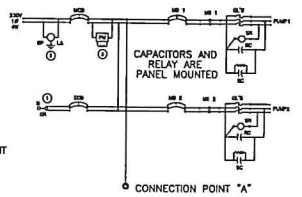
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

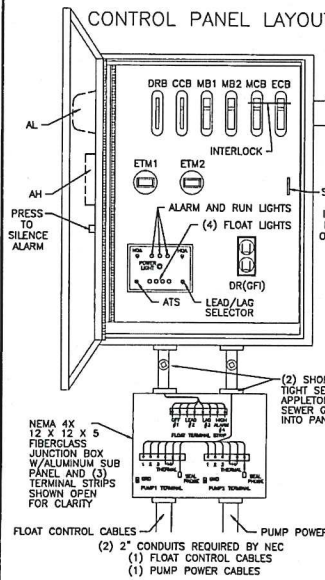
THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK

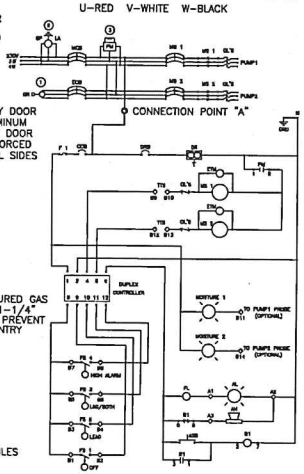


CONTROL PANEL LAYOUT



THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



PANEL WIRING DIAGRAM

ALL PANELS SHALL CONFORM TO FLORIDA DEP 17-604.400

① GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK

② SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS

③ PHASE PROTECTION SHALL BE PROVIDED

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
	ATS	ALTERNATOR TEST SWITCH
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
①	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HAND-OFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
③	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
	SR	START RELAY
②	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

EBARA DUPLEX PUMP STATION
FIBERGLASS WETWELL

TECHNICAL SALES CORPORATION

WATERWORKS & WASTEWATER SPECIALTIES

Representing Innovative Manufacturers

4621 N. HALE AVENUE TAMPA, FL 33614
PH (813)876-9256 FAX (813)874-1194

SCALE: N.T.S.

NO	DATE	DESCRIPTION	BY
1		CONSTRUCTION	
2		RECORD DWG	
3			
4			
5			
6			
7			
8			
9			

KEY PLAN

SCALE: N/A
DRAWN BY: JB
PROJ. MANAGER: R. BOWMAN
JOB NO: 04-039
DATE: 03-15-03
ISSUED FOR: ☐ PRELIMINARY ☐ PERMITTING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

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Landscape Architects Environmental Engineers
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Tel (727) 795-8500 Fax (727) 794-6662
Our company name stands for itself... www.avid-corp.com

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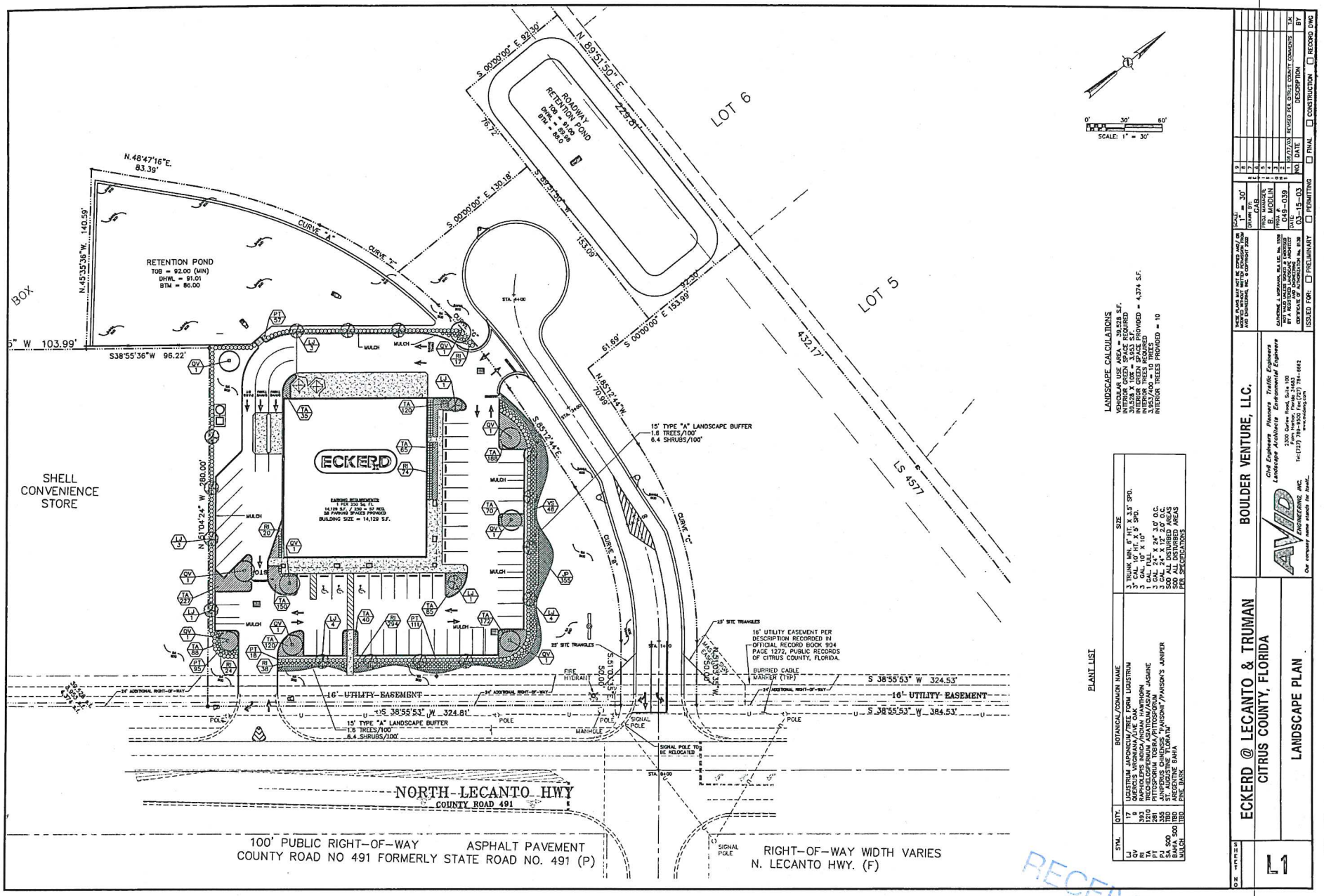
CITRUS COUNTY, FLORIDA

LIFT STATION DETAILS

SHEET NO. 11



BOULDER VENTURE, LLC.

ECKERD @ LECANTO & TRUMAN
CITRUS COUNTY, FLORIDA

LANDSCAPE PLAN

L1

Civil Engineers Planners Traffic Engineers
Landscape Architects Environmental Engineers
2300 Carlton Road, Suite 100
Tampa, Florida 33613
Tel: (727) 739-1000, Fax: (727) 771-4663
www.avidengr.com

AVID ENGINEERING, INC.
Our company name stands for itself.

CATHERINE J. MORAVEK, P.E. Lic. No. 1559
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CATHERINE J. MORAVEK ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
CERTIFICATE OF AUTHORIZATION No. 8139

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ISSUED FOR: ☐ PRELIMINARY ☐ PERMITTING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

NO.	DATE	DESCRIPTION	BY
1	05/07/25	REVISED PER CITRUS COUNTY COMMENTS	TJK
2			
3			
4			
5			
6			
7			
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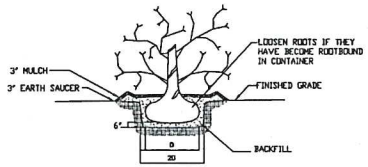
9			

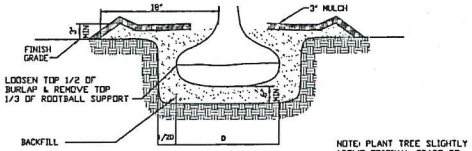
SCALE: 1" = 30'
DRAWN BY: CAB
PROJ. MANAGER: PAUL MOLDEN
PROJ. # 049-039
DATE: 01-15-03

RECEIVED
FEB 18 2025
Land Dev.

Pud2025-00001

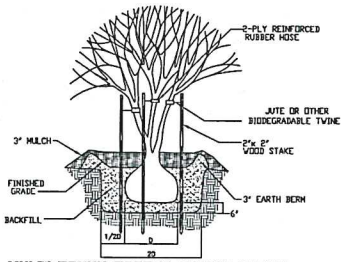


TYPICAL SHRUB PLANTING DETAIL



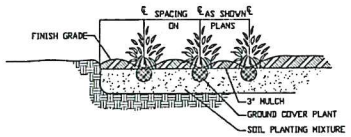
NOTE: PLANT TREE SLIGHTLY ABOVE ORIGINAL GRADE TO ALLOW FOR SETTLEMENT. WATER TREE IMMEDIATELY AFTER PLANTING.

TREE PIT DETAIL

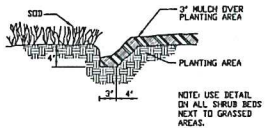


MULTI TRUNK TREE PLANTING DETAIL

NOTE: STAKE TREES ONLY AS NEEDED

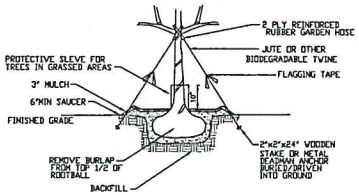


GROUNDCOVER PLANTING DETAIL



NOTE: USE DETAIL ON ALL SHRUB BEDS NEXT TO GRASSED AREAS.

LAWN/PLANTING AREA EDGING DETAIL



TREE STAKING DETAIL

NOTE: STAKE TREES ONLY AS NEEDED

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FEB 18 2025
Land Development Div.
Pud20250005!

BOULDER VENTURE, LLC.

ECKERD @ LECANTO & TRUMAN
CITRUS COUNTY, FLORIDA

LANDSCAPE DETAILS

L2

PART 1.0 GENERAL

1.1 DESCRIPTION OF WORK

Awarded bidder shall provide and install trees, shrubs and sod in accordance with the landscape plan and specifications.

1.2 DEFINITIONS

A. 'Final Acceptance' shall mean that point in time when all requirements of project drawings are completed, including any punch-list items, to the satisfaction of the customer. The awarded bidder shall be notified of final acceptance by the customer or their representative.

B. 'Maintenance Period' or 'Warranty Period' shall begin when plant material is installed and continue for a twelve (12) month period after notification of Final Acceptance.

C. 'Final Maintenance Inspection' shall occur at the end of the twelve (12) month maintenance period.

D. 'Nursery-grown' shall mean grown in the nursery from liners or collected and then grown in a nursery not less than 2 years.

E. 'Healthy, vigorous condition' shall mean live foliage out to the tips of all branches and stems, and a trunk caliper that is bigger, 12 months after planting, than at planting. Healthy, vigorous palms have new fronds developing with no necrosis or chlorosis and are green in color. Shrubs shall have live foliage out to the tips of all branches.

1.3 QUALITY ASSURANCE

A. The installation shall be by a single firm specializing in landscape horticulture. All landscape material shall be provided by the awarded bidder, as specified on the plans.

B. Plant names indicated shall comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint committee of Horticultural Nomenclature. Names of varieties not listed there shall conform generally with name accepted by the nursery trade. Stock provided shall be true to its botanical name and legibly tagged.

C. Awarded bidder shall provide photographs of plant material prior to installation.

D. Plant selection shall comply with sizing and grading standards of the latest edition of Florida Grades and Standards for Nursery Plants. All plant material shall be 'Florida Fancy' or 'Florida #1'.

E. Substitutions shall not be accepted and will constitute an unresponsive bid.

F. Trees, Shrubs and Groundcovers: Provide trees, shrubs and groundcovers of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of the local government. Provide healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.

G. The customer or their representative shall inspect for quality assurance and approve plant material at either the nursery or project location, prior to installation.

H. Local government reserves the right to reject any and all plant material.

1.4 SUBMITTALS

A. Awarded bidder must submit certificates of inspection, analyses for soil amendments, and labels for herbicides, insecticides and fertilizer materials.

B. Awarded bidder must submit the following material samples:

1. Mulch
2. Topsoil
3. Pre-emergent herbicide
4. Fertilizer
5. Photographs of typical plant material

1.5 JOB CONDITIONS

A. The customer or their representative will provide 'Notice to Proceed' to the awarded bidder.

B. Awarded bidder is responsible for protecting utilities, paving, and other facilities from damage during landscape installation. Awarded bidder must notify 'Call Sunshine' (800-638-4097) 48 hours prior to beginning work.

C. Awarded bidder must protect plant material from desiccation during transport and installation period. In most instances, this means daily irrigation.

D. Awarded bidder must familiarize themselves with existing project conditions, e.g., utilities, soil strata, drainage, and sightlines, prior to installation. Conflicts should be addressed with the customer or their representative.

E. Work along city, county, or state right-of-way must comply with the appropriate regulating authority's guidelines for 'Traffic Controls for Construction and Maintenance Operations'. Awarded bidder shall be responsible to file and obtain any and all required agency permits.

F. Awarded bidder must provide tree protection within the scope of work. Refer to local government tree ordinance for specific requirements.

PART 2.0 SHIPPING & HANDLING

2.1 TRANSPORTATION

A. Tree root balls shall be irrigated just prior to shipping. Trees shall be secured in the truck so as not to roll. Do not allow closed trucks to remain standing in the sun in hot weather unless they are air-conditioned. B&B trees shall have their root balls shrink-wrapped prior to transporting them from the nursery. Trees and shrubs shall be shipped to the site in enclosed vans or covered with woven shade tarp.

B. Deliver sod within 24 hours of being harvested. Do not deliver more sod than can be laid within a 24 hour period.

2.2 UNLOADING AND HANDLING

Trees will be rejected if they are dropped to the ground suddenly. Container grown and boxed trees shall be lifted with a forklift under the container or carried by hand by the lip of the container. Trees may be lifted by wire loops inside the container. Trees may not be lifted by the trunk. Balled and burlapped trees shall be handled by the root ball in a manner that does not deform the shape of the root ball. Trees shall not be handled by the trunk.

2.3 HOLDING TREES AND SHRUBS AT THE PLANTING SITE

Irrigate trees and shrubs as soon as they arrive at the planting site. After plant material is unloaded from the truck, it shall be stood and stored in the erect position and irrigated twice daily with 5 gallons per inch trunk diameter or 1 gallon for every 3 gallons of container until planted. Shrink wrapped B&B trees and plants in plastic containers shall be stored in the shade.

PART 3.0 MATERIALS

3.1 PLANT MATERIALS

TREES

A. Nursery stock shall meet the minimum dimensions for height, spread, caliper and root ball as described on the landscape plan. On large maturing and medium maturing shade trees, the tip of the dominant leader shall be the tallest part of the tree. Trees with leaders topped or headed within the last year shall be rejected.

B. Caliper measurement shall be taken six (6) inches above grade if four (4) inches or less. Trees greater than four (4) inches in caliper shall be measured at twelve (12) inches above grade.

C. Field-grown trees and palms shall be nursery-grown and hardened off (pre-dug) for a minimum of six (6) weeks prior to delivery to job site. Container grown trees shall be nursery-grown.

D. Trees must be healthy, vigorous and full with good branch distribution. Trees with bark included within major branch unions will not be accepted.

E. Root balls of field-grown trees must be intact and protected from desiccation with black plastic wrap. Container trees must have the container on the root ball or the root ball must be appropriately protected from desiccation. Trees with root balls that have bound or girdled roots shall be rejected. Trees with synthetic burlap will not be accepted.

F. The tip of the first major root originating from the trunk must be within one inch of the tip of the root ball. If the first root is deeper than this, the tree will be rejected.

G. Container trees should have few, if any, roots on the outside surface of the media.

H. Trees must have green, live foliage. Shocked plants (i.e. those with dead or dying leaves) will be rejected.

SHRUBS

A. Provide shrubs at the minimum height and spread listed on the landscape plan. All shrubs must be healthy and vigorous with good branch distribution.

B. Container grown shrubs shall have no circling roots and few, if any roots on the outside surface of the media.

C. Shrubs must have green, live foliage. Shocked plants (i.e. those with dead or dying leaves) will be rejected.

GROUND COVER

A. Provide plants established and well rooted in containers to the minimum height and spread listed on the landscape plan.

SOD

A. Provided strongly rooted sod, not less than 2 years old, free of weeds and undesirable native grasses having been cut to a mowing height of one (1) inch or less prior to lifting from the field, and machine cut to pad thickness of 3/4 inch, excluding top growth and thatch. Provide sod only capable of vigorous growth and development when planted (viable, not dormant). It shall be nursery grown and planted in locations as delineated on the landscape plans.

B. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be accepted. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.

3.2 ACCESSORY MATERIALS

A. Refer to the drawings and other parts of specifications for accessories specifically used on this project.

B. Backfill soil shall match textural condition of existing soil. No soil amendments are necessary. Soil in sidewalk cut outs, parking lot islands, and other small spaces to be replaced with native topsoil to improve conditions. All construction debris, rocks, sticks, limerock, shell, ect. Are to be removed from the entire planting area.

C. Fertilizer shall be complete with approximately the following ratio: 3N-1P-3k (+Mg for palms only)

D. Mulch shall be derived from an exotic invader tree species, e.g. Melaleuca, and shall be clean and free from weeds and other debris. Alternative products, e.g., Eucalyptus or pine bark or straw may be considered. Bald Cypress mulch will not be accepted.

E. Pre-emergent herbicide: apply granular Chipco 'Ronstar' or approved equal at label rate.

F. Trees shall be secured using three-quarter (3/4) inch elastic guys (3).

G. Palms shall be braced as shown. No nails, screws or other securing devices may be driven into the trunk.

PART 4.0 EXECUTION

4.1 GENERAL

A. Awarded bidder shall provide and install all trees, palms, shrubs and groundcovers in the quantities and dimensions indicated on the landscape plan.

B. Commencement of work: Work under this awarded bid shall be completed in an orderly, business-like fashion. Once work has begun, it shall continue on consecutive working days until it has been completed. Sundays, Saturdays, holidays and stoppages due to inclement weather delays or caused by the customer shall be excluded.

4.2 INSTALLATION

TREES, PALMS AND SHRUBS

A. All landscape material is to be planted in accordance to the landscape plan and attendant exhibits. Good horticultural practices must be observed.

B. Trees and palms are to be planted out of the right-of-way (ROW) at a minimum of four (4) feet from back of curb at locations identified on the landscape plan. All shrubs are to be a minimum of two and one half (2.5) feet from back of curb as shown on landscape plan. Awarded bidder shall stake and/or paint planting locations in the field. Upon approval by the customer, these areas shall be sprayed with an approved herbicide and maintained weed-free for the duration of the project.

C. Excavate planting holes with vertical sides. Do not disturb soil at bottom of planting holes. Make excavations twice as wide as the root ball diameter and slightly less (two inches) than the distance between the top-most root in the root ball and the bottom of the root ball. Alternatively, excavate the hole slightly wider than the root ball and place the root ball in the hole so the top-most root is even with or slightly (two inches) higher than the surrounding landscape grade. Then, loosen the surrounding soil out to a diameter equal to twice the diameter of the root ball. Finally, push the loosened soil toward the root ball to fill the hole.

If water fills the bottom of the planting hole, add soil to the bottom of the hole until the water is covered. Pack the added soil firmly. Place the root ball on this packed, solid soil, not in water. No part of the root ball shall be placed in water. If necessary, bring in soil similar to site soil to cover the sides of the root ball, creating a raised mound. The base of the mound (i.e. the outer diameter created) shall be at least six times the diameter of the root ball.

When planting on a slope, the top-most main root in the root ball shall be even with the grade on the uphill side of the tree. Site soil will need to be added on the downhill side to cover the sides of the root ball and to construct the soil berm to hold water. The amount of soil added on the downhill side will depend on the slope and size of the root ball.

D. Remove all wood, plastic, or gro-bags from the root ball. Set plants in center of holes with the top-most root in the root ball at the same height or slightly higher (2 inches) than finished landscape grades and plumb trees so the trunk is vertical. Backfill field soil around sides of root mass and work each layer to settle and eliminate voids and air pockets. Material must be watered in as planted. Provide approximately 5 gallons of water per inch of trunk caliper or 1 gallon per 3 gallons of container to the root ball once all backfill is filled in around the root ball.

E. Provide a 2-3' high soil berm around the edge of tree root balls to from a shallow saucer to collect water. The watering saucer, regardless of hole size, is to be at edge of root ball. Alternatively, cobra edging is to be installed at the edge of the root ball.

F. Broadcast over the root ball and back fill soil, at therecommended rate, a broad-spectrum pre-emergent herbicide prior to mulching.

G. Apply a controlled-release fertilizer to the soil surface under the mulch at 1lb. Nitrogen per 1000 ft2, prior to mulching. No other amendments are necessary.

H. On trees up to 4' caliper, apply a three (3) inch layer of mulch to an eight (8) foot diameter circular area around the trunk. On larger caliper trees, apply a two (2) foot diameter mulch area for each inch of trunk caliper. No mulch shall be applied to the inner half of the root ball surface. All other planting beds are to have a minimum of 3' of mulch.

I. Trees and palms are to be secured by awarded bidder.

GROUNDCOVER

A. Space ground cover plants as indicated on the landscape plan.

B. Dig holes large enough to allow for spreading roots and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns with wet soils.

C. Mulch area between ground cover plants, place no less than 3' of mulch.

GENERAL

A. A representative will inspect all landscape material during installation. Material that is in shock or has been damaged during installation shall be replaced by awarded bidder within five (5) working days from notification.

B. Remove from work site all excess materials (e.g., soil, debris and equipment) daily through duration of project. Damages resulting from installation shall be repaired by awarded bidder.

C. Pruning: If there is a double leader in the top half of the tree, shorten one, by the about one-half, back to a live branch that points away from the tree and is at least one-third the diameter of the cut leader. Remove broken portions of damaged branches back to a live lateral branch. Prune shrubs to retain natural character.

D. Remove all string or wire wrapped around tree trunks. Remove all straps, rope and string used to lift the root ball. Remove all burlap and wire from the top of the root ball.

4.3 ACCEPTANCE

A. Inspection to determine acceptance of planted areas will be made by the customer representative upon awarded bidder's request. Provide notification a minimum of five (5) working days before requested inspection date.

Planted areas will be accepted provided all requirement, including maintenance, have been satisfied and plant materials are healthy and in vigorous condition.

B. The customer or their representative will prepare a 'punch list' of those items, which must be corrected before re-inspection for final acceptance. The representative will determine an appropriate time period for corrections. Awarded bidder must request re-inspection two (2) working days in advance.

4.4 MAINTENANCE

A. Begin maintenance immediately after planting. Maintain all plant material until final acceptance and for a maintenance and warranty period of twelve (12) months after final acceptance.

B. Maintenance shall include but is not limited to pruning, cultivation, mowing, weeding, fertilizing, watering, and application of appropriate pesticides necessary to maintain plants in healthy condition.

1.) Reset settled plants to proper grade and position.
2.) Restore soil berm and mulch layer.
3.) Tighten and repair elastic guys or other supports
4.) Correct defective work.
5.) Remove and replace rejected material within one (1) working day from notification.
6.) Maintain mulch surface weed-free.

C. All palms are to be pruned to remove dead fronds, and fronds with a petiole that droops below horizontal. Dead fronds are those with less than 50% green tissue. Only those fronds with petioles drooping below horizontal (9:00-3:00 o'clock) should be removed. All seedpods are also to be removed including those originating among remaining fronds.

D. The contractor is entirely responsible for the irrigation through final acceptance and twelve- (12) month warranty period.

E. Upon satisfactory completion of maintenance period as determined by final maintenance inspection, the client or an appointed landscape maintenance company will assume maintenance responsibilities.

F. All stakes, supports, and associated hardware shall be removed 12 months after planting.

Notes on Irrigation

1. Delete daily irrigation when planting in winter. Irrigation frequency can be reduced slightly (e.g. 2-3 times each week instead of every other day) when planting hardened-off, field grown trees that were root-pruned during production. Establishment takes 3 to 4 months per inch trunk caliper.

2. Irrigation frequency can be reduced slightly (e.g. to one or twice each week) when planting hardened-off, field grown trees that were root-pruned during production.

3. At each irrigation, apply 2-3 gallons per inch trunk caliper to the root ball. Apply it in a manner so all water soaks into the root ball. Do not water if root ball is wet/saturated on the irrigation day.

4. Trees take much longer to establish that 3-4 months per inch trunk caliper. Irrigate in drought the following summer.

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CATHERINE J. MORAHAN, RLA LIC. No. 1898
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED LANDSCAPE ARCHITECT
AVID ENGINEERING
CERTIFICATE OF AUTHORIZATION No. 6139

SCALE: N/A
DRAWN BY: GAB
PROJ. MANAGER: R. BOWMAN
PROJ. #: 049-039
DATE: 3/15/03

BOULDER VENTURE, LLC.

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2300 Curlew Road, Suite 100
Palm Harbor, Florida 34683
Tel: (727) 789-9500 Fax: (727) 784-6662
www.avideng.com

ECKERD @ LECANTO & TRUMAN
CITRUS COUNTY, FLORIDA

LANDSCAPE NOTES

SHEET NO L3

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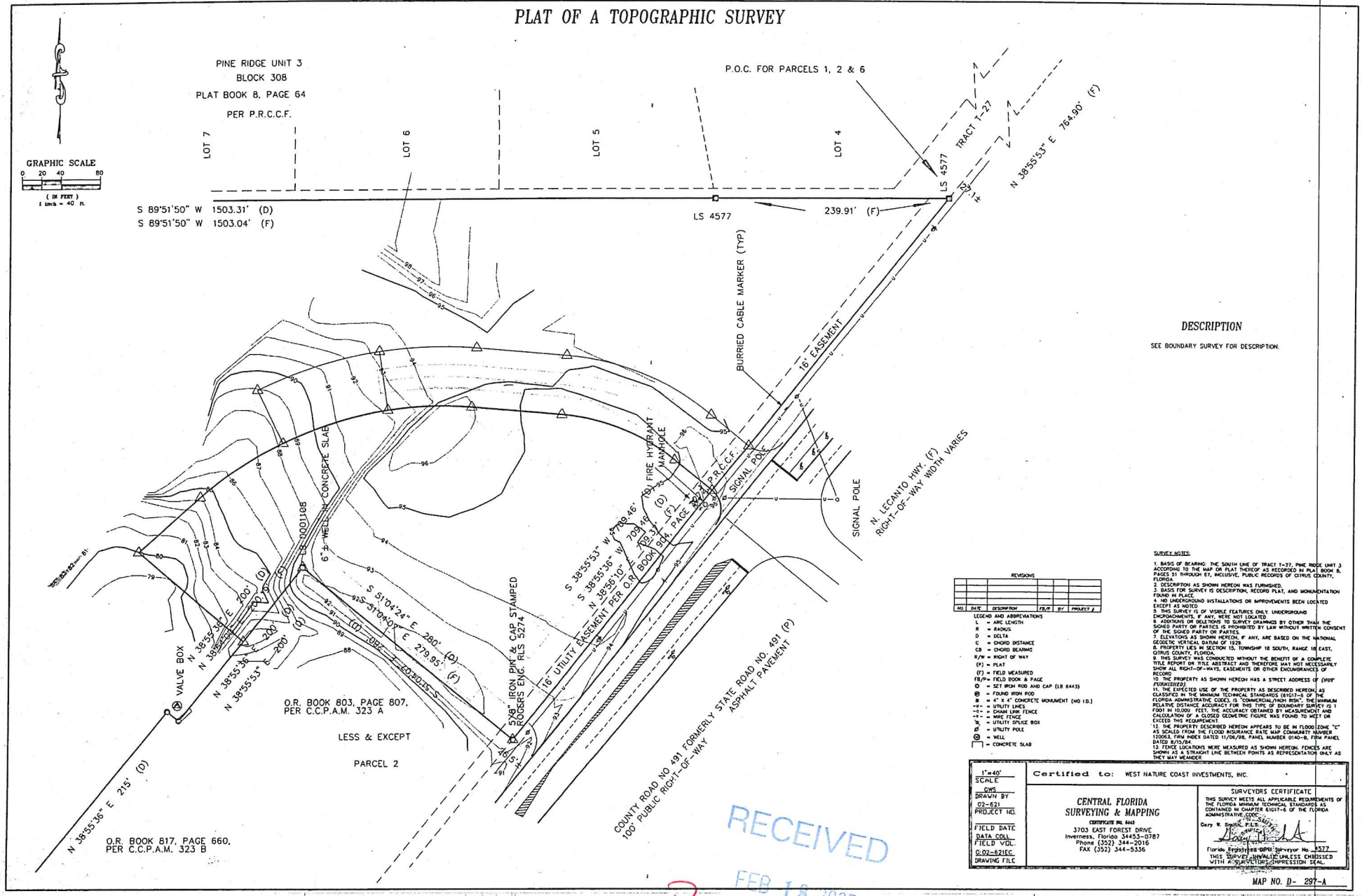
Land Development Div.

PLAT OF A TOPOGRAPHIC SURVEY



DESCRIPTION

SEE BOUNDARY SURVEY FOR DESCRIPTION.

REVISIONS

NO.	DATE	DESCRIPTION	FB/P	BY	PROJECT #

LEGEND AND ABBREVIATIONS

L = ARC LENGTH
R = RADIUS
D = DELTA
C = CHORD DISTANCE
CB = CHORD BEARING
R/W = RIGHT OF WAY
(P) = PLAT
(F) = FIELD MEASURED
FB/Pg = FIELD BOOK & PAGE
○ = SET IRON ROD AND CAP (LB 6443)
● = FOUND IRON ROD
■ = 4" X 4" CONCRETE MONUMENT (NO I.D.)
-u- = UTILITY LINES
-+- = CHAIN LINK FENCE
-x- = WIRE FENCE
⊠ = UTILITY SPLICE BOX
ø = UTILITY POLE
◎ = WELL
⌐¬ = CONCRETE SLAB

SURVEY NOTES:

1. BASIS OF BEARING: THE SOUTH LINE OF TRACT T-27, PINE RIDGE UNIT 3 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 51 THROUGH 67, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
2. DESCRIPTION AS SHOWN HEREON WAS FURNISHED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS BEEN LOCATED EXCEPT AS NOTED
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
6. ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. ELEVATIONS AS SHOWN HEREON, IF ANY, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
8. PROPERTY LIES IN SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA.
9. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
10. THE PROPERTY AS SHOWN HEREON HAS A STREET ADDRESS OF *(NOT FURNISHED)*.
11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
12. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "C" AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120063, PANEL NUMBER 0140-B, FIRM PANEL DATED 8/15/84.
13. FENCE LOCATIONS WERE MEASURED AS SHOWN HEREON. FENCES ARE SHOWN AS A STRAIGHT LINE BETWEEN POINTS AS REPRESENTATION ONLY AS THEY MAY MEANDER.

1"=40'	SCALE
GWS	DRAWN BY
02-621	PROJECT NO.
	FIELD DATE
	DATA COLL.
	FIELD VOL.
G:\02-621\EC	DRAWING FILE

Certified to: WEST NATURE COAST INVESTMENTS, INC.

CENTRAL FLORIDA
SURVEYING & MAPPING
CERTIFICATE NO. 6443
3703 EAST FOREST DRIVE
Inverness, Florida 34453-0787
Phone (352) 344-2016
FAX (352) 344-5336

SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Gary W. Smith, P.L.S.
Florida Registered Professional Surveyor No. 4577
THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL.

MAP NO. D- 297-A

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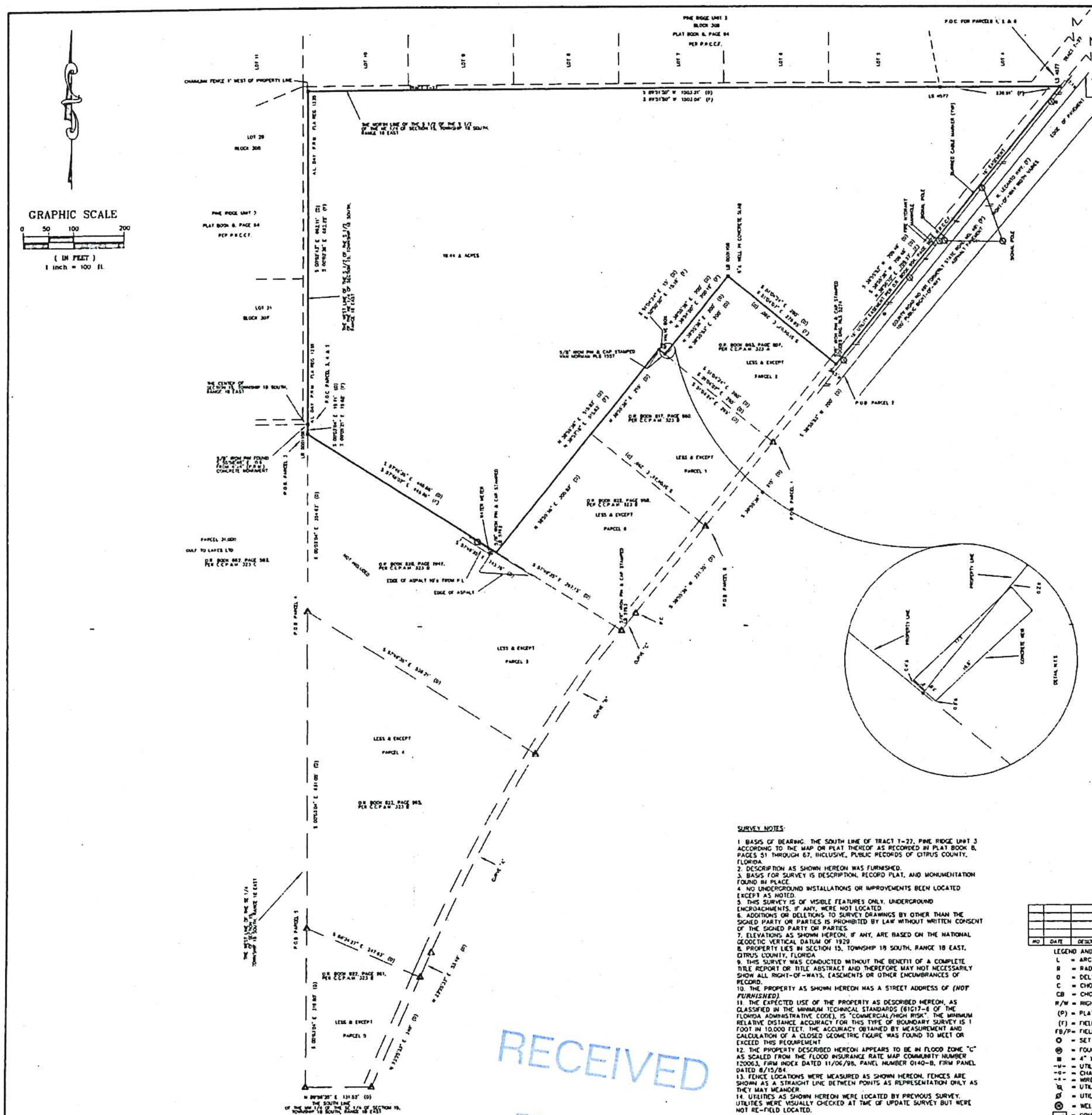
FEB 18 2025
Pud2025 00001
Land Development Division



PLAT OF A BOUNDARY SURVEY

DESCRIPTION

THOSE CERTAIN THREE PIECES, PARCELS, OR TRACTS OF LAND, LYING SITUATE AND BEING IN CITRUS COUNTY, FLORIDA, AND BEING MORE PARTICULAR
ALL THAT PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 491 IN SECTION 15, RANGE 18 EAST, CITRUS COUNTY, FLORIDA
AND
ALL THAT PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4 LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 491 IN SECTION 15, TO RANGE 18 EAST, CITRUS COUNTY, FLORIDA.
AND
ALL THAT PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 491 IN SECTION 15, TO RANGE 18 EAST, CITRUS COUNTY, FLORIDA.
LESS AND EXCEPT THE FOLLOWING SIX PARCELS OF LAND:
(1) THAT CERTAIN PARCEL DESCRIBED IN THAT CERTAIN UNDATED PARTIAL RELEASE OF MORTGAGE WHICH WAS ACKNOWLEDGED ON FEBRUARY 3, 1992, AN RECORDS VOLUME 924, PAGE 192 (NOTE ALL RECORDING REFERENCES HEREIN ARE AND SHALL BE TO THE CURRENT PUBLIC RECORDS OF CITRUS COUNTY, COMMENCE AT THE SOUTHEAST CORNER OF TRACT "T-27", PINE RIDGE UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BO INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 491, FEET FROM, MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF SAID COUNTY ROAD, THENCE SOUTH 38°55'36" WEST ALONG SAID NORTHWESTERLY DISTANCE OF 909.46 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE MOST SOUTHERLY CORNER OF LANDS DESCRIBED IN OFFICAL RECORD B RECORDS OF CITRUS COUNTY, FLORIDA, THENCE CONTINUE SOUTH 38°55'36" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 215 FEET, THENC FEET, THENCE NORTH 38°55'36" EAST PARALLEL TO SAID RIGHT OF WAY LINE A DISTANCE OF 215 FEET TO POINT ON THE NORTHWESTERLY PROJECTI LINE OF LANDS AS DESCRIBED IN OFFICAL RECORD BOOK 803, PAGE 807, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE SOUTH 51°04'24" POINT OF BEGINNING.
AND
(2) THAT CERTAIN PARCEL DESCRIBED IN THAT CERTAIN PARTIAL RELEASE OF MORTGAGE DATED NOVEMBER 10, 1988, AND RECORDED IN OFFICAL RECOR FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF TRACT "T-27" PINE RIDGE UNIT THREE, AS RECORDED IN PLAT BOOK 8, PAGES 51-67 INCLUSIVE, COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 491, SAID POINT ALSO BEING 50 FEET FROM, THE CENTERLINE OF SAID COUNTY ROAD NO. 491, THENCE SOUTH 38°55'53" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 7 BEGINNING, THENCE CONTINUE SOUTH 38°55'53" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 200 FEET, THENCE NORTH 51°04'07" WEST 38°55'53" EAST PARALLEL TO SAID RIGHT OF WAY LINE A DISTANCE OF 200 FEET, THENCE SOUTH 51°04'07" EAST 280 FEET TO THE POINT OF B
AND
(3) COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST, THENCE SOUTH 00°03'04" EAST ALONG TH SE 1/4 A DISTANCE OF 19.71 FEET TO THE POINT OF BEGINNING, THENCE, CONTINUE SOUTH 00°03'04" EAST ALONG SAID WEST LINE A DISTANCE O 57°49'35" EAST A DISTANCE OF 539.21 FEET TO A POINT ON THE SOUTH LINE OF THE N 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15, WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 491, SAID POINT ALSO BEING 50 FEET FROM, MEASURED RADIALLY TO, THE CENTERLINE OF SAID BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 15°13'03" AND A RADIUS OF 2,914.93 FEET, THENCE NORTHEASTERLY A AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 300.53 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 35 57°49'35" WEST 743.79 FEET TO THE POINT OF BEGINNING.
AND
(4) THAT CERTAIN PARCEL DESCRIBED IN THAT CERTAIN PARTIAL RELEASE OF MORTGAGE DATED JUNE 14, 1990, AND RECORDED IN OFFICAL RECORDS V FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORI ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 374.34 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°03'04" EA 631.05 FEET, THENCE SOUTH 66°34'27" EAST A DISTANCE OF 247.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. MEASURED AT A RIGHT ANGLE TO, THE CENTERLINE OF SAID COUNTY ROAD NO. 491, THENCE NORTH 23°25'33" EAST ALONG SAID WESTERLY RIGHT OF BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 2,914.93 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE TO THE A DISTANCE OF 445.04 FEET, CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 27°47'59" EAST 444.61 FEET, THENCE NORTH 57% TO THE POINT OF BEGINNING
AND
(5) THAT CERTAIN PARCEL DESCRIBED IN THAT CERTAIN PARTIAL RELEASE OF MORTGAGE DATED JUNE 14, 1990, AND RECORDED IN OFFICIAL RECORDS COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, THENC WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1005.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'04" EAST ALONG TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, THENCE NORTH 89°56'35" EAST ALONG THE SOUTH SOUTHEAST 1/4 A DISTANCE OF 131.52 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 491; THENCE NORTH 23°25'33" EA LINE A DISTANCE OF 240.00 FEET; THENCE NORTH 66°34'27" WEST, A DISTANCE OF 247.63 FEET TO THE POINT OF BEGINNING. THE BEARINGS HER 00°03'04" EAST) ASSUMED ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST.
AND
(6) COMMENCE AT THE SOUTHEAST CORNER OF TRACT "T-27" OF PINE RIDGE UNIT THREE AS PER PLAT, RECORDED IN PLAT BOOK 8, PAGE 64 OF THE P THENCE GO SOUTH 38°55'36" WEST ALONG THE NORTHWESTERLY RIGHT OE WAY OF COUNTY ROAD 491 A DISTANCE OF 1124.46 FEET FOR A POINT OF B WEST ALONG SAID RIGHT OF WAY 221.35 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2914.93 FEET, A D BEARING AND DISTANCE OF SOUTH 38°50'32" WEST 44.53 FEET, THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 44.53 FEET, THENCE NORTH 38°55'36" EAST 300.82 FEET, THENCE SOUTH 51°04'24" EAST 295.00 FEET TO THE POINT OF BEGINNING, AS DESCRIBED AT OFFICIAL RECORD B CITRUS COUNTY, FLORIDA
SUBJECT TO:
UTILITY EASEMENT, FILED AUGUST 5, 1991 IN OFFICIAL RECORD BOOK 903, PAGE 1569, AND RE-RECORDED ON AUGUST 12, 1991 IN OFFICIAL RECORD

SURVEY NOTES:

1. BASIS OF BEARING: THE SOUTH LINE OF TRACT T-27, PINE RIDGE UNIT 3 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 51 THROUGH 67, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
2. DESCRIPTION AS SHOWN HEREON WAS FURNISHED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS BEEN LOCATED EXCEPT AS NOTED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
6. ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. ELEVATIONS AS SHOWN HEREON, IF ANY, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
8. PROPERTY LIES IN SECTION 15, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA.
9. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
10. THE PROPERTY AS SHOWN HEREON HAS A STREET ADDRESS OF *(NOT FURNISHED)*.
11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
12. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "C" AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120063, FIRM INDEX DATED 11/06/98, PANEL NUMBER 0140-B, FIRM PANEL DATED 8/15/84.
13. FENCE LOCATIONS WERE MEASURED AS SHOWN HEREON, FENCES ARE SHOWN AS A STRAIGHT LINE BETWEEN POINTS AS REPRESENTATION ONLY AS THEY MAY MEANDER.
14. UTILITIES AS SHOWN HEREON WERE LOCATED BY PREVIOUS SURVEY. UTILITIES WERE VISUALLY CHECKED AT TIME OF UPDATE SURVEY BUT WERE NOT RE-FIELD LOCATED.

REVISIONS

NO	DATE	DESCRIPTION	FB/P	BY	PROJECT #

LEGEND AND ABBREVIATIONS
- L = ARC LENGTH
- R = RADIUS
- D = DELTA
- C = CHORD DISTANCE
- CB = CHORD BEARING
- R/W = RIGHT OF WAY
- (P) = PLAT
- (F) = FIELD MEASURED
- FB/P = FIELD BOOK & PAGE
- O = SET IRON ROD AND CAP (LB 6443)
- ⊗ = FOUND IRON ROD
- ■ = 4" X 4" CONCRETE MONUMENT (NO I.D.)
- -U- = UTILITY LINES
- -O- = CHAIN LINK FENCE
- -X- = WIRE FENCE
- = UTILITY SPLICE BOX
- Ø = UTILITY POLE
- ⊛ = WELL
- = CONCRETE SLAB

CURVE INFORMATION

#	R	D	L	C (P)	C (F)	CB (P)	CB (F)
A	2914.93'	8°44'52"	445.04	444.61		N 27°47'59"E	
B	2914.93'	05°54'20"	300.53	300.40		N 35°07'39"E	
C	2914.93'	00°52'31"	44.53	44.53'		N 38°50'32"E	

1"=100'	SCALE
GWS	DRAWN BY
02-621	PROJECT NO.
04/23/03	FIELD DATE
184/55	FIELD VOL.
G1:02-621BY	DRAWING FILE

Certified to: WEST NATURE COAST INVESTMENTS, INC.

CENTRAL FLORIDA
SURVEYING & MAPPING
CERTIFICATE NO. 6443
3703 EAST FOREST DRIVE
Inverness, Florida 34453-0787
Phone (352) 344-2016
FAX (352) 344-5336

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.
Gary W. Smith, P.L.S.
[signature]
Florida Registered Land Surveyor No.
THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL

MAP NO. D- 297

RECEIVED
FEB 18 2025
Pud2025000 1
Land Development Division


PUD-2025-00001
APPLICATION PENDING
FOR THE DEVELOPMENT OF THIS PROPERTY
PUBLIC INPUT ACCEPTED
CONTACT CITRUS COUNTY
DEPT. OF GROWTH MANAGEMENT
(352) 527-5239
APPL# PUD2025-00001
DO NOT REMOVE THIS SIGN UNDER PENALTY OF LAW
Navarro Family Gym, LLC



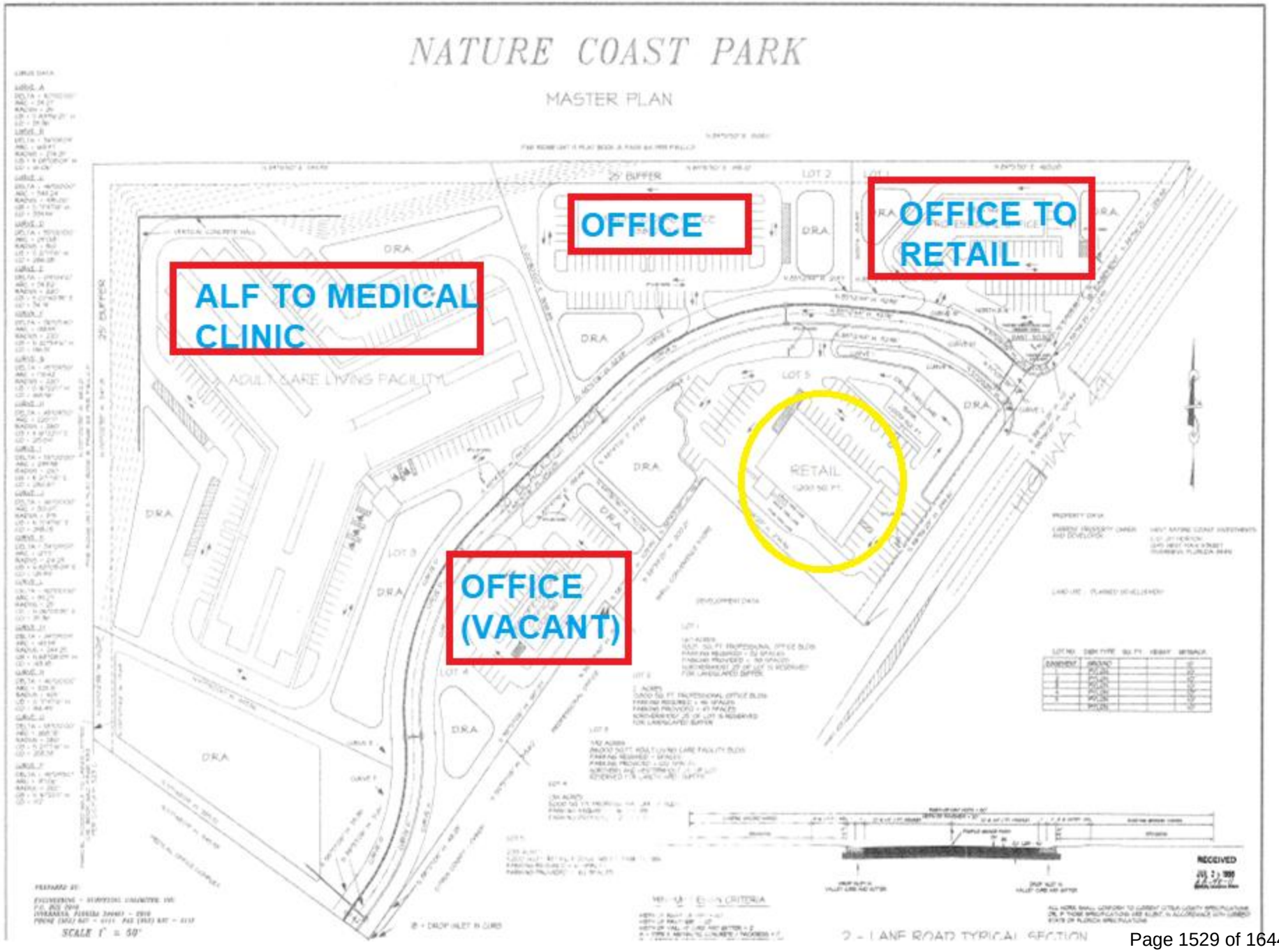
Application #: PUD-2025-00001	Applicant: Navarro Family Gym, LLC
Proposal: Amend PUD from retail to retail/gym uses	Location: 3506 N Lecanto Highway, Beverly Hills
LDC Atlas: GNC	S-T-R - 15-18-18

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Stellhorn
Director

Prepared By : Susan O'Connell
Date: March 12, 2025
Source: Enterprise Geodatabase
Map Number: PUD-2025-00001Aerial


NATURE COAST PARK
MASTER PLAN
OFFICE
OFFICE TO RETAIL
ALF TO MEDICAL CLINIC
OFFICE (VACANT)
RETAIL
ADULT CARE LIVING FACILITY
25' BUFFER
D.R.A.
LOT 2
LOT 3
LOT 4
LOT 5
RECEIVED



DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF COUNTY COMMISSIONERS

PLANNED UNIT DEVELOPMENT APPLICATION NO. – PUD2025-00001 Navarro Family Gym, LLC for ExchangeRight Net Lease Portfolio 7 Dst
DATE: April 24, 2025
PREPARED BY: Joanna L. Coutu, AICP, Deputy Director; Dept. of Growth Management

REQUEST FOR AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT:

REQUEST:	A request to modify the Land Development Code Atlas and the Master Plan (Planned Unit Development – PUD) of Nature Coast Park to allow for retail and gym uses on Lot 5 (aka Parcel 13240). This request is made pursuant to Section 4300, Planned Unit Developments (PUD) of the Citrus County Land Development Code.
SUBJECT PROPERTY	Section 15, Township 18 South, Range 18 East, more specifically, Parcel 13240 (aka Lot 5 of Nature Coast Park Master Plan), which address is 3506 N. Lecanto Highway, Beverly Hills, FL. A complete legal is on file with the Land Development Division.
ACREAGE	Approximately 2.4 acres
FUTURE LAND USE DESIGNATION/LAND DEVELOPMENT CODE ATLAS DESIGNATION:	GNC, General Commercial District, on the Future Land Use Map and GNC/PUD, General Commercial with a Planned Unit Development, on the Land Development Code Atlas
SURROUNDING COMPREHENSIVE PLAN (GFLUM) DESIGNATIONS:	North – GNC, General Commercial District South – GNC District East – RMU, Residential Mixed Use District West – RMU District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – GNC/PUD, General Commercial District with a Planned Unit Development South – GNC/PUD District East – PDR, Planned Residential Development District West – PDR District

SURROUNDING AREA	North – W. Coast Path; Retail store South – Gas station with convenience store East – CR-491; bank and retail West – W Coast Path; vacant nonresidential sites

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is primarily Arredondo fine sand (0 to 5 percent slopes). Limitations to building site development are only slight. The subject property appears to be primarily located in Flood Zone X, with some isolated areas of AE flood zone, as found on Flood Insurance Rate Map 12017C0211D

BACKGROUND AND ANALYSIS

The Nature Coast Park PUD was adopted in 1995 (AA-95-03) and revised in 1998 (AA-98-11). The PUD designated specific uses on each parcel, with this site designated for "13,200 square feet retail and bank area". In 2003, a pharmacy with drive-through was approved on the site and remains onsite (that business is now closed). In 2017, a PUD amendment was approved for Lot 1 (on the opposite side of W. Coast Path) from professional office to retail use to accommodate an automotive parts retail building. Also, in 2023 an amendment was approved for Lot 3 from assisted living facility to medical office.

The applicant has provided a narrative that indicates there will be no site plan changes, and note that they currently operate a similar business (health and wellness facility) in Crystal River. In discussions with the applicant, they will be making some internal changes to some portions of the building and are aware that permitting may be required as may be determined by the County Building Official. The building façade and landscaping appear to generally comply with the small non-residential standards outlined in the LDC even though constructed prior to adoption of those standards in 2005. The site also provides cross-access along CR-491 with an adjacent gas station/convenience store, and a site visit indicated frequent use of that access to allow citizens to use a stoplight on CR-491 and W. Coast Path.

Consistency with the Land Development Code (LDC) – The existing nonresidential building pre-dates adoption of LDC small nonresidential standards but appears to generally comply. The underlying GNC designation, as well as the specific PUD designation if this application is to be approved, would allow use of the site for a gym with services as proposed.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application appears to be consistent with the following objective and policies of the Comprehensive Plan:

Policy 17.5.5 *All major modifications to existing Planned Developments shall be approved by the BCC through the Atlas Amendment process. This requirement shall also apply to Planned Developments approved by the Planning and Development Review Board (PDRB) or its predecessor in function.*

[Staff note – the PUD amendment process is consistent with the Atlas Amendment process and allows overall review of the PUD amendment.]

Concurrency – The site is currently served by County water and sewer, which would continue with the use as proposed.

Summary of Agency Comments: N/A – no comments have been received to date.

Summary of Public Comments: N/A – no comments have been received to date.

PROPOSED FINDINGS OF FACT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), of the LDC. The PDC may recommend, and the BCC may adopt modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the amendment to the Planned Unit Development. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The application revises an existing PUD to allow service/retail which is permitted as an allowable use in the GNC district.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The PUD provides the benefit of a Master Plan of Development that serves to safeguard against potential conflicts with existing adjacent land uses. The use of a service business (gym with retail components) is compatible with the surrounding area and the previous use as a pharmacy onsite.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *N/A - accessory uses are not proposed to be modified with this request.*

D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *N/A at this time. The retail/service use may be allowed in this PUD on this parcel, which has an underlying zoning designation of GNC.*

E. **A PUD petition is subject to the following minimum acreage standards:**
   1. **A development consisting of a nonresidential development shall contain at least one acre;**
   2. **A residential development shall have a minimum of five acres; and**
   3. **A mixed-use development shall have a minimum of five acres.**

   The site is an existing development which meets these minimum standards.

F. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the**

adopted Comprehensive Plan. *The land area within the overall PUD would remain unchanged with this application request.*

G. **Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**

1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**
2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.**

N/A – this application is an amendment to an existing master plan and will need to continue to comply with LDC standards.

H. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *The existing nonresidential site contains adequate buffers from surrounding uses.*

I. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *There are no changes to building height, setbacks or density proposed with this application.*

J. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *A narrative outlining the request has been provided by the applicant.*

K. **A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *The applicant has not requested a deviation from this standard.*

SUMMARY OF FINDINGS/PLANNING AND DEVELOPMENT COMMISSION (PDC) RECOMMENDATION: The Planning and Development Commission (PDC) discussed the application on April 17, 2025. The PDC recommended approval with conditions of this application by unanimous vote. The PDC found that the application is consistent with the requirements of the LDC and the Comprehensive Plan provided recommended conditions are adhered to. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the area.

RECOMMENDED CONDITIONS OF APPROVAL (strike-thru/underline reflects changes from existing master plan ordinance):

1. The project is limited to the specific development standards as follows:

Lot 1: Retail sales, as outlined in application PUD-17-04

Lot 2:13,800 square feet professional office building
Lot 3: 60,449 square feet multidisciplinary medical clinic, as outlined in application PUD-2023-00008
Lot 4: 5,000 square feet professional office building
Lot 5: 13,200 square feet retail and ~~bank area~~ service/gym area

2. A 25-foot wide Type C landscape buffer is required along the north and west property lines where abutting the Black Diamond 6th Edition subdivision.

3. The project must be served by central water and central sewer.

4. The maximum ISR shall not exceed 70% and the maximum FAR shall not exceed 1.0.

5. Signage must meet LDC standards.

6. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3740, Additional Design Standards for Large Non-Residential Projects, including those for buffers, landscaping, façade, pedestrian circulation, and lighting, unless otherwise outlined in these conditions.

7. Parking shall meet minimum number and size requirements per the LDC. Loading zones must be provided as required in the LDC.

8. A Tree Preservation Plan, as outlined in the LDC, must be submitted and approved at the time of permitting.

9. The following shall be required or as otherwise approved by the Technical Services (Engineering) Division:

   - W. Coast Path is a private roadway. Sites will need to get approval from the owners for any proposed or revised driveway connections.

   - The applicant for development of Lot 3 (medical clinic) will need to provide a signal timing analysis for the existing signal at the intersection of W. Coast Path and N. Lecanto Hwy. (CR-491)

   - W. Coast Path connects to a shared access drive to the south. The applicant for development of Lot 3 will need to provide a signal warrant analysis for both intersections on N. Lecanto Hwy. (CR-491)

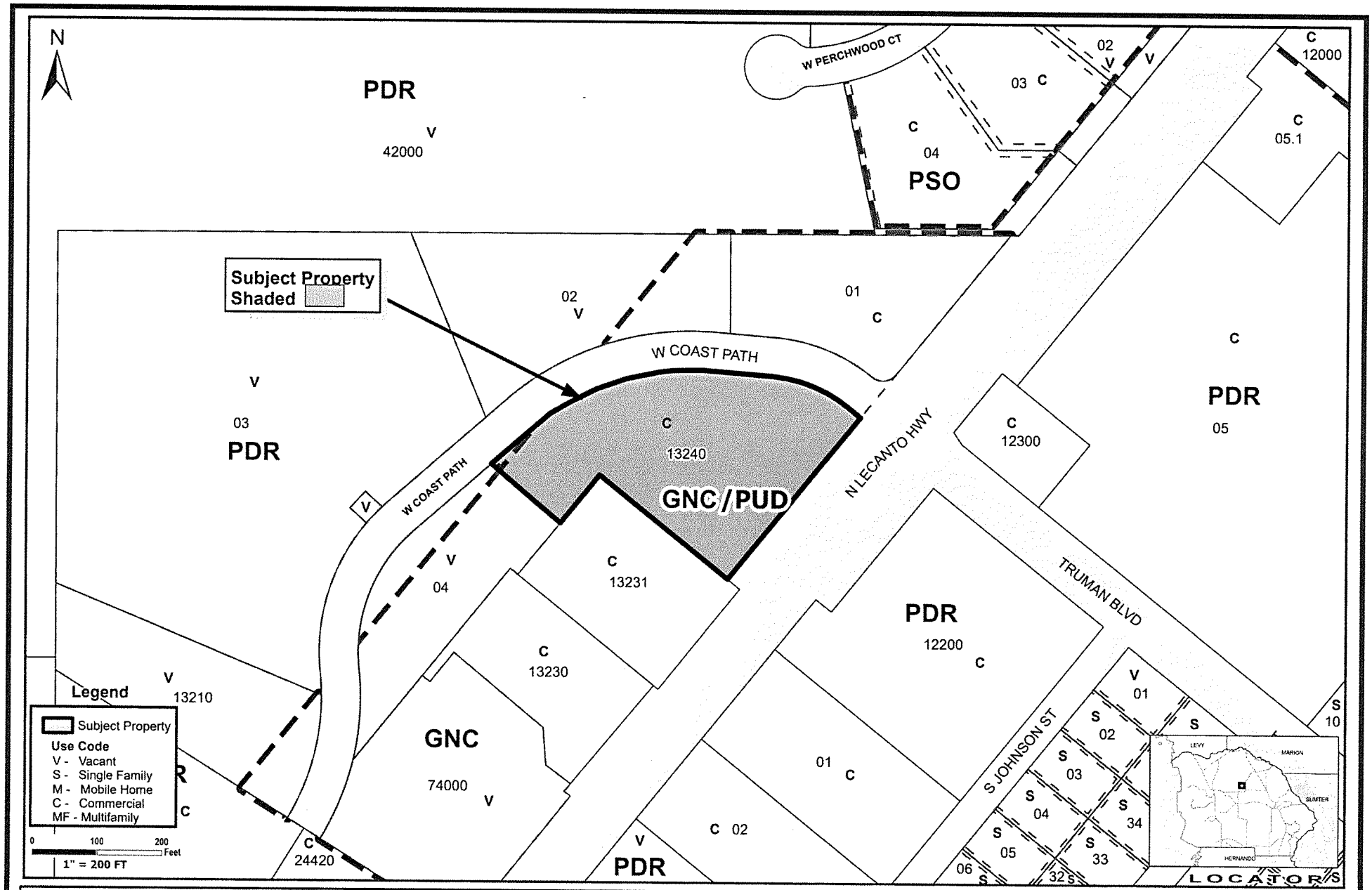
   - Drainage calculations will be required at time of permitting in accordance with LDC Section 6300, Nonresidential Design Criteria.

10. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

11. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

12. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

JLC/cfc



Application #: PUD-2025-00001	**Applicant: Navarro Family Gym, LLC**
Proposal: Amend PUD from retail to retail/gym uses	**Location: 3506 N Lecanto Highway, Beverly Hills**
LDC Atlas: GNC	**S-T-R - 15-18-18**

Planner Initials: _____ **Date:** _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: March 3, 2025
Source: Enterprise Geodatabase
Map Number: PUD-2025-00001

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide current data is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to damages or losses sustained by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director
SUBJECT:	**5:05 P.M. PUD2217 Brenda McKenzie for BFB Storage, LLC**
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

This is a request for a Planned Unit Development to allow for mini-warehouses in the General Commercial District, pursuant to Section 2412, General Commercial District (GNC), Section 3745, Design Standards for Small Nonresidential Development Projects, and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code. Specifically, this request is for the purpose of expanding an existing adjacent mini-warehouse business to this parcel.

The site is located in Section 36, Township 18 South, Range 19 East; more specifically, B & B Subdivision, Plat Book 2, Page 35, Parcels 10005I, 10005K, and 10005L (Alternate Keys 1630533, 2993154, and 2881232), which addresses are 4240, 4280, and 4310 E. Goodwin Ct., Inverness, FL. The property is approximately .96 acres.

The Planning and Development Commission (PDC) discussed this application on March 20, 2025, and recommended approval with conditions.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

N/A - Applicant's responsibility

RECOMMENDED ACTION:

a. Conduct a public hearing on April 22, 2025, at 5:05 p.m. to consider application PUD2217, Brenda McKenzie for BFB Storage, LLC.

b. If approved, direct the Chair and Clerk to execute the ordinance for PUD2217, Brenda McKenzie for BFB Storage, LLC. **(Eric Landon, Growth Management Director)**

ATTACHMENTS:

1. proposed ordinance
2. PDC March 20 2025 Action Summary
3. PUD 2217 Application
4. PUD 2217 Revised site plan Jan 15 2025
5. PUD 2217 Boundary Survey
6. BCC PUD2217 Planner Powerpoint
7. PUD 2217 BCC Staff Report & Map
8. public input 3.6.25
9. 5.13.25 Public Input

ORDINANCE NO. 2025-

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND USE ATLAS MAP BY ADOPTING A NEW PLANNED UNIT DEVELOPMENT FOR AN EXPANSION OF AN EXISTING MINI-WAREHOUSE USE IN THE GENERAL COMMERCIAL LAND USE DISTRICT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code as Ordinance No. 2012-06; and

WHEREAS, certain Atlas Amendments are necessary to maintain consistency with the Citrus County Comprehensive Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:

1. The following described lands are hereby redesignated on the Citrus County Land Use Atlas Map:

   PUD2217 – Brenda McKenzie for BFB Storage, LLC

   A request to modify the Land Development Code Atlas and adopt a new Master Plan (Planned Unit Development – PUD) for expansion of an existing mini-warehouse use in the GNC, General Commercial, land use district, as presented in Application PUD2217, and as further described in Exhibit "A", Master Plan, and Exhibit "B", conditions, attached hereto and incorporated herein by reference.

2. The Atlas of the Land Development Code of Citrus County, Florida is hereby amended to reflect the changes described in Section 1 of this Ordinance.

3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

5. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

6. This ordinance shall become effective in accordance with Florida law.

DONE AND ADOPTED in regular meeting by the BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, this _____ day of _____, 2025.

ATTEST:

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISON OF THE STATE OF FLORIDA

_____
TRACI PERRY, CLERK OF COURT

BY: **_____**
REBECCA BAYS, CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN,
COUNTY ATTORNEY

EXHIBIT A
PUD2217
MASTER PLAN – BRENDA MCKENZIE FOR BFB STORAGE LLC

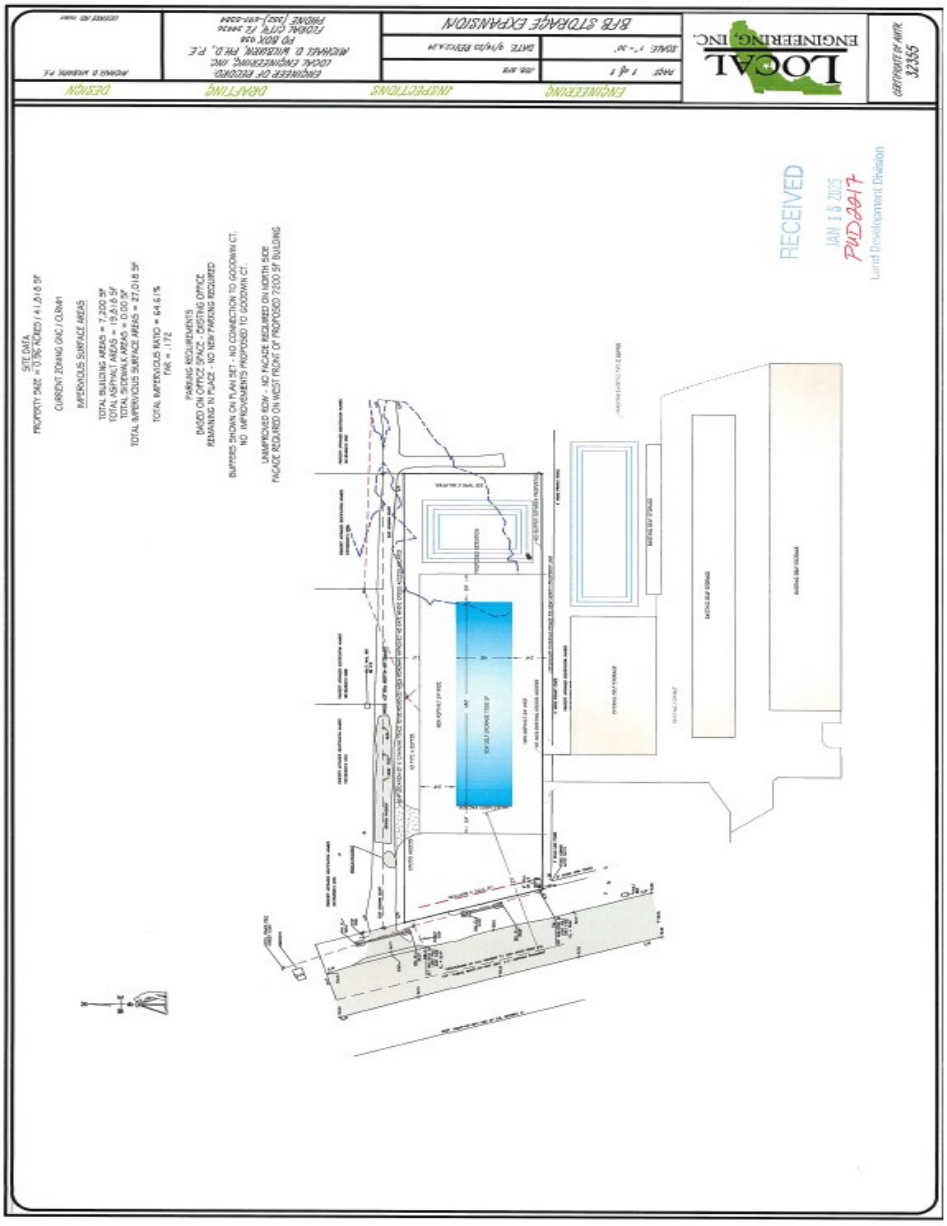


EXHIBIT B
PUD2217
CONDITIONS OF APPROVAL – BRENDA MCKENZIE FOR BFB STORAGE LLC

1. The Planned Unit Development (PUD) shall allow for one mini warehouse building up to 7,200 square feet as outlined on the Master Plan date-stamped received January 15, 2025, by the Land Development Division. Any new construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

2. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3745, Design Standards for Small Nonresidential Development Projects, including those for façade and lighting, unless otherwise outlined in these conditions.

3. Building setbacks for the proposed structure shall be as delineated on the Master Plan date-stamped received January 15, 2025.

4. A minimum 15-foot-wide Type 'C' landscape buffer is required along the north property line where the subject property abuts parcels developed with single-family residences. The remaining buffers shall be as delineated on the Master Plan date-stamped received January 15, 2025. Any fencing must be located inward of landscape buffers.

5. The applicant must meet the requirements of Chapter 7, Transportation Systems Standards, of the LDC, including a minimum 24-foot-wide paved access aisle for two-way traffic, unless otherwise approved by the County Engineer.

6. The following shall be required or as otherwise approved by the Technical Services (Engineering) Division:

   - The engineered stormwater system must meet the requirements of Chapter 6, Stormwater Management, of the LDC. Proof of any modification to the existing site's Individual Environmental Resource Permit (Permit 43043149.000) must be provided to Citrus County at time of permitting.

   - East Goodwin Court is a private easement. The applicant is responsible for coordinating with property owners and obtaining permission for any work proposed in this easement.

7. A Tree Preservation Plan, as outlined in the LDC, must be submitted and approved at the time of permitting.

8. Landscaping and design and maintenance shall follow the principles of the of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

10. Minor modifications to this Planned Unit Development may be approved by the Director of Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

be heard. All PDC members said they had no ex parte communications. Mr. Sharra, Mr. Barmes, and Mr. Facemyer stated that they each had a site visit.

J. APPLICATIONS

1. PLANNED UNIT DEVELOPMENT

a. PUD3063 Stantec for US 19 & 98 Acquisitions

REQUEST: A request to establish a Planned Unit Development for a commercial development that will have internal access and GNC uses including RV and/or boat parking in the GNC land use district, pursuant to Section 2412, General Commercial District (GNC), Section 7140, Access Management for County Controlled Roadways, and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 25, Township 20 South, Range 17 East; specifically, Lot 02 of LR 20-08 (AK 3524475) which address is known as 9626 S Suncoast Blvd, Homosassa, FL. A complete legal description is on file with the Land Development Division.

STAFF CONTACT: Frankie Piland, Planner, Land Development Division

PUBLIC INPUT: None.

MOTION: The Planning and Development Commission finds application number ***PUD3063 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS AS RECOMMENDED BY STAFF REPORT*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Sharra 2nd Mr. Stone

VOTE: 7 – 0, Motion Carried

b. PUD2217 McKenzie for BFB Storage

REQUEST: A request for a Planned Unit Development to allow for Mini Warehouses in the General Commercial District, pursuant to Section 2412, General Commercial District (GNC) and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 36, Township 18 South, Range 19 East; more specifically, B & B Subdivision, Plat Book 2, Page 35, Parcels 10005I, 10005K, and 10005L (Alternate Keys 1630533, 2993154, and 2881232), which addresses are 4240, 4280, and 4310 E. Goodwin Ct., Inverness, FL. A complete legal description is on file with the Citrus County Land Development Division.

STAFF CONTACT: Jennifer Perkins, Senior Planner, Land Development Division

PUBLIC INPUT: Robert Berlu, owner, came up to say he is in favor of the project.

Kurt Johnson, customer of applicant, stated the applicants business is very clean, maintained well, and he recommends this business to his own customers.

MOTION: The Planning and Development Commission finds application number ***PUD2217 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS AS READ*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Mr. Sharra

VOTE: 7 – 0, Motion Carried

2. ATLAS AMENDMENT / PLANNED UNIT DEVELOPMENT

a. AA/PUD-2025-00001 Coastal Engineering for Garden Street Communities

REQUEST: A request to amend the Citrus County Land Use Atlas Map from Low Density Residential District Mobile Homes allowed to Low Density Residential District and to establish a Planned Unit Development with a Master Plan for up to 125 single-family lots, pursuant to Section 2405, Low Density Residential District and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 07, Township 19 South, Range 18 East; more specifically, Parcel 32000 (Alternate Key 1504597), which address is 1871 S. Rock Crusher Rd., Homosassa. A complete legal description is on file with the Citrus County Land Development Division.

Board of County Commisioners

DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 771
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: Pud 2217 Date: 5-31-24

* Written Authorization is required if Applicant is different than Owner.

Applicant* Name: Brenda Mckenzie
Address: 7232 E. Gospel Island Road
City: Inverness
State: Florida Zip: 34450
Phone: (352) 601-0942
Email: mckenziepermitting@gmail.com

Property Owner Name: BFB STORAGE LLC
Address: 977 N. Florida Avenue
City: Inverness
State: Florida Zip: 34453
Phone: (352) 302-0895
Email: Feeser1@yahoo.com

Property Description: Section: 36 Township: 18 South Range: 19 East
Legal Description: SEE ATTACHED
Subdivision: B & B SUB Lot(s): Block/Parcel:
Alternate Key #: 2993154-2881232-1630533 Parcel ID: SEE ATTACHED
Acreage:

_____ New Planned Unit Development
_____ Amendment to a Previously Approved Planned Development Previous Application No.: _____

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): To allow for expansion of existing storage facilty that is at full capacity

Directions to Property: 491 NORTH TO 44 TR TO INDEPENDENCE BLVD TL TO 41 TR - TO SITE ON LEFT

The Applicant is: _____ Owner of Tract X Agent for Property Owner
_____ One-Owner Among Several _____ Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.
I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Brenda Mckenzie

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Brenda Mckenzie who is personally known to me or provided FLDL as identification and who did not take an oath.
WITNESS my hand and official seal this 21 day of May 24.

Taylor Schwing
Signature
Taylor Schwing
Printed Name

Seal
NOTARY PUBLIC
TAYLOR SCHWING
MY COMMISSION # HH 481090
EXPIRES: February 19, 2028

RECEIVED
MAY 31 2024
Pud 2217
Land Development Division

For Staff Use Only
Date: _____ Time: _____ Initials: _____

Summary
Legal
Land & Agriculture
Residential
Commercial
Misc Improvements
Values
Sketch
Photos
Permits
Quick Links
Map
Pictometry

Altkey: 2993154
BFB STORAGE LLC

Parcel ID: 19E18S360010 005K
4310 E GOODWIN CT , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

1 of 1
My Tax Year: 2024

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	4602 - HERNANDO CITY HEIGHTS - HILL TOP
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000075 - B & B SUBDIVISION
Short Legal	B & B SUB PB 2 PG 35 (LR97-15 OR BK 1190 PG 474-476) PARCELB (AKA LOT 5K & 5M): COM AT THE SE COR OF LOT 5, TH S 89D54M 10S W AL S LN OF LOT 5, 394.91 FT TO THE POB, TH CONT S
Est. Parcel Sqft	21,399
Est. Parcel Acres	.49
Map SC-TW-RG	36-18S-19E

Actions
Neighborhood Sales
Printable Summary
Printable Version

Reports
Attribute Export
Mailing List
Property Record Card
Original Trim Notice
Go

Links
Search Help

Mailing Address

Name	BFB STORAGE LLC
Mailing Address	977 N FLORIDA AVE INVERNESS FL 34453

All Owners

Name	Owner Type
BFB STORAGE LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2023	$7,800	$85,410	$93,210	$93,210	$0	$93,210	$0	$1,531.18	Link
2022	$2,850	$98,347	$101,197	$101,197	$0	$101,197	$0	$1,595.25	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2023	000X	WITHLACOOCHEE RIVER BASIN	$93,210	14.9743	$1,531.17

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$79.00
0154	STORMWATER	$29.42

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Rud2217
Land Development Division

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/03/2021	$150,000	3223/1284	14-SALE / MORE THAN 1 PARCEL	I
05/17/2021	$100	3169/0253	07-LIFE ESTATE	I
10/01/2012	$32,000	2512/0262	04-TO OR FROM BANKS/LOAN CO.	I
07/01/2011	$86,800	2434/1046	04-TO OR FROM BANKS/LOAN CO.	I
12/01/2005	$125,000	1954/1358	00-WARRANTY DEED	I
12/01/2005	$100	1954/1356	01-CORRECTIVE/QC/TD/COT	I

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/21/2004	200404734	DCA SHED 12X20	$1,500	
11/05/2003	200311178	CARPORT ROOF ON EX SLAB	$2,153	
10/20/2003	200310552	SIDEWALK & 20X20 SLAB	$0	
05/01/1980	24912	SCREEN ROOM	$1,389	05/01/1980

Additional Site Addresses

Seq	Admo	Dir	Street	Suffix	Suffix 2	City	Unit #
2	4320	E	GOODWIN	CT		INVERNESS	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	193.0	110				GNC

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1969
Total FLA	900
Total Under Roof	900
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		900

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1980	10	16	1	160	
1	2	GARAGE DETACHD T111/VINYL-[1-SF]	1975	21	21	1	441	
1	3	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1975	6	30	1	180	
1	4	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1975	4	14	1	56	
1	5	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	2003	21	24	1	504	
1	6	WOOD PRIVACY FENCE-[1-SF]	2005	6	60	1	360	

Total Misc Value

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Pud2217
Land Development Division

Summary
Legal
Land & Agriculture
Residential
Commercial
Misc Improvements
Values
Sketch
Photos
Permits
Quick Links
Map
Pictometry

Altkey: 2881232
FEESER NANNETTE B

Parcel ID: 19E18S360010 005L
4240 E GOODWIN CT , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

1 of 1
My Tax Year: 2024

Actions
Neighborhood Sales
Printable Summary
Printable Version

Reports
Attribute Export
Mailing List
Property Record Card
Original Trim Notice
Go

Links
Search Help

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	4602 - HERNANDO CITY HEIGHTS - HILL TOP
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000075 - B & B SUBDIVISION
Short Legal	B & B SUB PB 2 PG 35 (LR97-15 OR BK 1190 PG 474-476) PARCEL A: AKA LOT 5L: COM AT SE COR OF LOT 5 OF SD SU BD, TH S 89DEG 54M 10S W AL S LN OF SD LOT 5 300 FT T O POB, TH S 89
Est. Parcel Sqft	11,033
Est. Parcel Acres	.25
Map SC-TW-RG	36-18S-19E

Mailing Address

Name	FEESER NANNETTE B
Mailing Address	9280 E SILVER OAKS TRL INVERNESS FL 34450

All Owners

Name	Owner Type
FEESER NANNETTE B	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2023	$3,900	$0	$3,900	$3,900	$0	$3,900	$0	$62.47	Link
2022	$1,430	$0	$1,430	$1,430	$0	$1,430	$0	$24.70	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2023	000X	WITHLACOOCHEE RIVER BASIN	$3,900	14.9743	$62.47

Buyer Beware!

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Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
01/12/2023	$100	3348/1509	01-CORRECTIVE/QC/TD/COT	V
07/14/2022	$5,600	3302/1604	01-CORRECTIVE/QC/TD/COT	V
06/01/1998	$100	1251/1825	11-11	V

DISCLAIMER

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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning

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1	0008-SFR NON-WATERFRONT	U-UNIT	.50	.0	GNC

Total Misc Value

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SITE DATA
PROPERTY SIZE = 0.96 ACRES / 41,818 SF

CURRENT ZONING GNC / CLRMH

IMPERVIOUS SURFACE AREAS

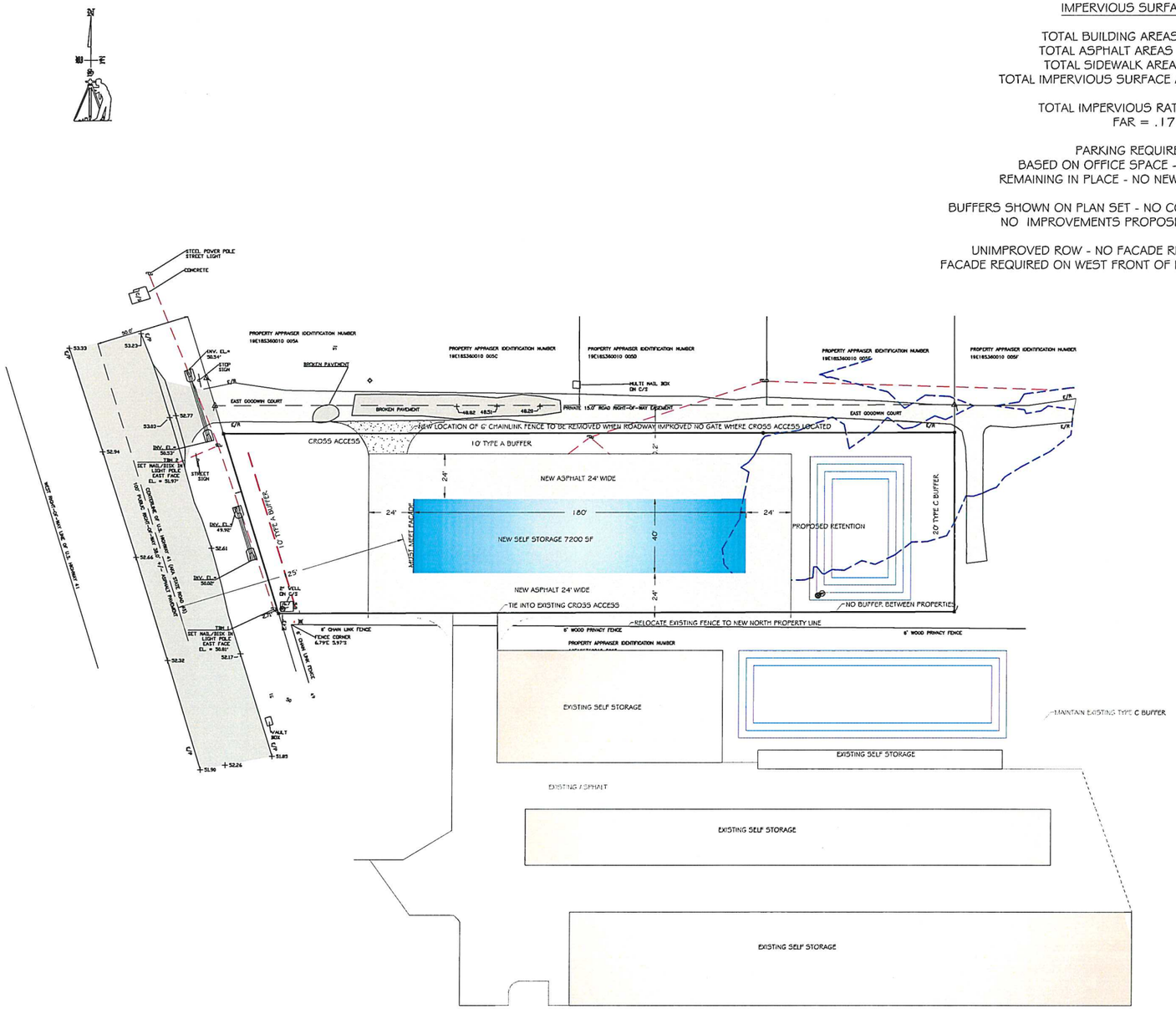
TOTAL BUILDING AREAS = 7,200 SF
TOTAL ASPHALT AREAS = 19,818 SF
TOTAL SIDEWALK AREAS = 0.00 SF
TOTAL IMPERVIOUS SURFACE AREAS = 27,018 SF

TOTAL IMPERVIOUS RATIO = 64.61%
FAR = .172

PARKING REQUIREMENTS
BASED ON OFFICE SPACE - EXISTING OFFICE
REMAINING IN PLACE - NO NEW PARKING REQUIRED

BUFFERS SHOWN ON PLAN SET - NO CONNECTION TO GOODWIN CT.
NO IMPROVEMENTS PROPOSED TO GOODWIN CT.

UNIMPROVED ROW - NO FACADE REQUIRED ON NORTH SIDE
FACADE REQUIRED ON WEST FRONT OF PROPOSED 7200 SF BUILDING



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JAN 15 2025
PUD2217
Land Development Division

DESIGN
MICHAEL D. WILBURN, P.E.
LICENSE NO. 74061

DRAFTING

INSPECTIONS

ENGINEERING

ENGINEER OF RECORD:
LOCAL ENGINEERING, INC.
MICHAEL D. WILBURN, PH.D., P.E.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5384

JOB: BFB
DATE: 9/19/23 REV12.6.24
PAGE 1 of 1
SCALE: 1" = 30'

BFB STORAGE EXPANSION

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTH.
32355

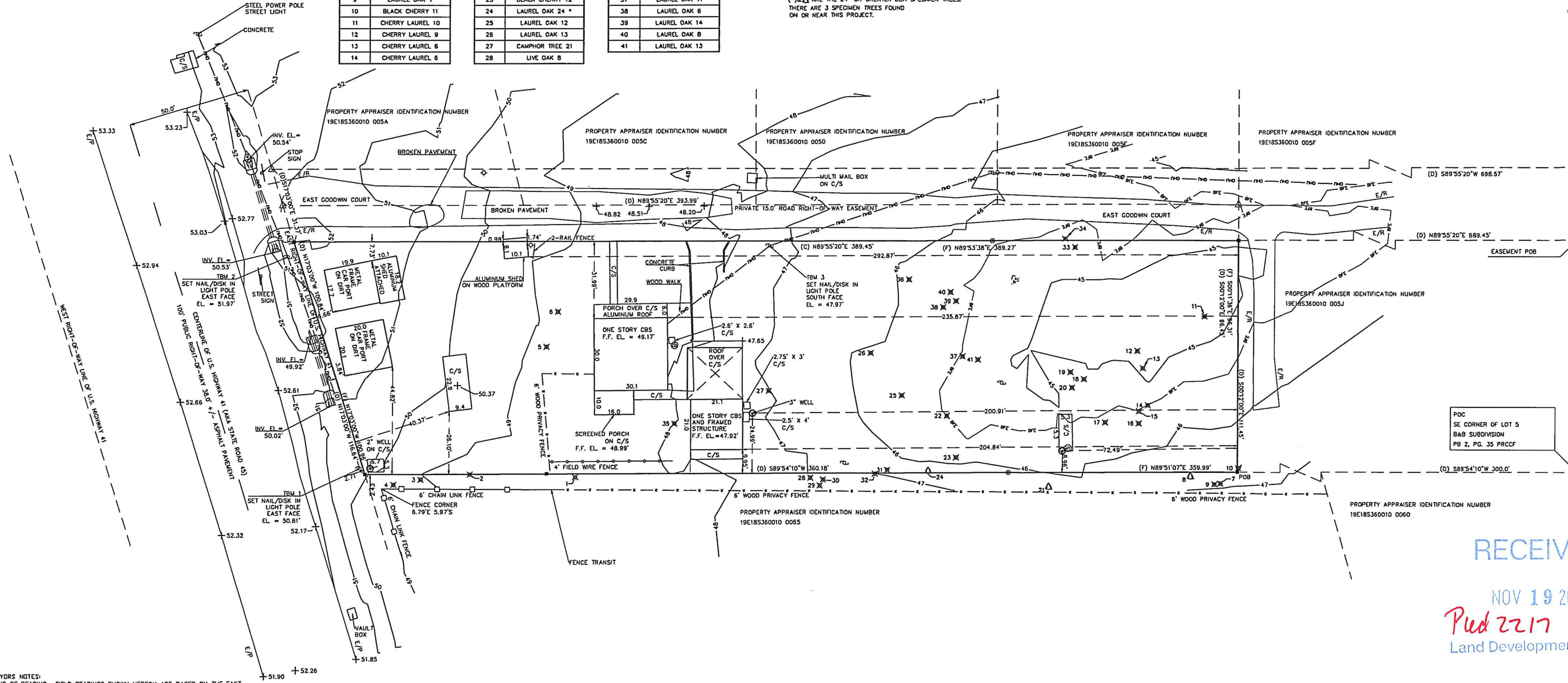
PLAT OF A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY

TREE #	COMMON NAME/ SIZE
1	LAUREL OAK 22
2	LAUREL OAK 12
3	LAUREL OAK 19
4	LIVE OAK 9
5	ARBORVITAE 15
6	CHINESE ELM 10 & 15
7	PINE TREE 8
8	LAUREL OAK 24 *
9	LAUREL OAK 7
10	BLACK CHERRY 11
11	CHERRY LAUREL 10
12	CHERRY LAUREL 9
13	CHERRY LAUREL 6
14	CHERRY LAUREL 6

TREE #	COMMON NAME/ SIZE
15	CHERRY LAUREL 6
16	CHERRY LAUREL 8
17	CHERRY LAUREL 6
18	CHERRY LAUREL 8
19	CHERRY LAUREL 7
20	CHERRY LAUREL 6
21	LIVE OAK 28 *
22	LAUREL OAK 13
23	BLACK CHERRY 12
24	LAUREL OAK 24 *
25	LAUREL OAK 12
26	LAUREL OAK 13
27	CAMPHOR TREE 21
28	LIVE OAK 8

TREE #	COMMON NAME/ SIZE
29	PINE TREE 15
30	LIVE OAK 20
31	LAUREL OAK 20
32	LAUREL OAK 7 & 6
33	PALM TREE 40
34	PALM TREE 25
35	CHINESE ELM 12
36	LAUREL OAK 15
37	LAUREL OAK 11
38	LAUREL OAK 6
39	LAUREL OAK 14
40	LAUREL OAK 8
41	LAUREL OAK 13

TREE NOTE:
⌧# SHOWS THE TREE LOCATION AND THE TREE NUMBER
NOTE: TREE MEASUREMENTS AS SHOWN HEREON
ARE DIAMETER AT BREAST HEIGHT(DBH). THE UNIT IS INCH (").
THE MOST PALM TREES AS SHOWN HEREON ARE CABBAGE PALM
AND THE MEASUREMENTS ARE THE HEIGHT OF THE TREE. THE UNIT IS FEET (').
(*)&△ ARE THE 24" OR GREATER DBH SPECIMEN TREES.
THERE ARE 3 SPECIMEN TREES FOUND
ON OR NEAR THIS PROJECT.



SURVEYORS NOTES:

1. BASIS OF BEARING– FIELD BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 DESCRIBED HEREON HAVING AN ASSUMED BEARING N17°03'00"W AS SHOWN ON THE OFFICIAL RECORDS BOOK 3223 PAGE 1284 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED OR SHOWN.
3. ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF SIGNED PARTY OR PARTIES.
4. ELEVATIONS AS SHOWN HEREON (IF ANY) ARE BASED ON THE NGS BENCHMARK R 601, DI3037, CITRUS COUNTY, FLORIDA, HAVING AN ELEVATION OF 52.06' THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
7. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 12017C0238D AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE DATE OF SEPTEMBER 26,2014 THE SUBJECT PROPERTY APPEAR TO LIE IN ZONE X (FLOOD ZONE X IS DESCRIBED AS AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN). AND FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OF 45.40 FEET NAVD 1988 DETERMINED).
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.
9. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINE OTHER THAN AS SHOWN, THAT THE IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN CHAPTER 5J-17.050 THRU 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES IS "COMMERCIAL" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

LEGAL DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 3223 PAGE 1284 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL 1:
LOT 12-A, RE-SUBDIVISION OF LOT 5, B&B SUBDIVISION, BEING FURTHER DESCRIBED AS: COMMENCE AT THE SE CORNER OF LOT 5, B&B SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 35, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S89°54'10"W., ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 585.18 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S89°54'10"W, ALONG SAID SOUTH LINE A DISTANCE OF 75.16 FEET TO THE SW CORNER OF SAID LOT 5, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 41, THENCE N.17°03'W. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 116.64 FEET, THENCE N.89°55'20"E., PARALLEL TO THE NORTH LINE OF SAID LOT 5, A DISTANCE OF97.23 FEET, THENCE S6°56'20"E., 97.05 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT ACROSS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES

PARCEL 2:
COMMENCE AT THE SE CORNER OF LOT 5 B&B SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 35, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S.89°54'10"W., ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 394.91 TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°54'10"W. ALONG SAID SOUTH LINE, A DISTANCE OF190.11 FEET, THENCE N.6°00'10"W., A DISTANCE OF 112.10 FEET, THENCE N.89°55'20"E. PARALLEL TO THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 193.83 FEET, THENCE S.4°11'57"E., A DISTANCE OF 111.73 FEET TO THE POINT OF BEGINNING, BEING PART OF TRACTS 11 AND 12, OF THE RESUBDIVISION OF LOT 5 OF B&B SUBDIVISION; SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 15 FEET THEREOF;

TOGETHER WITH AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED LAND TO BE USED FOR ROAD RIGHT-OF-WAY PURPOSES WITH THE RIGHT OF INGRESS AND EGRESS: COMMENCE AT THE SE CORNER OF LOT 5 B&B SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 35, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N.0°12'00"W ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 96.35 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.0°12'00"W. ALONG SAID EAST LINE, A DISTANCE OF 30.0 FEET, THENCE S89°55'20"W PARALLEL TO THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 698.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No 41 THENCE S.17°03'00"E. ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 31.37 FEET, THENCE N.89°55'20"E. 689.45 FEET TO THE POINT OF BEGINNING.

RECEIVED
NOV 19 2024
Pud 2217
Land Development Division

Patrick L Henson — Digitally signed by Patrick L Henson Date: 2023.03.10 13:39:33 -05'00'

PATRICK L HENSON — CERTIFICATE No. 4547 — STATE OF FLORIDA — REGISTERED LAND SURVEYOR

JOB No. 23-020	THIS SURVEY IS CERTIFIED TO BFB STORAGE, LLC
PROJ. No.	
DRAW BY: PLH&HZ	
APPROVED BY:	
MAP DATE: 03/09/2023	Anderson Specialty Services, Inc.
SCALE: 1" = 20'	9200 East Orange Avenue
SHEET No. 1 OF 1	Floral City, Florida 34436
FIELD DATE: 3/4/2023	(352) 220-0146
FIELD BOOK: 97	
PAGES: 22-24	
SEC.36 TWP.18S RNG.19E	Florida Licensed Business No. 8156

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE HEREIN DESCRIBED LAND SURVEY AND PLAT ARE TRUE AND CORRECT AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS______DAY OF________________

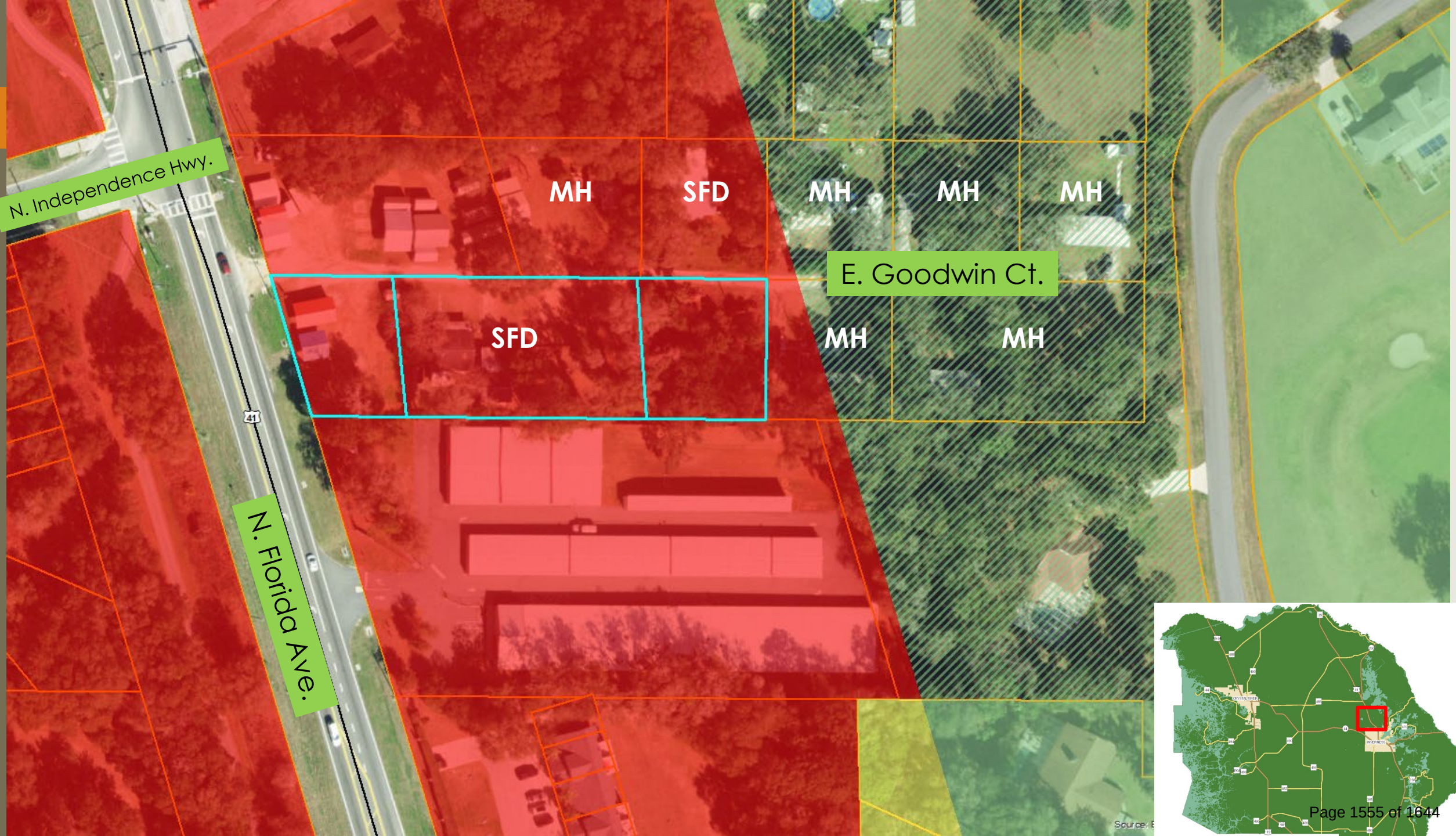
PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

■ = FOUND 4" UNIDENTIFIED CONCRETE MONUMENT UNLESS OTHERWISE NOTED
□ = SET 4"X4" CONCRETE MONUMENT LB 8156
△ = DESCRIPTIVE POINT
◉ = FOUND 5/8" REBAR LB 6443
○ = SET 5/8" REBAR LB 8156
(P) = PLAT DATA (D) = DEED DATA (F) = FIELD MEASURED (C) = CALCULATED DATA
N. = NORTH S. = SOUTH E = EAST W = WEST
R/W = RIGHT-OF-WAY
℄ = CENTERLINE Ⓦ = WELL
= POWER POLE ⟶ = GUY ANCHOR
P.O.B. = POINT OF BEGINNING
-PEDESTAL ◯ = ELEVATION ⊕ = BENCHMARK
E/R = EDGE OF ROCK/DIRT ROAD
P.O.C. = POINT OF COMMENCEMENT
BFE = BASE FLOOD ELEVATION
P.R.M. = PERMANENT REFERENCE MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
CBS = CONCRETE BLOCK STRUCTURE
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
LB = LICENSED BUSINESS
CM = CONCRETE MONUMENT
Ⓦ = WATER TANK
TBM = TEMPORARY BENCHMARK
C/S = CONCRETE SLAB
PCP = PERMANENT CONTROL POINT
A/C = AIR CONDITIONER
ID = IDENTIFICATION
PB = PLAT BOOK
CO = CLEAN OUT
' = FOOT
" = INCH
No. = NUMBER
PG = PAGE
FKA = FORMERLY KNOWN AS
OHU = OVERHEAD UTILITIES
E/P = EDGE OF PAVEMENT
P.B. = PLAT BOOK

PUD2217

Brenda McKenzie for
BFB Storage, LLC


N. Independence Hwy.
N. Florida Ave.
E. Goodwin Ct.
MH
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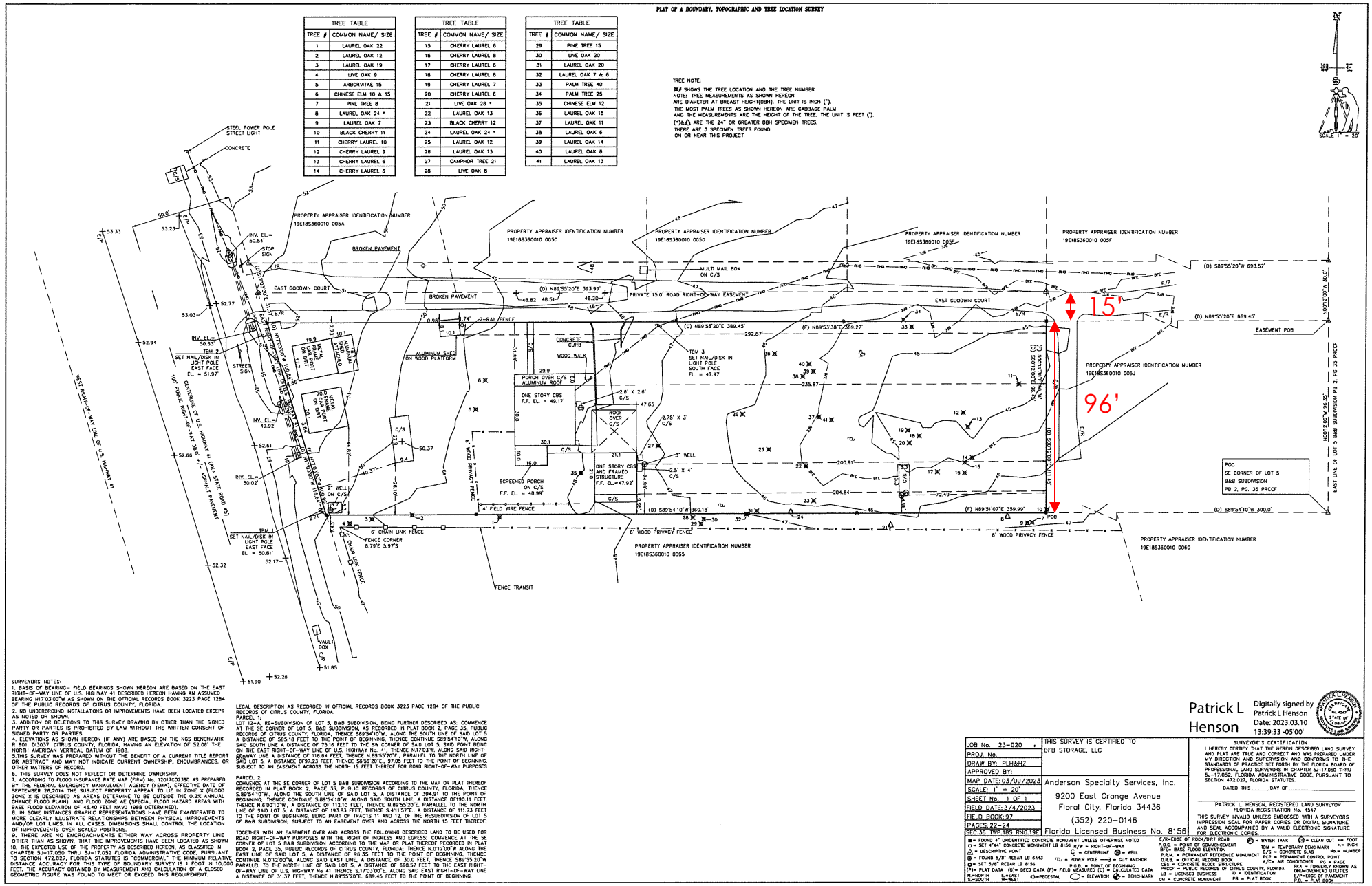
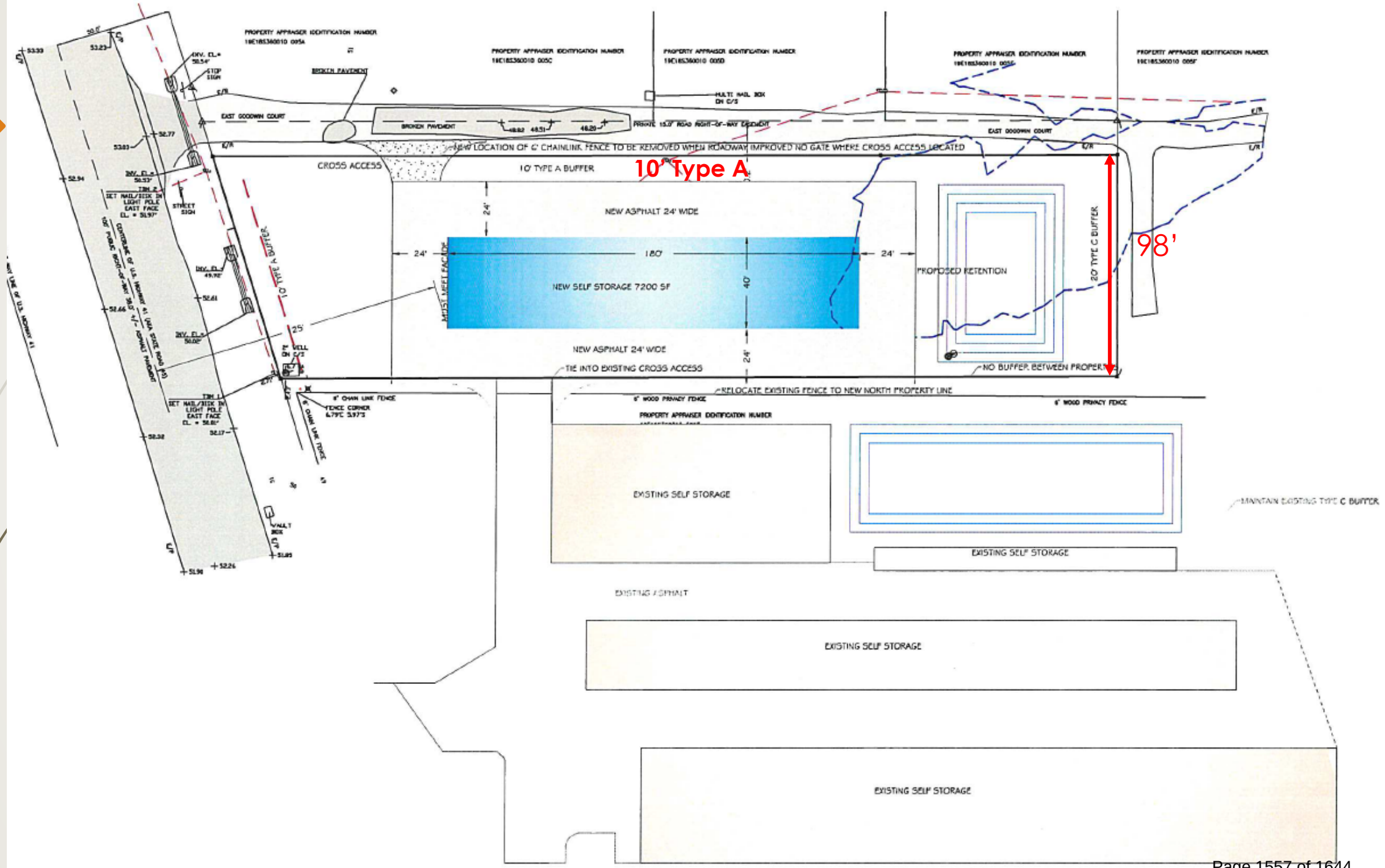
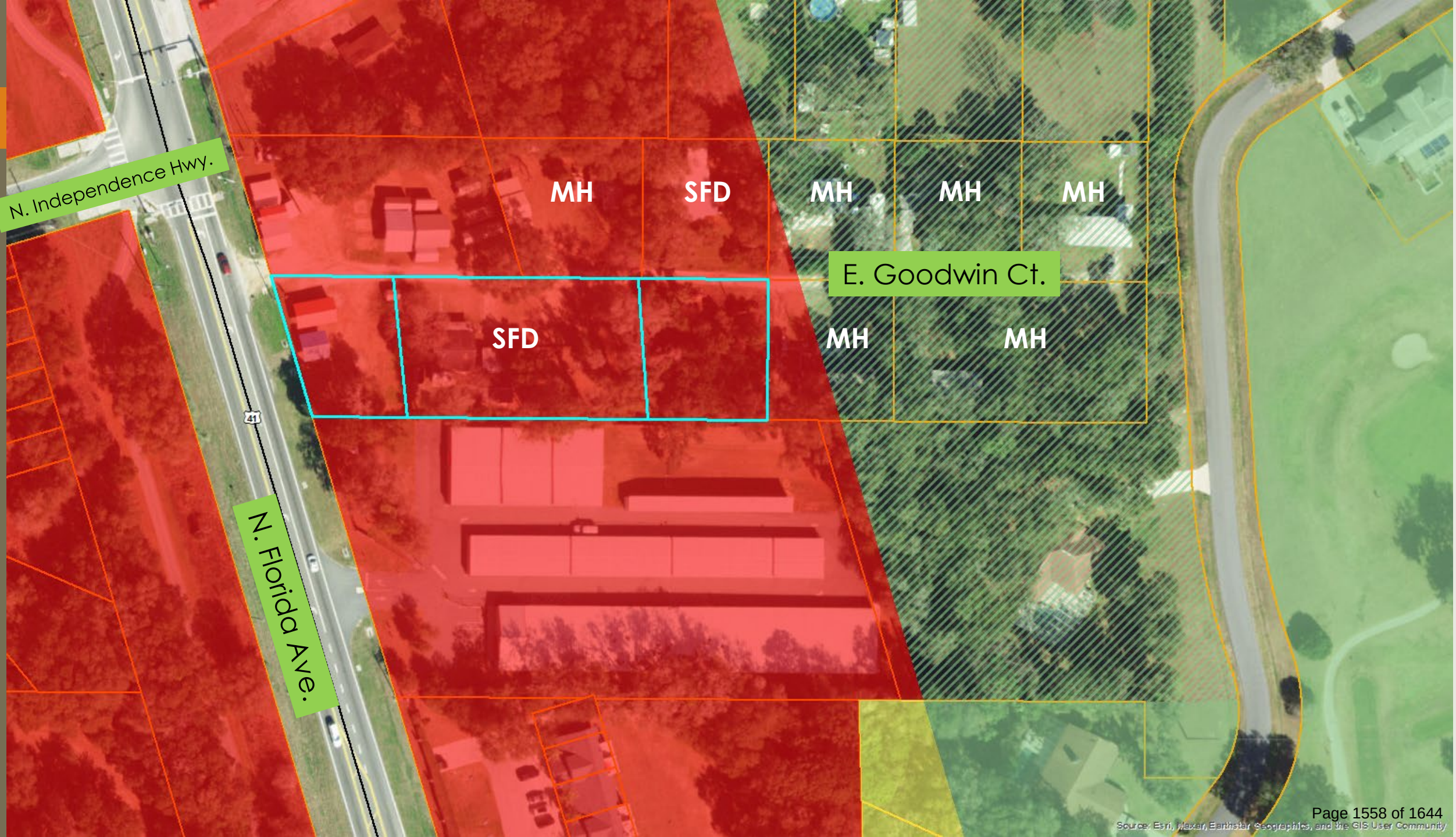
41

Boundary Survey



Master Plan


10' Type A
98'
NEW LOCATION OF 6' CHAINLINK FENCE TO BE REMOVED WHEN ROADWAY IMPROVED NO GATE WHERE CROSS ACCESS LOCATED
CROSS ACCESS
10' TYPE A BUFFER
NEW ASPHALT 24' WIDE
NEW SELF STORAGE 7200 SF
180'
40'
24'
PROPOSED RETENTION
20' TYPE C BUFFER
NO BUFFER BETWEEN PROPERTY
NEW ASPHALT 24' WIDE
TIE INTO EXISTING CROSS ACCESS
RELOCATE EXISTING FENCE TO NEW NORTH PROPERTY LINE
6' WOOD PRIVACY FENCE
EXISTING SELF STORAGE
EXISTING SELF STORAGE
EXISTING SELF STORAGE
EXISTING SELF STORAGE
EAST GOODWIN COURT
BROKEN PAVEMENT
STOP SIGN
STREET SIGN
6' CHAIN LINK FENCE
MAINTAIN EXISTING TYPE C BUFFER



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT TO THE
BOARD OF COUNTY COMMISSIONERS

APPLICATION NUMBER: PUD2217 Brenda McKenzie for BFB Storage, LLC
DATE: March 24, 2025
PREPARED BY: Jennifer Perkins, Senior Planner, Land Development Division JP

REQUEST TO ESTABLISH A PLANNED UNIT DEVELOPMENT:

REQUEST:	A request for a Planned Unit Development to allow for Mini Warehouses in the General Commercial District, pursuant to Section 2412, General Commercial District (GNC), Section 3745, Design Standards for Small Nonresidential Development Projects, and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code. Specifically, this request is for the purpose of expanding the already established mini warehouse business to the south.
SUBJECT PROPERTY	Section 36, Township 18 South, Range 19 East; more specifically, B & B Subdivision, Plat Book 2, Page 35, Parcels 10005I, 10005K, and 10005L (Alternate Keys 1630533, 2993154, and 2881232), which addresses are 4240, 4280, and 4310 E. Goodwin Ct., Inverness, FL. A complete legal description is on file with the Citrus County Land Development Division.
ACREAGE	Approximately 0.96 acres
FUTURE LAND USE DESIGNATION:	GNC, General Commercial District
SURROUNDING COMPREHENSIVE PLAN (FLUM) DESIGNATIONS:	North – GNC, General Commercial District South – GNC, General Commercial District East – GNC, General Commercial District and CL, Low Intensity Coastal and Lakes District West – GNC, General Commercial District
SURROUNDING LAND DEVELOPMENT CODE (LUAM) DESIGNATIONS:	North – GNC, General Commercial District South – GNC, General Commercial District East – GNC, General Commercial District and CLR MH, Coastal and Lakes Residential District with mobile homes allowed West – GNC, General Commercial District
SURROUNDING AREA	North – E. Goodwin Ct., unpermitted shed sales business, single-family residences South – Mini warehouses East – Single-family residence West – N. Florida Ave., Withlacoochee State Trail, vacant nonresidential

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is Lake fine sand, 0 to 5 percent slopes. Limitations to building site development are slight. The subject property is located in Flood Zones AE and X, as found on the Flood Insurance Rate Map 12017C0238D.

BACKGROUND

The subject property is approximately 0.96 acres and is located in the B & B Subdivision. The subject property is comprised of three parcels that currently take access from E. Goodwin Ct., a 30-foot-wide local, privately maintained right-of-way. The easternmost parcel is vacant, a single-family dwelling is located on the middle parcel, and the western-most parcel had a temporary permit (BLD2024339060) to sell Christmas trees that has since expired, but structures remain on site.

The existing mini warehouse business to the south was approved by a Conditional Use application in 2017 (CU-17-03) which allowed up to four mini warehouse buildings totaling up to 31,200 square feet. Subsequent permits have been issued to develop the parcel (201708487, 201711258, 201809835, and 201906241).

REQUEST FOR PLANNED UNIT DEVELOPMENT

ANALYSIS

This application proposes to establish a Planned Unit Development within the General Commercial District (GNC) for a 7,200 square-foot mini warehouse building to expand the mini warehouse business located to the south. While the buildings on the existing site total 31,200 square feet, the 2017 Conditional Use required the project to meet Section 3745, Design Standards for Small Nonresidential Development Projects. While the proposed project would then result in a total of 38,400 square feet for the entire business, for consistency, if approved, this site will also be required to meet the requirements of Section 3745 rather than Section 3740, Additional Design Standards for Large Non-Residential Projects.

Consistency with the Land Development Code (LDC): Staff reviewed this application under the standards of Section 3745, Design Standards for Small Nonresidential Development Projects, and Section 4300, Planned Unit Developments, as specified in the LDC.

***Access Management/Transportation/Stormwater*:** The Master Plan indicates that the subject site will take access through the existing mini warehouse site and states "New location of 6' chain link fence to be removed when roadway improved." E. Goodwin Ct. is improved to the eastern termination of the roadway and provides access to the residential properties along this roadway. The Master Plan also states "No gate where cross access located."

The Technical Services Division has provided the following comments:

- The engineered stormwater system will need to meet the requirements of Chapter 6, Stormwater Management, of the LDC. The existing site obtained an Individual Environmental Resource Permit (Permit 43043149.000). If a modification is obtained, please provide proof to Citrus County at time of permitting.

- East Goodwin Court is a private easement. The applicant would be responsible for coordinating with property owners and obtaining permission for any work proposed in this easement.

Impervious Surface Ratio/Floor Area Ratio: Per Section 2412 of the LDC, the maximum Impervious Surface Ratio (ISR) for GNC is 70 percent. The Master Plan indicates an ISR of 64.41 percent. The maximum Floor Area Ratio (FAR) per LDC Section 2412 is 1.0. The master plan indicates a FAR of 0.17. As such, the application is meeting these LDC standards.

***Setbacks*:** E. Goodwin Ct. is a 30-foot-wide access easement, 15 feet of which is part of the subject property. A 50-foot building setback is required from the centerline of a local right-of-way, or 25 feet from the property boundary, whichever is greater. Because the centerline of the E. Goodwin Ct. right-of-way is the northern boundary of the subject property, the setback from the northern property line is 50 feet. The proposed structure appears to have a 49-foot setback from the northern property line. N. Florida Ave. is a 92-foot-wide (at the subject site), Principal Arterial roadway. Principal Arterial roadways require a 125-foot setback from the centerline of the right-of-way. The Master Plan indicates that the nearest point of the structure is 125 feet from the centerline of the N. Florida Ave. right-of-way. Building setbacks are being met from the east, west, and south property lines.

- Deviation – A 49-foot setback from the north property line. If approved, staff has no objection to the requested deviation.

Setback Table (from property lines)		
	Required	**Currently Proposed**
North	50'*	**49'***
South (adjacent to existing business)	0'	0'
East	5'	approximately 112'
West (N. Florida Ave.)	125'*	125'*

* From centerline of right-of-way

Landscaping/Buffers: Small nonresidential design standards require a minimum 10-foot-wide Type A landscape buffer along collector and arterial roadways. As this is an expansion of the existing development, there is no landscape buffer required between the existing business to the south and the subject property. A minimum five-foot-wide Type A buffer is required along the northern property line where the subject property abuts an unpermitted shed sales business located in the General Commercial District. For small nonresidential developments, the Land Development Code requires a minimum 15-foot-wide Type C landscape buffer where property lines abut residentially designated property. This applies to the eastern property line. It also applies along the two parcels to the north that are developed with single-family dwellings. While those two parcels are zoned GNC, they are considered residentially designated because they are developed with single-family dwellings. The Master Plan indicates that the proposed project is meeting or exceeding required landscape buffers except where the subject property abuts the residentially designated parcels to the north.

Landscape Buffer Table (Deviations in **Bold**)		
	Required	**Currently Proposed**
North (vacant commercial/ single-family dwellings)	5' Type A/15' Type C	**10' Type A**
South (established site)	No buffer	No buffer
East (single-family dwelling)	15' Type C	**20' Type C**
West (principal arterial roadway)	10' Type A	10' Type A

- Deviation – A 10-foot-wide Type A buffer along the north property line where the subject property abuts parcels developed with single-family dwellings. Staff does not support this requested deviation. The proposed mini warehouse expansion is too intense of a use to only have a 10-foot-wide Type A buffer against single-family dwellings.

Tree Preservation: The subject site is partly wooded. A tree preservation plan will be required at the time of permitting.

Parking Spaces Required: The Master Plan does not propose any additional facilities. No new parking spaces will be required.

Façade Standards: According to LDC Section 3745, any elevation of a building that fronts an improved right-of-way shall meet façade requirements. The entirety of E. Goodwin Ct. is an improved right-of-way that provides access to all parcels that front E. Goodwin Ct. The Master Plan erroneously indicates that E. Goodwin Ct. is not improved and that façade standards are not required. The Master Plan indicates that the west side of the building that fronts N. Florida Ave. will meet façade standards.

- Deviation – The applicant is requesting to not meet façade standards on the north side of the proposed structure. Staff does not support this requested deviation.

Lighting/Signage: The applicant has not provided any information regarding lighting or signage. These standards will be subject to the criteria outlined in the LDC.

Consistency with Comprehensive Plan: All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies are relevant to this application:

Policy 17.2.7 The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.

Staff comment – *The subject property is located within the PSA; however, central water and central sewer connections are not needed because no additional facilities are proposed. Based on soil characteristics, limitations to development are slight.*

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Staff comment – The Generalized Future Land Use Map designates a depth of 400 feet for commercial development on each side of this section of N. Florida Ave. While there is a 400-foot designated strip of General Commercial District along the east side of N. Florida Ave. at the subject site, the remainder of the surrounding area is zoned Low Intensity Coastal and Lakes. The proposed expansion could bring a nonresidential use that is too intense against a residential area.

Compatibility with Adjacent Land Uses: *While the project is compatible with the existing business, the intensity of the proposed use may not be compatible with the surrounding residentially designated properties and those zoned for residential use. Adhering to LDC standards for façade and landscape buffers along the northern property line may reduce incompatibility with the surrounding area.*

Concurrency

a. Sanitary Sewer – The applicant has stated there will be no facilities on the subject site.

b. Potable Water – The applicant has stated there will be no facilities on the subject site.

c. Solid Waste – Solid waste collection and disposal will not be utilized for the expansion site.

d. Drainage – The Master Plan shows a drainage retention area on the east side of the subject site. At the time of permitting, an engineer's analysis confirming that stormwater standards can be met and that there are no adverse impacts to drainage flows to or from adjacent properties must be provided. The existing site obtained an Individual Environmental Resource Permit (Permit 43043149.000). If a modification is obtained, proof must be provided to Citrus County at time of permitting.

SUMMARY OF AGENCY COMMENTS: None have been received as the writing of this staff report.

SUMMARY OF PUBLIC COMMENTS: None have been received as the writing of this staff report.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 2412, General Commercial District (GNC), Section 3745, Design Standards for Small Nonresidential Development Projects, and Section 4300, Planned Unit Developments (PUD), as specified in the LDC. The Planning and Development Commission (PDC) may recommend approval, and the Board of County Commissioners (BCC) may adopt modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the PUD. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. Only uses which are consistent with the Comprehensive Plan may be approved as a PUD. *While in the Planned Service Area, the proposed expansion will not be required to connect to central water and central sewer due to the lack of any proposed additional facilities.*

B. Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and

surrounding neighborhoods and property. *The mini warehouse use is not allowed by right in the GNC District. This use may be approved in the GNC district with a PUD; however, the use may not be compatible with the adjacent residential uses. However, the proposed project may reduce incompatibility by meeting LDC standards that address façade and landscape buffers for the portions abutting existing residences.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *Any future accessory uses would be subject to standards as outlined in the LDC.*

D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *The applicant is aware that any future uses may require an amendment to this Planned Unit Development.*

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the County and the established objectives and policies of the adopted Comprehensive Plan.** *The use can meet LDC standards for impervious surface ratio and floor area ratio as outlined in the Comprehensive Plan and Land Development Code. However, because the 15-foot-wide Type C landscape buffer cannot be placed in the easement, there does not appear to be sufficient space for the required buffer, the 15-foot-wide easement, the two 24-foot-wide two-way access drives, and the 40-foot-wide building. Two-way traffic standards require a minimum paved width of 24 feet per the LDC. The dimensions on the Master Plan total 98 feet for the proposed 10-foot-wide Type A landscape buffer, the two 24-foot-wide two-way access drives, and the 40-foot-wide building. This does not include the right-of-way easement. The boundary survey depicts the width of the subject property as 96 feet wide, exclusive of the easement. The proposed project would need to be redesigned to accommodate the required 15-foot-wide Type C buffer.*

F. **Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**

   1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**

   2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.**

      This provision must be met at the time of development.

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *As proposed, the Master Plan does not meet LDC standards for a minimum 15-foot-wide landscape buffer abutting the residentially designated properties to the north.*

H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *The applicant has proposed a one-story building. The Master Plan indicates that structure setbacks are being met on three sides, with the remaining side encroaching by one foot.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The applicant has submitted a revised Master Plan date-stamped received January 15, 2025, for this application.*

J. **A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the County. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *The applicant has not requested a deviation from this requirement.*

PLANNING AND DEVELOPMENT COMMISSION (PDC) RECOMMENDATION: The Planning and Development Commission (PDC) discussed this application on March 20, 2025. The PDC recommended approval of this application. The PDC found that the application is consistent with the requirements of the LDC and consistent with the Comprehensive Plan. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the area.

SUGGESTED CONDITIONS (if this application is approved):

1. The Planned Unit Development (PUD) shall allow for one mini warehouse building up to 7,200 square feet as outlined on the Master Plan date-stamped received January 15, 2025, by the Land Development Division. Any new construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

2. At the time of permitting, the applicant must demonstrate compliance with applicable development standards per LDC Section 3745, Design Standards for Small Nonresidential Development Projects, including those for façade and lighting, unless otherwise outlined in these conditions.

3. Building setbacks for the proposed structure shall be as delineated on the Master Plan date-stamped received January 15, 2025.

4. A minimum 15-foot-wide Type 'C' landscape buffer is required along the north property line where the subject property abuts parcels developed with single-family residences. The remaining buffers shall be as delineated on the Master Plan date-stamped received January 15, 2025. Any fencing must be located inward of landscape buffers.

5. The applicant must meet the requirements of Chapter 7, Transportation Systems Standards, of the LDC, including a minimum 24-foot-wide paved access aisle for two-way traffic, unless otherwise approved by the County Engineer.

6. The following shall be required or as otherwise approved by the Technical Services (Engineering) Division:

- The engineered stormwater system must meet the requirements of Chapter 6, Stormwater Management, of the LDC. Proof of any modification to the existing site's Individual Environmental Resource Permit (Permit 43043149.000) must be provided to Citrus County at time of permitting.

- East Goodwin Court is a private easement. The applicant is responsible for coordinating with property owners and obtaining permission for any work proposed in this easement.

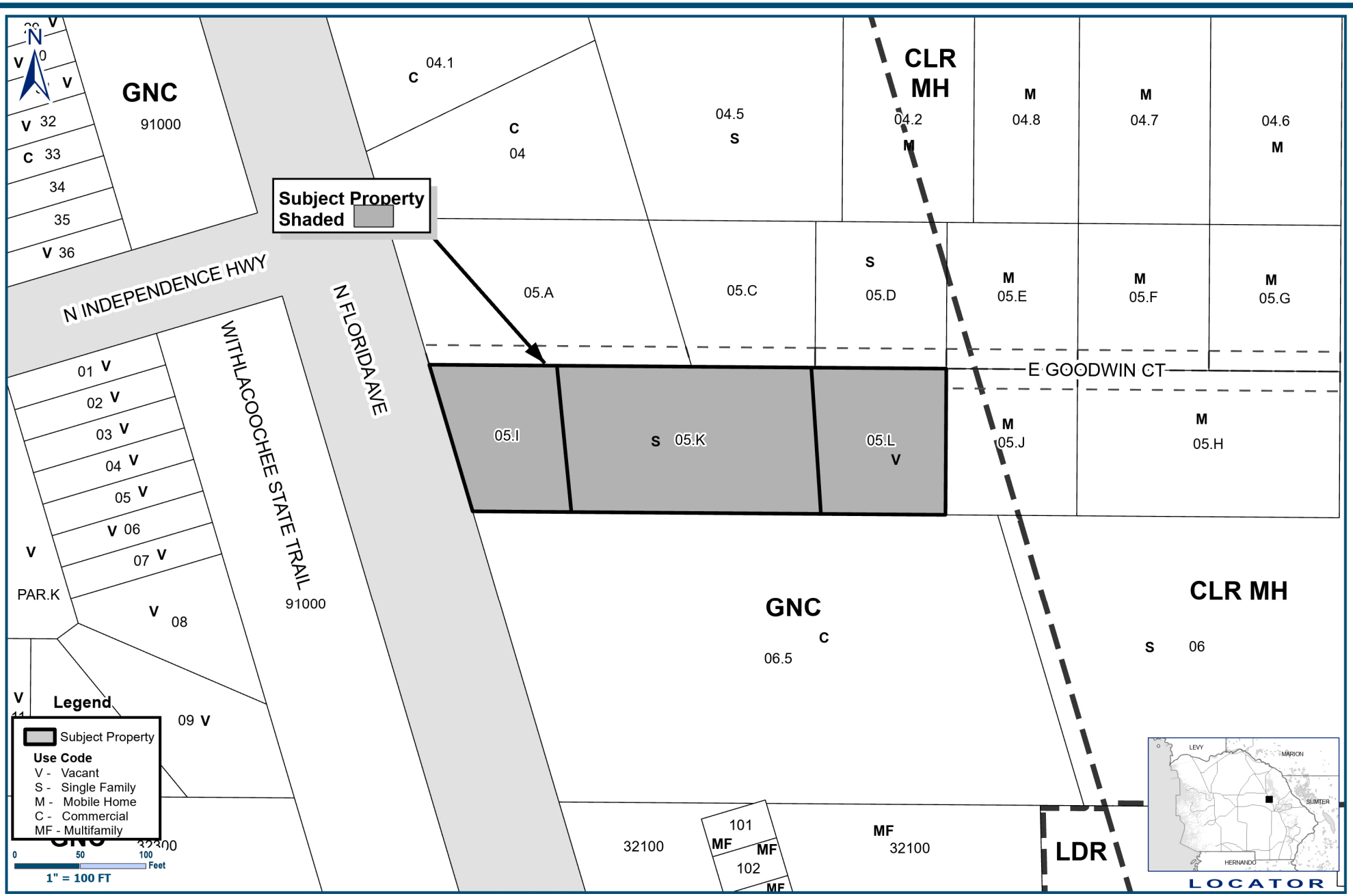
7. A Tree Preservation Plan, as outlined in the LDC, must be submitted and approved at the time of permitting.

8. Landscaping and design and maintenance shall follow the principles of the of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

10. Minor modifications to this Planned Unit Development may be approved by the Director of Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

JP/cfc



Application #: PUD-2217	**Applicant: Brenda McKenzie for BFB Storage, LLC**
Proposal: Expansion of established mini warehouse	**Location: 4240, 4280, & 4310 E Goodwin Ct., Inverness**
LDC Atlas: GNC	**S-T-R - 36-18-19**

Planner Initials: _____ **Date:** _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: January 24, 2025
Source: Enterprise Geodatabase
Map Number: PUD-2217

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Cheryl B. Burton

From: Jennifer L. Perkins
Sent: Thursday, March 6, 2025 10:01 AM
To: Cheryl B. Burton; Elizabeth J. Hoover
Subject: FW: [EXTERNAL]Application PUD2217

Public input below.

Jen Perkins
Senior Planner
Citrus County Land Development Division
Citrus County Board of County Commissioners
352.527.5310

From: Janet Thomas <n2bigbirds@yahoo.com>
Sent: Wednesday, March 5, 2025 3:49 PM
To: Jennifer L. Perkins <Jennifer.Perkins@citrusbocc.com>
Subject: [EXTERNAL]Application PUD2217

WARNING: This email originated from an external Domain **DO NOT CLICK** unless you recognize the sender and know the content is safe.

Hi Jennifer, My name is Janet Thomas. I live at 4363 E. Goodwin Ct. Inverness. I am currently visiting in NC and my neighbor in Florida told me she got a letter from the County saying there was going to be a hearing on March 20th at 9am to discuss the retention pond and building onto BBW Storage located beside our property. I plan on being in Florida for the meeting, but decided to email you also. I strongly object to building storage buildings that close to my property, as well as a retention pond. Water already collects there when it rains heavy, and I do not want standing water in that area. I also do not want the forest trees removed. They are homes to many birds, raccoons, possums, and Gopher tortoises breed in our little area every year.There will be a clear line of sight to Florida Ave. And I do not want to clearly see the road from my house. The business at the end of our drive already makes the drive nearly impossible to drive down. And they refuse to upkeep their portion of the road. If another business takes over the other side of the drive, it will be even worse. I was not there to recieve my letter to attend and contest this project. So I do not know what the letter actually said. I do not know if they plan on paving the drive from their property to the main road or what. It is also HARD to turn into Goodwin Ct from Florida Ave. There is no turn lane, we have to be in the turn lane for people turning left onto Independence. Big troubles for us few residents that live on Goodwin.
Is there any way that I could get a email of the letter? At least I could read it my self and see what the propositions are from BBW Storage. Thank you so much, Janet Thomas

Sent from Yahoo Mail for iPad

RECEIVED
MAR 06 2025
PUD2217
Land Development Division

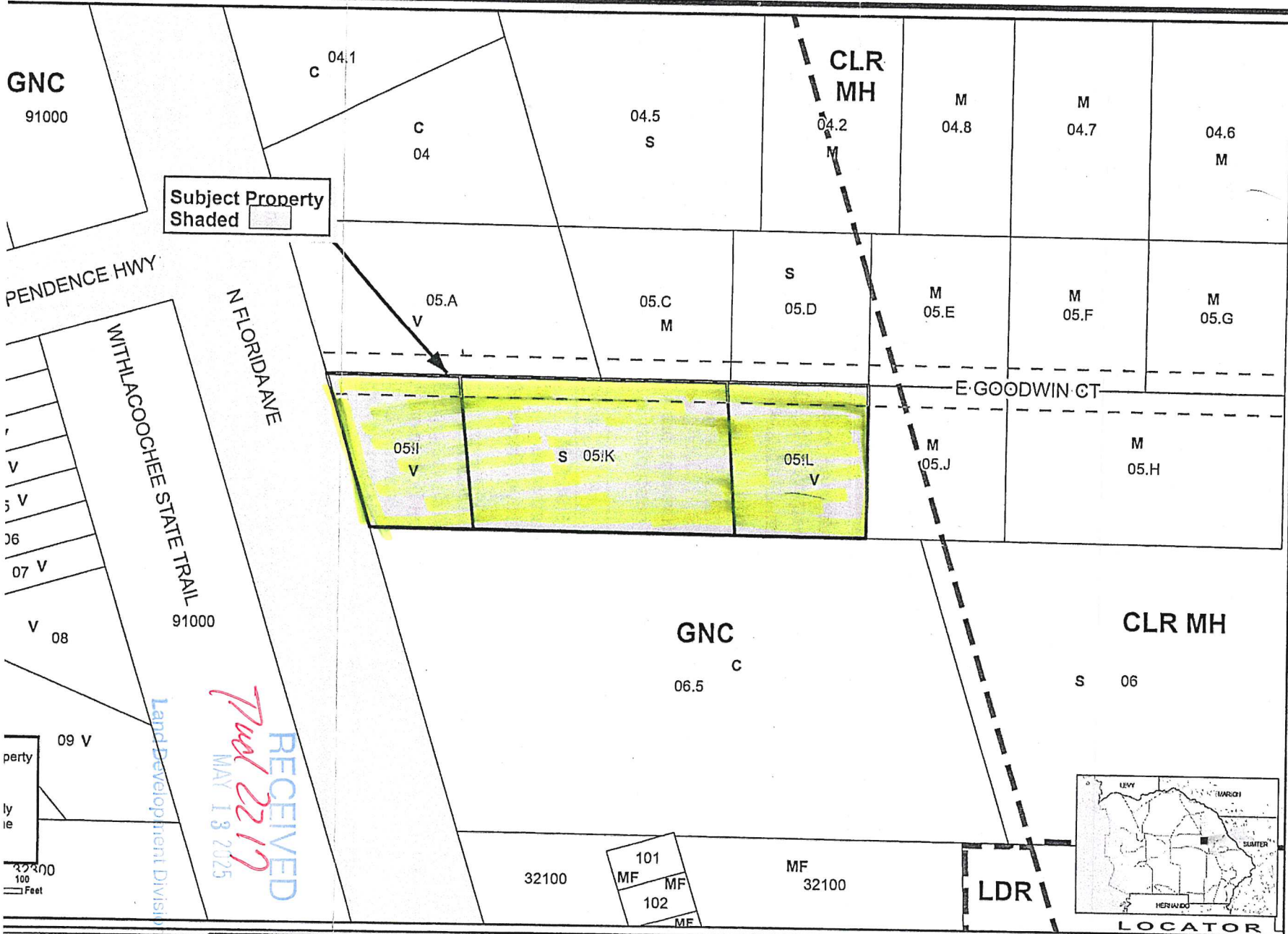
PUD2217/ Brenda McKenzie BFB Storage LLC

Residents of E. Goodwin Ct, Inverness

The residents of Goodwin Ct. Come together to protest the expansion of BFB Storage LLC Mini Wearhouses. Several residents have spoken to Brenda McKenzie about her plans to expand. She has told us that she is NOT upkeeping the Goodwin Ct drive that her expansion encompasses. Clearly on the map from Citrus County Board of County Commissioners, it shows the shaded property on Goodwin court that she plans to expand on. Clearly shaded to half the Goodwin Ct drive is her property. We few homeowners are already having problems with our road. The other business across to BFB expansion has torn up their half of the road and refuse to fix it. We are a quiet neighborhood, and want nothing more than the businesses that own property at entrance to fix the roadway. As owners of property on Goodwin Ct, we all have to maintain our portion of the road in front of our residence to the center of the road. She plans on cutting down the small woodland, thus ruining the places our wildlife live here. We have armadillos, raccoons, opossums, a breeding Gopher tortoise, and a feral cat population that hang out in that wooded area, as well as a variety of birds. We feel since Brenda McKenzie has expressed several times "She is not doing a thing to the roadway on Goodwin Ct, it's somebody elses problem", that further building into our neighborhood will be a very bad idea. We did not move here to be commercialized. We are not happy with the thought of Brenda McKenzie not taking care of the property "On the outside of the fence she will be erecting, including the road." We have older, retired, disabled people here that need a clean and clear exit and entrance for Home Health care workers, ambulances, etc. We had an exit on the end of Goodwin Ct, but one day the county erected a blockade, so we only have one entrance/exit. It's not fair if a business buys property and refuses to upkeep the road. And so we will continue to protest development from BFB Storage LLC.

Janet Thomas 4363 E. Goodwin Ct.
Gary R. Anthony 4360 E. Goodwin Ct. 34453
Matthew Griffis 4377 E. Goodwin CT 34453
Mary F. Wilkins 4377 E. Goodwin Ct. 34453
Brian F. Wilkins 4377 E Goodwin CT.
Samuel Pinch 4333 E Goodwin Ct. 34453

RECEIVED
MAY 13 2025
Pud 2217
Land Development Division



PUD-2217

Applicant: Brenda McKenzie for BFB Storage, LLC

ansion of established mini warehouse

Location: 4240, 4280, & 4310 E Goodwin Ct., Inverness

C

S-T-R - 36-18-19

Planner Initials: _____ Date: _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: January 24, 2025
Source: Enterprise Geodatabase
Map Number: PUD-2217

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AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director
SUBJECT:	**5:10 P.M. AA/PUD-2025-00001 Garden Street Communities**
AGENDA DATE:	**May 27, 2025**

BRIEF OVERVIEW:

The application is a request to amend the Citrus County Land Use Atlas Map from Low Density Residential District Mobile Homes allowed to Low Density Residential District and to establish a Planned Unit Development with a Master Plan for up to 125 single-family lots, pursuant to Section 4300, Planned Unit Developments, as specified in the LDC.

The subject property is approximately 34.11 acres and is located in Section 07, Township 19 South, Range 18 East; more specifically, Parcel 32000 (Alternate Key 1504597), which address is 1871 S. Rock Crusher Rd., Homosassa.

This application was discussed by the Planning and Development Commission (PDC) on January 2, 2025, and recommended for denial. The applicant then revised the application, and the PDC recommended denial on March 20, 2025.

The application was originally scheduled for discussion by the BOCC on 4/22/25 but continued at the applicant's request.

STRATEGIC PLANNING ELEMENT:

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

N/A - Applicant's responsibility

RECOMMENDED ACTION:

a. Conduct a public hearing on April 22, 2025, at 5:10 p.m. to consider application AA/PUD-2025-00001, Garden Street Communities.

b. If approved, direct the Chair and Clerk to execute the ordinance for AA/PUD-2025-00001, Garden Street Communities. **(Eric Landon, Growth Management Director)**

ATTACHMENTS:

1. Draft Ordinance
2. PDC March 20 2025 Action Summary
3. PDC minutes January 2 2025
4. Applicant Power Point
5. Applicant's Narrative
6. Application
7. Proposed Master Plan 2-13-25
8. Boundary Survey
9. Impervious Surface Ratio narrative request
10. Concurrency Letters
11. Planner PowerPoint
12. AA-PUD-2025-00001 BCC Staff Report & Map 5.27
13. Public Input

NOTE: PDC RECOMMENDED DENIAL OF THIS APPLICATION

ORDINANCE NO. 2025-

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND USE ATLAS MAP BY REDESIGNATING APPROXIMATELY 34.1 ACRES FROM THE LOW DENSITY RESIDENTIAL DISTRICT WITH MOBILE HOMES ALLOWED TO THE LOW DENSITY RESIDENTIAL DISTRICT; AND TO ESTABLISH A NEW PLANNED UNIT DEVELOPMENT FOR SINGLE-FAMILY RESIDENTIAL USES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code as Ordinance No. 2012-06; and

WHEREAS, certain Atlas Amendments are necessary to maintain consistency with the Citrus County Comprehensive Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:

1. The following described lands are hereby redesignated on the Citrus County Land Use Atlas Map:

   AA/PUD-2025-00001 Garden Street Communities

   Re-designation of approximately 34.1 acres from the Low Density Residential District with mobile homes allowed (LDRMH) to the Low Density Residential District with a Planned Unit Development (LDR/PUD) for single-family residential uses, modifying the Land Use Atlas Map as presented in AA/PUD-2024-00009 and as further described in Exhibit "A", legal description, Exhibit "B", master plan, and Exhibit "C", conditions, attached hereto and incorporated herein by reference.

2. The Atlas of the Land Development Code of Citrus County, Florida is hereby amended to reflect the changes described in Section 1 of this Ordinance.

3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

NOTE: PDC RECOMMENDED DENIAL OF THIS APPLICATION

4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

5. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

6. This ordinance shall become effective simultaneous with the effective date of the associated Comprehensive Plan Amendment.

DONE AND ADOPTED in regular meeting by the BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, this _____ day of _____, 2025.

ATTEST:

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISON OF THE STATE OF FLORIDA

BY: _____

_____
TRACI PERRY, CLERK OF COURT

REBECCA BAYS, CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN,
COUNTY ATTORNEY

NOTE: PDC RECOMMENDED DENIAL OF THIS APPLICATION

EXHIBIT A

AA-PUD-20250-00001
LEGAL DESCRIPTION

Section 07, Township 19 South, Range 18 East; more specifically, Parcel 32000 (Alternate Key 1504597), which address is 1871 S. Rock Crusher Rd., Homosassa, more particularly described as follows:

LEGAL DESCRIPTION FOR PARCEL 32000

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHEASTERLY OF ROCK CRUSHER ROAD:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 17 EAST, LESS AND EXCEPT THE RIGHT OF WAY OF ROCK CRUSHER ROAD AND THAT PROPERTY DESCRIBED IN THE OFFICIAL RECORDS BOOK 832, PAGE 964, OFFICIAL RECORDS BOOK 844, PAGE 1312 AND OFFICIAL RECORDS BOOK 844, PAGE 1313, CONVEYED TO CITRUS COUNTY.

OR. 832, PG. 964 = ADDITIONAL R/W ALONG THE WEST SIDE OF ROCK CRUSHER ROAD

OR. 844, PG. 1312 = ADDITIONAL R/W ALONG THE WEST SIDE OF ROCK CRUSHER ROAD

OR. 832, PG. 964 = ADDITIONAL R/W ALONG THE WEST SIDE OF ROCK CRUSHER ROAD

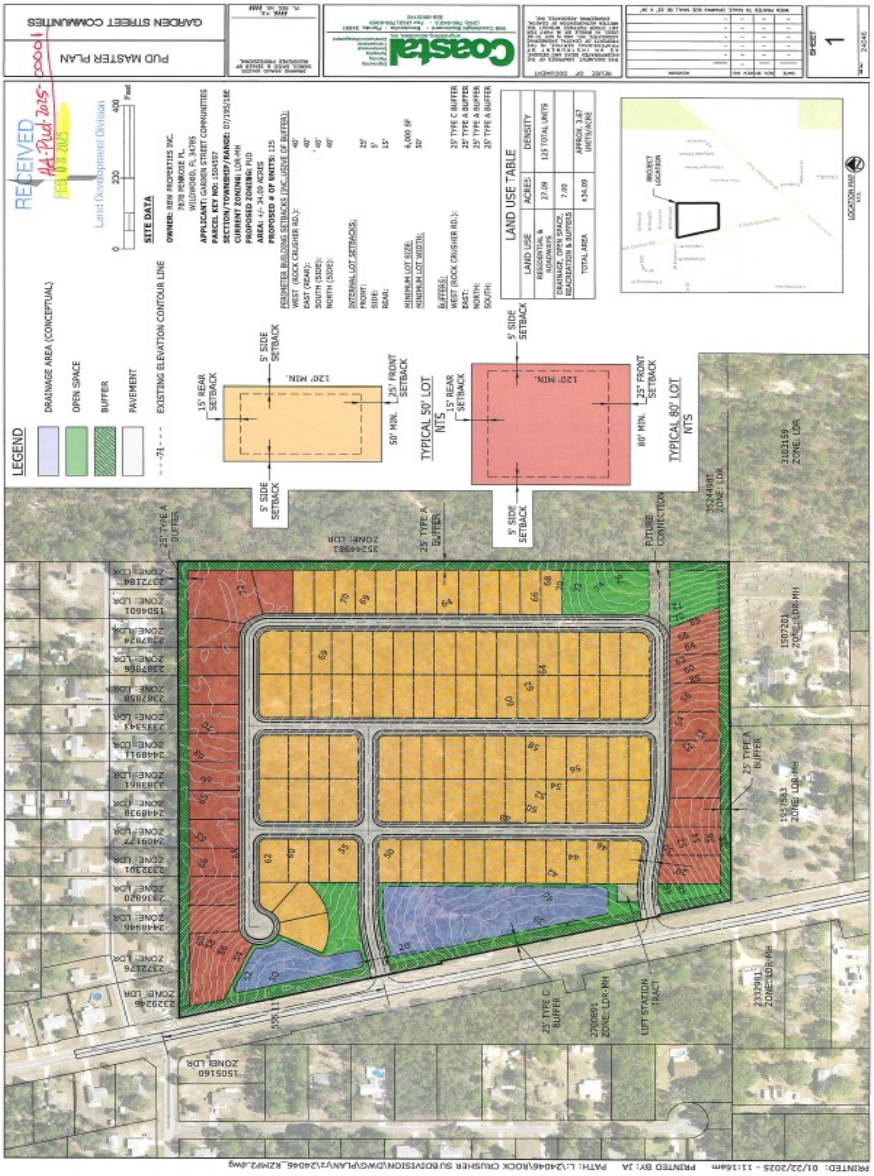
OR. 885, PG. 440 = ADDITIONAL R/W ALONG THE EAST SIDE OF ROCK CRUSHER ROAD

NOTE: PDC RECOMMENDED DENIAL OF THIS APPLICATION

EXHIBIT B

MASTER PLAN – GARDEN STREET COMMUNITIES

AA-PUD-2025-00001



NOTE: PDC RECOMMENDED DENIAL OF THIS APPLICATION

EXHIBIT C
AA-PUD-2025-00001 Garden Street Communities
CONDITIONS OF APPROVAL *(not considered by PDC)*

1. The application site may be developed with up to 125 single-family residential lots as outlined on the Master Plan date stamped February 3, 2025 by the Land Development Division.

2. Minimum lot size to be 6,000 square feet with a minimum lot width of 50 feet.

3. The project must be served by central water and central sewer.

~~4.~~ Setbacks as follows:

   Front setback 25 feet
   Side setback 5 feet
   Rear setback 15 feet

5. Maximum Impervious Surface Ratio will need to be met as outlined in the Citrus County Land Development Code.

6. Residential tree standards shall be met as outlined in the Citrus County Land Development Code.

7. Stormwater Management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.

8. Access Management design for the site must meet the requirement of LDC Chapter 7, Transportation System Standards.

9. The applicant must provide trip generation and a traffic impact analysis at the time of permitting. The traffic impact analysis will include turn lane warrants and traffic signal warrants at proposed entrances. The intersection of Rock Crusher Rd and Homosassa Trail will also need to be analyzed to determine if intersection modifications will be required for this project.

11. Any proposed improvements warranted in the S Rock Crusher Road right-of-way will need to be in accordance with FDOT and County Standards and will need to be constructed by the developer.

NOTE: PDC RECOMMENDED DENIAL OF THIS APPLICATION

12. All internal roadways will need to be privately owned and maintained. All roads must be designed and constructed in accordance with Section 7730 of the Land Development Code.

13. Mailbox cluster box units must be installed meeting the clear zone requirements of the 2028 Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways and the U.S. Postal Service National Delivery Planning Standards – A Guide for Builders and Developers handbook PO-632 July 2020.

14. Active recreation and open space of 20 percent or more must be provided per LDC standards.

15. LDC standards for pedestrian circulation will need to be met at the time of permitting.

16. The Planned Unit Development shall expire in three (3) years from the date of approval of this application by the Board of County Commissioners.

17. Where standards are not specified herein, the Citrus County Land Development Code (or current code standards) will apply.

18. Minor modification to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

LOCATION: Section 36, Township 18 South, Range 19 East; more specifically, B & B Subdivision, Plat Book 2, Page 35, Parcels 10005I, 10005K, and 10005L (Alternate Keys 1630533, 2993154, and 2881232), which addresses are 4240, 4280, and 4310 E. Goodwin Ct., Inverness, FL. A complete legal description is on file with the Citrus County Land Development Division.

STAFF CONTACT: Jennifer Perkins, Senior Planner, Land Development Division

PUBLIC INPUT: Robert Berlu, owner, came up to say he is in favor of the project.

Kurt Johnson, customer of applicant, stated the applicants business is very clean, maintained well, and he recommends this business to his own customers.

MOTION: The Planning and Development Commission finds application number ***PUD2217 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS AS READ*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Bramblett 2nd Mr. Sharra

VOTE: 7 – 0, Motion Carried

2. ATLAS AMENDMENT / PLANNED UNIT DEVELOPMENT

a. AA/PUD-2025-00001 Coastal Engineering for Garden Street Communities

REQUEST: A request to amend the Citrus County Land Use Atlas Map from Low Density Residential District Mobile Homes allowed to Low Density Residential District and to establish a Planned Unit Development with a Master Plan for up to 125 single-family lots, pursuant to Section 2405, Low Density Residential District and Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 07, Township 19 South, Range 18 East; more specifically, Parcel 32000 (Alternate Key 1504597), which address is 1871 S. Rock Crusher Rd., Homosassa. A complete legal description is on file with the Citrus County Land Development Division.

STAFF CONTACT: Melissa Morris, Planner, Land Development Division

PUBLIC INPUT: Chuck Shinsky, adjacent neighbor, stated this is a low lying property and that all the surrounding properties drain into it. He also does not feel that 125 septic tanks belong on only 35 acres. He finished with a few questions for the applicant asking what the square footage of the homes where, what the lot size will be, and how much will the homes be sold for.

Bob Craik, adjacent neighbor, would like the density to stay where it is now. He stated he believes in property rights and the rights of the owner to develop, but at the current density.

Wendell Leigh feels this project will bring in extra traffic and asked what the developer will be doing to address this issue.

Paul Daugherty stated this is basically the same application that was presented before with very little change. He also feels drainage will be an issue and the proposed density is too high.

Vivien Quarles stated she doesn't see a lot of change from the previous application and feels traffic will still be a large issue. She asked where the drinking water for this development will come from and asked if sewer or septic will be going in. Finally, she stated there are at least thirteen gopher tortoise holes on the property and expressed concern for their wellbeing.

MOTION: The Planning and Development Commission finds application number ***AA/PUD-2025-00001 INCONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***DENIAL*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Mr. Barmes 2nd Mr. Bramblett

VOTE: 4 – 3, Motion Carried
Nays: Mr. Bozeman, Mr. Sharra, and Ms. Collins

K. **ADDITIONAL ITEMS:** Ms. Coutu stated that at the April 3rd meeting there will be one Conditional Use application.

L. **PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:** None.

M. ADJOURN

The Planning and Development Commission adjourned at 11:36 p.m.

Respectfully submitted,

Carissa Faulkner-Cable, Recording Secretary

PLANNING AND DEVELOPMENT COMMISSION (PDC)
SUMMARY MINUTES
January 2, 2025

Members Present: Richard Barmes, Chair; David Bramblett, 2nd Vice Chair; Michael Facemyer, Robert Sharra, Kurt Stone, Stacy Worthington, and School Board Representative, Chuck Dixon

Staff Present: Joanna Coutu, Deputy Director Growth Management, Land Development Division (LDD), Joseph Hochadel, Principal Planner, Melissa Morris, Planner, Elizabeth Hoover, Planning Coordinator, and Carissa Faulkner-Cable, Land Development Coordinator

Also Present: Eric Landon, Director Growth Management

Absent: Denise Lyn, County Attorney

A. CALL TO ORDER

Mr. Barmes called the meeting to order at 9:01 a.m.

B. INVOCATION

The Invocation was given by Ms. Worthington.

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Barmes.

D. ROLL CALL

Recording Secretary proceeded with roll call.

E. CHAIR TO READ THE APPEAL PROCESS AND MEETING PROCEDURES

F. OPEN TO THE PUBLIC: None.

G. APPROVE MINUTES: None.

H. STAFF ANNOUNCEMENTS:

I. EX PARTE COMMUNICATIONS: Ms. Coutu polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. Mr. Sharra and Mr. Barmes stated that they each had a site visit. All other PDC members said they had no ex parte communications.

J. APPLICATIONS

1. ATLAS AMENDMENT / PLANNED UNIT DEVELOPMENT

a. AA/PUD-2024-00009 Coastal Engineering for Garden Street Communities

REQUEST: A request to amend the Citrus County Land Use Atlas Map from Low Density Residential District - mobile homes allowed, to Low Density Residential District; and to establish a Planned Unit Development with a Master Plan to allow up to 136 single-family lots, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.

LOCATION: Section 07, Township 19 South, Range 18 East; more specifically, Parcel 32000 (Alternate Key 1504597), which address is 1871 S. Rock Crusher Rd., Homosassa, FL. A complete legal description is on file with the Citrus County Land Development Division.

STAFF CONTACT: Melissa Morris, Planner, Land Development Division

INTRODUCTION: Ms. Hoover's overview included an aerial view of the subject property and the surrounding area, photos of the subject property and the surrounding area, and a site plan as submitted by the applicant.

APPLICANT: Mr. Pianta, from Coastal Engineering and Associates, explained that the property is located on the east side of Rock Crusher Road, north of CR 490, West Homosassa Trail. It is currently zoned as Low Density Residential, with mobile homes allowed (LDRMH), and has the same land use designation. He explained that according to the County's Land Development Code (LDC) the designation permits up to six units per acre with an approved Planned Unit Development (PUD).

He stated the request is to redesignate the property under a PUD to allow 136 single-family lots with a density of 3.99 units per acre. The project proposes 25-foot buffers around the perimeter and a 40-foot setback. Lot sizes are planned at 6,000 square feet, with lot widths of 50 feet and setbacks of 25 feet at the front, 5 feet on the sides, and 10 feet at the rear.

Mr. Pianta then explained a request to modify the Impervious Surface Ratio (ISR) from the allowable 0.35 to 0.55. He stated the increased ISR is needed to accommodate driveways and accessory structures. He noted that most lots are unlikely to reach the 0.55 ISR limit, but the increase is necessary because the existing limit is restrictive for this type of development.

Mr. Pianta stated the project is located within the planned service area, and designed for suburban development as outlined in the County's

Comprehensive Plan. He states that this area is meant to support projects with four or more units per acre and requires connection to central water and sewer services.

Mr. Pianta highlighted the proposed 25-foot buffer, which includes landscaping and fencing maintained by the homeowners' association. He stated this exceeds the typical five-foot sodded buffer required between residential areas. He felt the project's location on a collector road near an intersection with residential and commercial uses supports compatibility with the surrounding area and explained that the PUD allows for innovative land use while complying with the County's Land Development Code for residential density.

Mr. Pianta introduced Mr. Ford Manuel to provide additional information on utilities and infrastructure.

Mr. Manuel explained that the project will include two access points on Rock Crusher Road, meeting required spacing guidelines. He stated a traffic impact analysis will be submitted with the preliminary plat, but early studies show no improvements, such as turn lanes or traffic signals, are needed.

He described how the project will connect to potable water and sanitary sewer systems approximately 3,200 feet from the project's southern entrance. A 12-inch water main is available along Rock Crusher Road, and there is enough capacity for both water and sewer. Mr. Manuel stated a sufficiency letter confirming adequate solid waste capacity was also submitted.

Mr. Manuel said the site's grading and drainage have been reviewed to meet all runoff requirements, with a sufficiency letter provided and permitting will go through SWFWMD. He confirmed no additional infrastructure improvements are planned.

He concluded by stating that the full traffic analysis will be submitted with the preliminary plan.

QUESTIONS FROM STAFF: Mr. Hochadel asked about the proposed density and the need for the increased Impervious Surface Ratio (ISR).

Mr. Manuel explained that the project includes 136 units. The utility improvements required for the project include extending a force main and constructing a pump station over 3,200 linear feet, which are County improvements. He stated to make the project financially viable and affordable, increased density is needed to cover the cost of these improvements.

Regarding the ISR, Mr. Manuel stated that the neighboring Crystal Ridge project was approved with a minimum lot size of 5,000 square feet and an ISR of up to 65%. He explained that similar projects with dense development

require a higher ISR to afford infrastructure improvements. He then added that the request for a 55% ISR will not apply to every lot, but the current limit of 35% is unfeasible for the proposed 50-foot by 120-foot lots.

Ms. Coutu asked if the term "affordable" referred to creating lower-cost housing or workforce housing. Mr. Manuel clarified that this is not an affordable housing project. Ms. Coutu then asked why a larger lot size was not chosen to avoid the need for the ISR change.

Mr. Manuel responded that increasing the lot size without changing the ISR would reduce the total lot count, making it impossible to cover the cost of the required utility improvements.

STAFF: Ms. Morris presented an application which proposes amending the Atlas to remove the mobile home designation and establish a Master Plan for up to 136 single-family homes with a density of 3.9 units per acre. She described the surrounding zoning as Low Density Residential, with some areas allowing mobile homes. She compared the proposed lots to nearby properties, noting that the lots across Rock Crusher Road are approximately 17,500 square feet with a density of two units per acre, while lots off W. Keating are around 11,000 square feet with a density of three units per acre. She stated the proposed 6,000-square-foot lots are approximately half the size of the adjacent properties.

She stated that the application includes a request to increase the ISR from 35% to 55%. While the applicant referenced the Crystal Ridge project, she clarified that Crystal Ridge is in a Medium Density Residential district, unlike the Low Density Residential designation for the proposed project. She also noted that areas southwest of the project have densities of approximately one unit per acre or greater.

Ms. Morris explained that the Master Plan does not show individual lot layouts but includes increased buffers, which could aid compatibility with surrounding areas.

APPLICANT QUESTIONS: Mr. Pianta stated that he did not have any questions for staff but wanted to address the density issue again. He explained that the project is located within the County’s planned utility service area, which is intended for suburban development. He noted that the ISR deviation was necessary to accommodate the lot size. He further explained that the number of lots in the project is tied to the requirement to connect to water and sewer services, as well as the costs associated with those connections.

COMMISSION QUESTIONS: Ms. Coutu pointed out a few corrections in the conditions recommended by staff. For Condition Number Four, she noted that the rear setback is listed as 15 feet, while the applicant indicated it should be

10 feet. She requested clarification from Mr. Pianta on this point. Mr. Pianta confirmed that the rear setback would be 15 feet. She also mentioned Conditions Six, Twelve, and Fifteen, which required adjustments. Condition Six, which mandates platting before residential permits, conflicts with State statutes and must be removed. Condition Twelve's reference to an April 25, 2023, consensus should be deleted, and Condition Fifteen needed correction to state that sidewalks are required at the time of platting and not as a deviation request.

Mr. Facemyer inquired about the current density allowance under the Land Development Code (LDC). Ms. Morris clarified that without a PUD, two units per acre are permitted in Low Density Residential areas, while the applicant proposes 3.99 units per acre.

Mr. Sharra raised concerns about wastewater infrastructure and whether studies and upgrades would be handled by the developer or County Utilities. Ms. Coutu confirmed that the developer must handle required upgrades, but County Utilities may propose additional improvements if necessary. She also noted that water and sewer concurrency letters are required by State statute before development can proceed.

Mr. Sharra asked about the PUD's potential density and accumulative traffic impacts. Ms. Coutu clarified that the applicant requests a maximum of four units per acre, but up to six units per acre could be allowed under the PUD. Regarding traffic concerns for Rock Crusher Road, Ms. Coutu explained that while the applicant proposed no additional turn lanes or road improvements, a traffic impact analysis would determine if any are needed. This analysis would also consider the broader impact of nearby developments, including a school, and would assess whether turn lanes or other traffic management solutions are necessary.

PUBLIC INPUT: Chuck Shinsky owns the property to the south and is concerned with the density of this project and wanted to know if the land will be cleared. He also asked why no traffic lanes were to be installed if the project were to be approved. He then stated that this property is low lying and water run-off from the surrounding properties flows onto this parcel.

Bob Craik had purchased his home ten months ago and said he was not told about this possible development. He asked about buffers and setbacks. He also asked if the preliminary traffic study included all possible developments that could impact the area.

Vivien Quarles stated there was already a large development being installed in their area and mentioned that Rock Crusher Road is not in good condition. She feels the road in its current condition cannot handle any more traffic. She

wanted to know who was responsible for maintaining it. She also had concerns about the gopher tortoises living on the parcel and impacts to Rock Crusher Elementary.

Paul Daugherty stated this proposal was out of character with the area.

James Miles stated we are the Nature Coast. He has concerns with infrastructure and drainage. He stated he could not imagine 100 homes where only 35 should be.

Marie Brotnitsky was concerned about Rock Crusher Elementary School. She stated the traffic is already backed up and has no crossing guards. She stated cars are parked up and down the side the road and disagrees with the traffic study analysis. She stated this project does not fit and is not compatible with the area.

REBUTTAL: Mr. Pianta began by addressing concerns about drainage and the Master Plan. He clarified that the drainage area is located in the lower portion of the site, and that the project will meet both Water Management District and County standards to handle any off-site drainage. He explained that the project intends to connect to water and sewer and acknowledged that significant off-site improvements would be required for the sewer connection. He also confirmed that, according to the County's water and sewer department, there is adequate capacity at the treatment plant to support the project. Regarding traffic, Mr. Pianta mentioned that a preliminary traffic study has been conducted with recommendations, but a more detailed traffic study will be submitted to the County to ensure compliance with requirements for any necessary off-site improvements. On perimeter, setbacks, and buffers, Mr. Pianta stated that a 25-foot enhanced buffer, with landscaping or a fence, is proposed, along with a 15-foot rear yard, making a total of 40 feet. He also noted that any threatened species, including gopher tortoises, would be identified through required studies, and all related permitting would be followed. Mr. Pianta then addressed concerns regarding school traffic, confirming that this issue will be included in the traffic study submitted for review.

Mr. Manuel explained that the development team would work closely with Technical Services on the traffic analysis and any necessary road improvements. He emphasized that while turn lanes and other road improvements might not be necessary according to the study, the team is willing to follow the recommendations of Technical Services. Regarding utilities, Mr. Manuel noted that a utility capacity report will be submitted, and a meeting is scheduled with the utilities department to discuss a water and sewer agreement and improvements. He further explained that they are committed to collaborating with the utilities department to address any off-site improvements and plan for future growth. Mr. Manuel also clarified that the project does not

include any Special District or CDD, and would be privately funded by the developer.

COMMISSION COMMENTS: Mr. Barmes wanted to discuss Rock Crusher Elementary School, asking Mr. Dixon, School Board representative, to provide insight on any concerns the school might have regarding the application. Mr. Dixon's primary concern with the current project was the density. He expressed that he did not understand the need for a Planned Unit Development (PUD) and stated that a PUD should not be used to obtain a variance, as he believed was happening with the applicant's request to exceed the Impervious Surface Ratio (ISR). Mr. Dixon noted that the school has a 5-year work plan that includes a Master Plan and a second entrance.

Mr. Bramblett expressed that while he understood the economic factors influencing the applicant's request, he did not find the proposed project compatible with the area. He acknowledged that the property is zoned for two units per acre by right, and a PUD could allow up to six units per acre. He noted that the PUD process is meant to bring such applications before a board for review and to assess compatibility with surrounding properties. He disagreed with the proposal, stating that even the four units per acre was not compatible with the area, which he described as already congested. He emphasized that economics should not outweigh the compatibility of the project with the community.

Ms. Worthington agreed with Mr. Bramblett's concerns and expressed that, while she did not object to rezoning from LDRMH to LDR, she viewed the proposal as more aligned with Medium Density Residential (MDR), which she believed was not compatible with the area.

Mr. Stone reiterated the importance of adhering to the standards set in the Land Development Code (LDC), specifically regarding ISR and density. He explained that these standards are intended to guide development in the County and maintain desirable living conditions. He expressed concern that altering these standards to accommodate a project's profitability would lead to undesirable outcomes. He emphasized that the County should avoid following the example of other regions, such as Pasco County.

Mr. Facemyer shared his agreement with the opinions voiced by his colleagues, stating that he would not support the application.

Mr. Sharra echoed the sentiments of his colleagues, emphasizing that the area is designated as low density, and the proposal did not align with the intended character of the area. He noted inconsistencies between similar applications over the past year, especially regarding density and ISR, and concluded that

the proposed community was not appropriate for the location. He also expressed that he would not support the project due to its low-density setting.

MOTION: The Planning and Development Commission finds application number ***AA/PUD-2024-00009 INCONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***DENIAL*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

MOTION:

1st Ms. Worthington 2nd Mr. Sharra

VOTE: 6 – 0, Motion Carried

K. **ADDITIONAL ITEMS:** The January 16th meeting has been cancelled; the next meeting will be on February 6th.

L. **PLANNING AND DEVELOPMENT COMMISSION MEMBER COMMENTS:** Ms. Worthington said goodbye to the PDC members and County staff as this was her last meeting since giving her resignation.

M. ADJOURN

The Planning and Development Commission adjourned at 10:01 a.m.

Respectfully submitted,

Carissa Faulkner-Cable, Recording Secretary

Garden Street Communities

AA-PUD-2025-00001

Board of County Commissioners

May 27, 2025

Introduction

Project Team

Cliff Manuel, P.E., Ron Pianta, AICP &
Betsey Jolley, AICP
Coastal Engineering and Associates
966 Candlelight Drive
Brooksville, FL 34601

Transportation

Michael D. Raysor, P.E.
Raysor Transportation Consulting
19046 Bruce B. Downs Blvd. Ste. 308
Tampa, FL 33647

Applicant

Garden Street Communities, Inc

Property Owner

RBW Properties, Inc.

Request Summary

- Location: North of W. Homosassa east of Rock Crusher
  - ½ mi. from the Suncoast Pkwy
- **Existing** Zoning: LDR - MH
  - **Mobile Homes Allowed**
- **Proposed** Zoning**:** LDR – PUD
  - **3.67 du/ac**
- **Existing** Land Use/FLU: LDR
  - **Up to 6 du/ac** with PUD

Previous PDC Hearings:
January 2nd and March 20th, 2025



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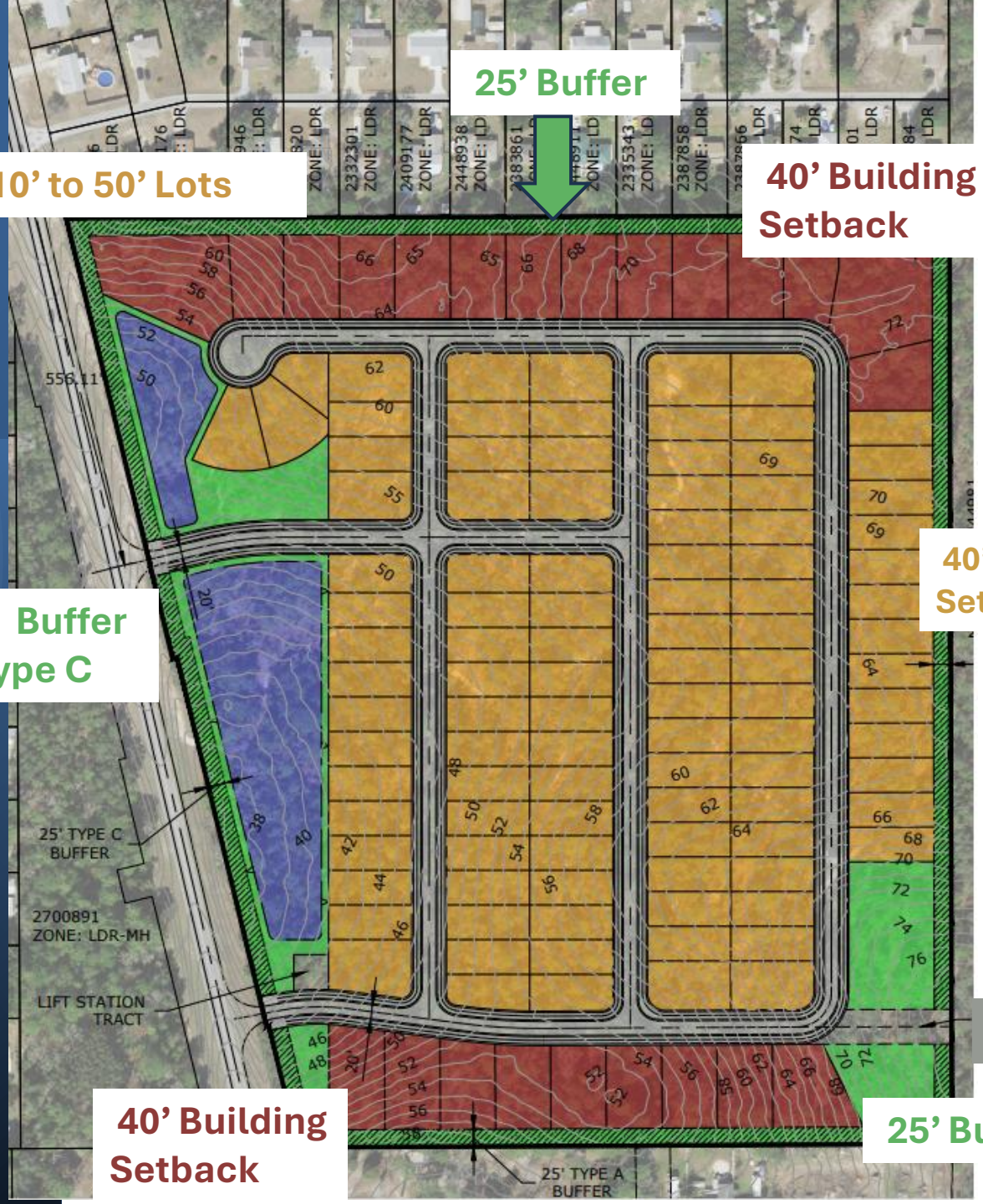
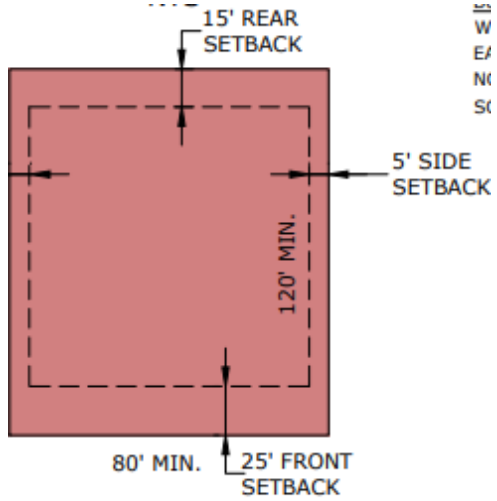
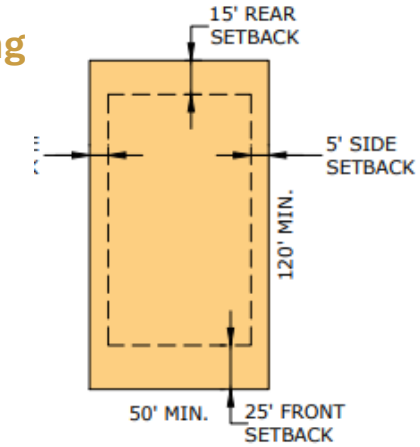
Proposed PUD Plan

- Number of Units - 125
  - 3.67 DU/Acre
- 9,600 SF Lots – Perimeter
  - 6,000 SF Lots - Internal
- FAR .35 – Perimeter
  - .55 - Internal
- Enhanced buffer and open space on Rock Crusher
- Interconnect to the east





TYPICAL 80' LOT
NTS



TYPICAL 50' LOT
NTS
15' REAR

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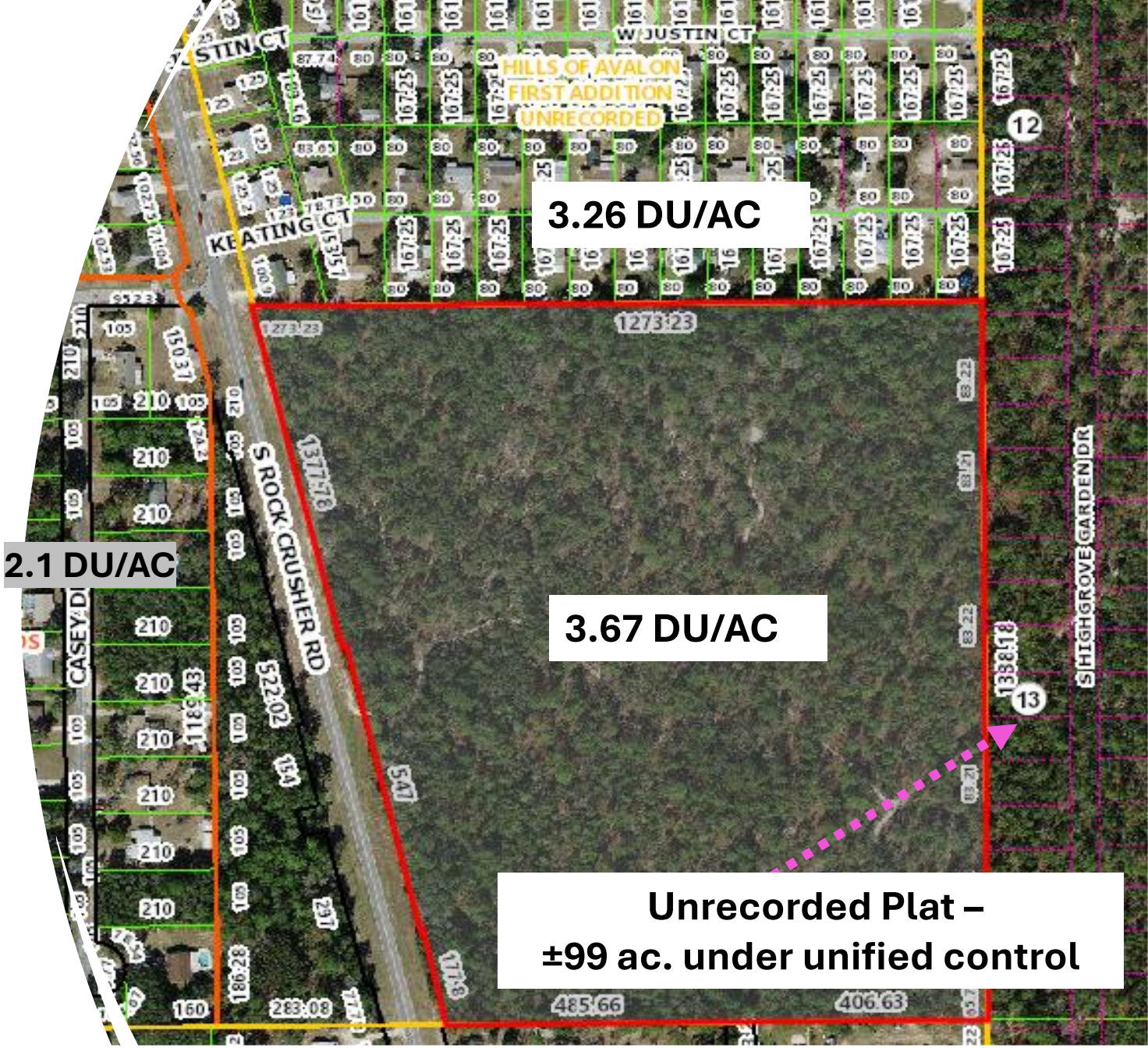
Surrounding Development Pattern

- **Site is an infill parcel in PSA**
- **Density to north similar, matched by similar lot widths and sizes**
- Property to east owned by single owner – not shovel ready
- Property to the west vacant
- Property to the south large lot acreage, **screened by larger lots and 25-foot buffer**



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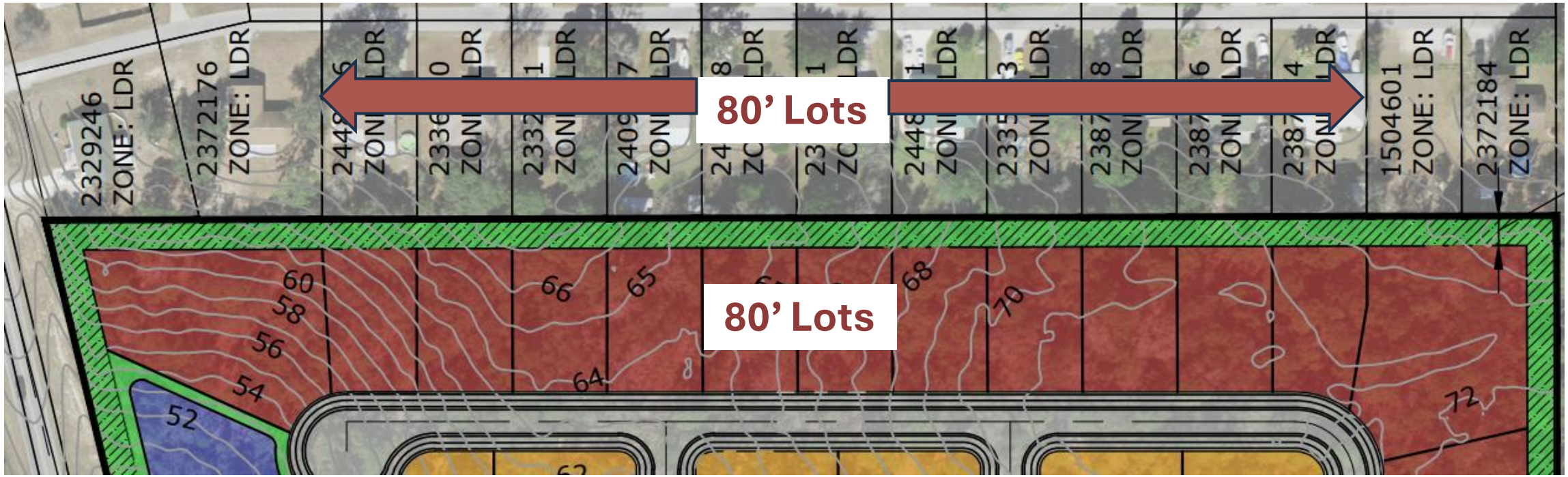
Compatible Lot Widths with 25-Foot Buffer on the North



Landscape Buffer



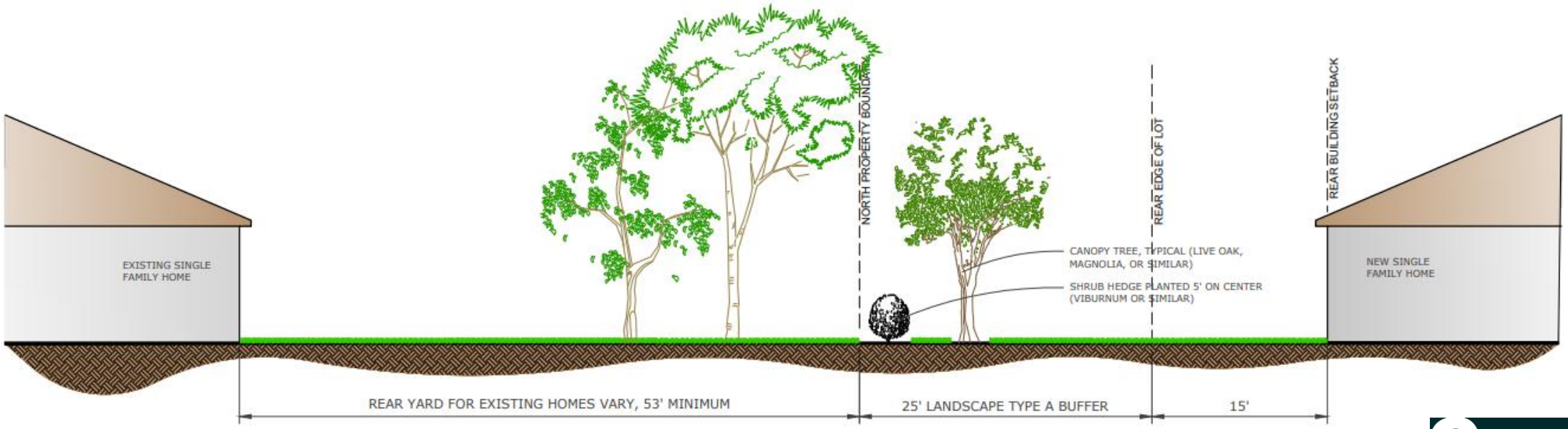
CODE MINIMUM

ADJOINING RESIDENTIAL USES

- **ONLY A SODDED STRIP REQUIRED**

ENHANCED LANDSCAPE BUFFER

- **25’ TYPE A (5x LDC MIN. WIDTH)**
- **PERIMETER 40’ SETBACK TO FUTURE HOMES**
- **MAINTAINED BY THE HOA**



NORTH PROPERTY BUFFER CROSS SECTION

Existing trees to be utilized where available

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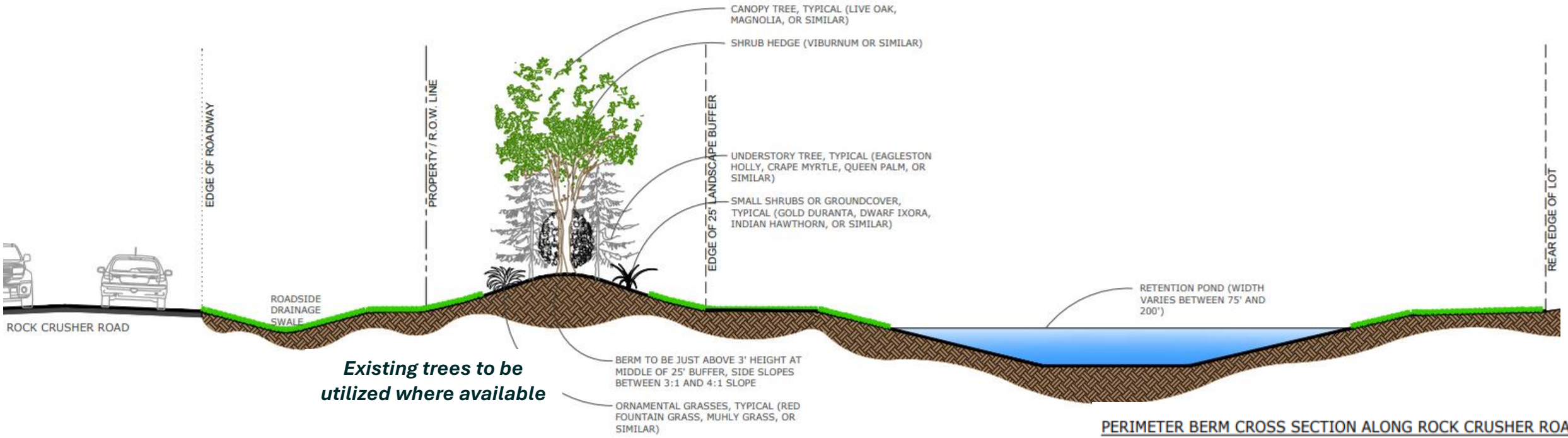
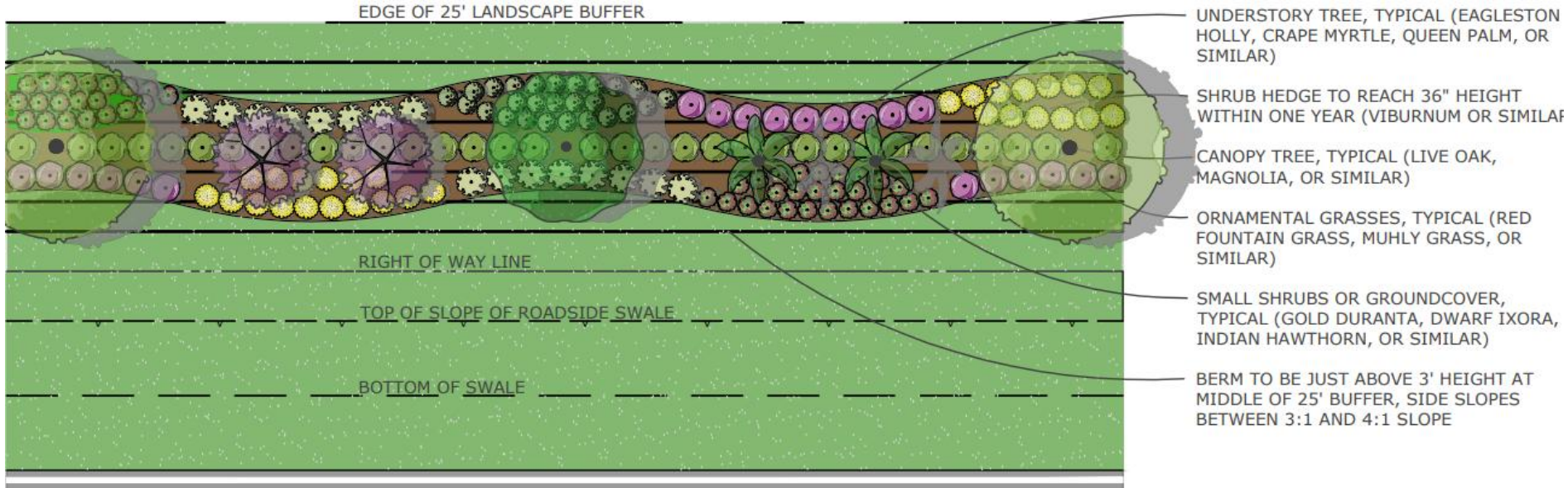
Visual Buffer - Rock Crusher Road



Existing trees to be utilized where available

PERIMETER BERM CROSS SECTION ALONG ROCK CRUSHER ROAD



Comprehensive Plan Consistency

- **Policy 17.2.3 The County will develop PSAs within portions of the County designated for suburban development** and establish priorities and provisions for the extension of services to each area.
- **Policy 17.2.5 New development locating in the PSA shall be allowed only when central water and sewer are provided**. For new residential land uses, this shall apply to developments of four units or greater per acre…



The property is an infill site within the Primary Service Area (PSA)

New development in the PSA is encouraged subject to the availability of utility service

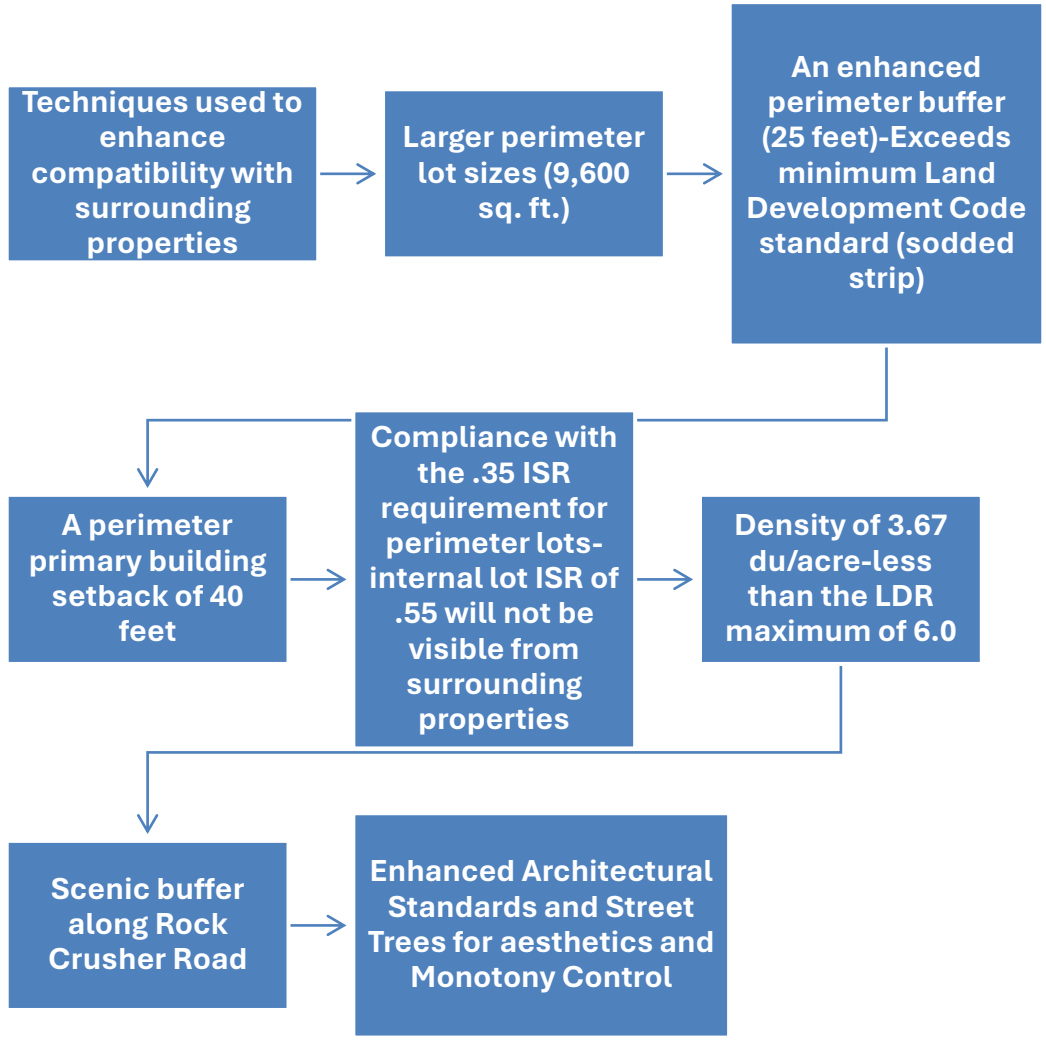
As an infill site within the PSA the site is prioritized for utility service, new septic systems not desirable

The PUD will make improvements and connect subject to a Utility Service Agreement with the County

Comprehensive Plan Consistency & Compatibility Techniques

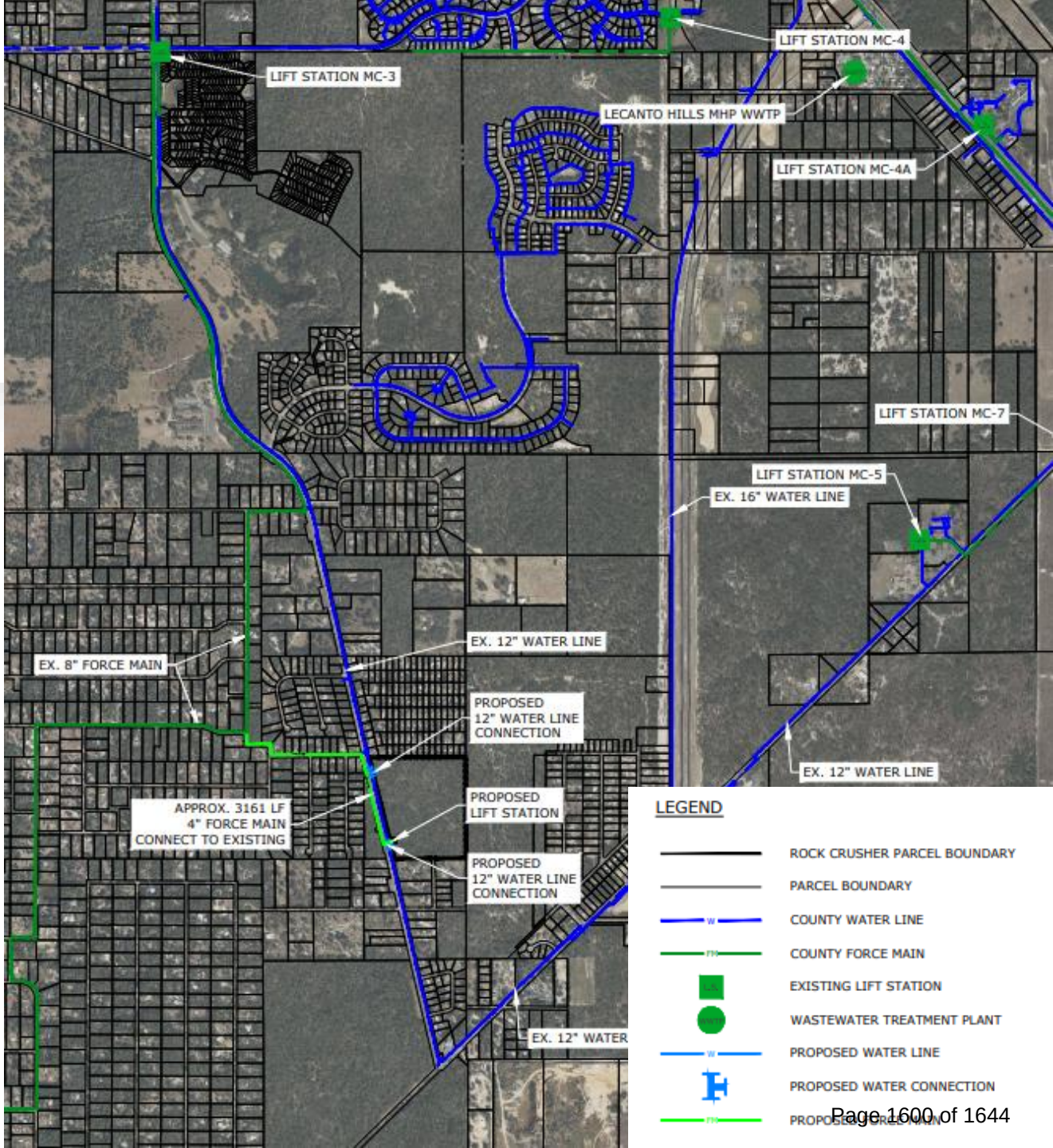
Policy 17.2.8 - The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Policy 17.15.9 The County shall establish standards to address compatibility…shall address at a minimum, land use density, land use intensity, and **buffering. Additional standards may include landscaping…**



Planned Utilities & Infrastructure

- Connections to Central Public Sewer and Water
  - On-Site Pump Station & ±3,200 LF Offsite FM to be constructed to connect to existing 8” FM.
  - Water Utilities directly adjacent to site in East Side of Rock Crusher ROW.
    - No Offsite Improvements anticipated.
- The project provides 2 access points to a collector road per LDC 7120
- Traffic impact analysis will be filed at Preliminary Plat; all required access improvements per FDOT & Citrus County Standards
- Sufficient capacity for solid waste is available
- Drainage will meet Citrus LDC and SWFWMD requirements
- Sidewalks and pedestrian access to subdivision amenities will be provided per the Citrus County Code



Environmental

A preliminary gopher tortoise burrow survey was conducted in October 2024 and 20 potentially occupied gopher tortoise burrows were detected.

Gopher Tortoise Permitting and Relocation Process:

- Prior to development (land clearing operations) a gopher tortoise burrow survey must be conducted in accordance with FWC burrow survey requirements. Tortoise burrow surveys are valid for 90 days.
- All potentially occupied gopher tortoise burrows (active and inactive burrows) must be permitted for off-site relocation.
- Once the gopher tortoise relocation permit is issued from the FWC, all active and inactive burrows must be excavated by non-harmful means and the captured gopher tortoises delivered to an FWC permitted gopher tortoise recipient site. Gopher tortoise relocations must be done prior to breaking ground for the project. The FWC relocation permit is valid for 1 year and can be extended for an additional 6 months (with additional updated tortoise burrow surveys).

Enhanced Architectural Standards

- 2 different architectural elements on the front elevation of homes across the street and next door
- Architectural variations include porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, façade ornamentation (brick, stone, medallion, etc.), trim color, rooftop material, gables and eaves
- No more than 30% of garages project more than 8' from front façade; 70% align with façade or front porch
- Streetscape trees planted 30 feet O.C. on internal roads; 2 Lot Trees per home







Continuing a policy of constant research and improvement, Adams Homes reserves the right of price, plan, or specification changes without notice or prior obligation.
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Value Added

- Minimum Home Size ±1,900 SF
- Features - 3 Bed/2 Bath/2 Car Garage
- Average selling price – from the $320's
- Increased Taxable Value
- Increased utility customer base and improved public utility infrastructure in Planned Service Area

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Revised Performance Conditions

Performance conditions recommended by Staff are acceptable with the following revisions:

2. The minimum lot size of the perimeter lots to the north and south shall be 9,600 sq. ft. in size with a minimum lot width of 80 feet as indicated on the PUD master Plan. The minimum lot size of the internal lots shall be 6,000 with a minimum lot width of 50 feet.

5. The maximum Impervious Surface Ratio will need to be met as outlined in the Citrus County Land Development Code, except the Impervious Surface Ratio will be .55 for the 6,000 sq. ft. lots.

ADDITIONS

19. The project shall include a 40-foot minimum perimeter setback for primary structures, a 25-foot minimum perimeter buffer landscaped to achieve a visual buffer, and a visual buffer along Rock Crusher Road.

20. The project shall include enhanced architectural standards for aesthetics and monotony control as described in the PUD master plan narrative.

21. The project shall enter into a utility service agreement with Citrus County.

Conclusion

- **PUD is more characteristic of existing homes in the surrounding area**
  - See Staff Report Pg. 2 - Background & Analysis
- **Comp Plan Policy 17.2.8** - concept plan utilizes land use techniques and development standards to increase compatibility, thereby meeting PUD development standards in LDC 4303.
  - 25' landscape buffer exceeds code and perimeter building setback ensures no homes built within 40' around the entire property boundary.
  - Smaller lots are internal to the project, resulting in ±210 of separation between the existing larger lots to the north.
- **LDR Future Land use supports up to 6 du/ac and project is in PSA**
  - LDC & Comp Plan includes process and criteria to exceed 2 du/ac
  - Application follows the process and meets or exceeds all requirements
    - LDC 2405 - LDR and LDC 4303 - General Standards for PUD's
  - About ½ of the maximum density permitted, or 3.6 du/ac requested

Amended PUD Application Narrative

Application AA-PUD-2025-00001 (Previously AA-PUD-2024-00009)

Property Owner: RBW Properties, Inc

Applicant: Garden Street Communities Southeast, LLC

Project Name: Rock Crusher Road Subdivision

Project Location: The project is located on the east side of S. Rock Crusher Road, north of CR 490 (W. Homosassa Tr.). See Figure 1 for the location.

Current Zoning: LDR-MH (Low Density Residential-Mobile Homes Allowed) See Figure 2.

Existing Land Use Designation: LDR (Low Density Residential); the existing land use designation allows 2 units per acre by right, and up to 6 units per acre utilizing the Planned Unit Development (PUD) process (Policy 17.3.1) provided the site is located in the Primary Service Area (PSA) and connects to County water and sewer. See Figure 3.

Project History: The application was reviewed by the Planning and Development Commission for Citrus County on January 2, 2025. The Planning and Development Commission expressed concerns regarding compatibility. The application and associated master plan has been amended to address the concerns.

Project Description and Proposed Changes: The request is to amend the Citrus County Land Use Atlas Map from Low Density Residential District Mobile Homes allowed to Low Density Residential to allow a master planned community with 125 single family lots on approximately 34.09 acres. All proposed lots have been delineated on the updated master plan. The project will connect to County water and sewer services and will provide an internal looped roadway with 2 means of access to S. Rock Crusher Road (100 foot wide major collector roadway) in accordance with Citrus County Land Development Regulations. Sidewalks will be provided as required by Citrus County Land Development Regulations.

The site is an infill development parcel located in an area where the surrounding properties are generally not connected to County water and sewer. Property to the north and west is developed with single family homes at densities in the range of 3 units per acre. Properties to the south are developed with parcel sizes at 1 to 3 acres. The area to the west is an unrecorded subdivision (Hills of Avalon Subdivision) which is undeveloped and without infrastructure. The lot sizes and undeveloped subdivision reflect the fact that water and sewer has generally not been available in this area, although the area is located in the County's designated Primary Service Area.

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The proposed master plan has been updated as follows:

- The master plan provided is no longer depicted as a "bubble plan" and depicts all proposed lots.
- The number of units has been reduced from 136 to 125.
- The proposed density has been reduced from 3.99 du/acre to 3.67 du/acre.
- The lot sizes have been increased from a minimum of 6000 square feet in size to a mixture of 9600 square foot lots (23) on the project perimeter to maintain compatibility (north and south) and 6000 square feet for internal lots and Eastern Perimeter only (102).
- The site area along S. Rock Crusher Road will be primarily developed as open space and drainage to provide a visual buffer to the West.
- The request for an ISR deviation from .35 to .55 will not apply to the entire property. This deviation will only apply to the 6000 square foot internal lots. The 9600 square foot lots will all comply with the ISR of .35. It is also noted that it is unlikely that all 6000 square foot lots will be developed to the .55 ISR maximum.
- A right-of-way connection is being provided to the vacant property on the east (Hills of Avalon unrecorded subdivision). This future connection is logical given the infrastructure investment in bringing County water and sewer to the applicant's site and the potential for future expansion of utility services to the east.

The following is also noted relative to the project:

- Monotony Control and Architectural Features: Single-family detached homes built-for-sale shall be required to address the following requirements to avoid architectural monotony:
    - A proposed home shall have two different architectural features (as defined below) from the two houses on either side of it that face the same street.
    - A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).
    - Architectural Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models built-for-sale. These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of

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lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.). If different models of homes are adjacent to or across from each other, monotony is avoided.

- Architectural Features for Street Facing Elevation: The Street Facing Elevation must include at a min. two colors, two materials (e.g., stucco, siding, brick, stone, etc.), gables and eaves, trim, porches or porticos, ornamental or decorative garage doors, shutters, shingle roof.
    - In addition: No more than 30% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts. The remaining 70% shall have a garage that is in-line with the front of the house or setback from the front porch or building elevation.
- Streetscape Tree Requirements: Street Trees shall be planted along the internal roads at 30' O.C. Additionally, each single family detached home built-for- sale shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be a street tree (in the front of the lot) or a lot tree (in the lot front yard).

- A 25-foot perimeter buffer is provided for compatibility. This buffer will be enhanced with landscaping and fencing and will be maintained by a Homeowners Association. The proposed buffer far exceeds the minimum required by the Citrus County Land Development Regulations of a sodded strip buffer with no minimum width specified.
- A preliminary traffic study was completed for the project which found that access improvements along S. Rock Crusher Road for the project were not warranted. However, the project will comply with the Access Management Design Standards and requirements of Citrus County relative to access as finalized during the subdivision review process.
- The developer will enter into a Utility Service Agreement with Citrus County and provide all necessary improvements to extend County water and sewer services to the site.
- A tree preservation plan that meets the Citrus County Land Development Code requirements will be provided at the time of permitting.
- A listed species study will be completed at the time of subdivision review. Any requirements for permitting will be complied with.

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Number of Units and Dimensional Standards:

Unit Type- Single Family Residential

Number of Units-125

Density: 3.67 units per acre

Dimensional Standards:

Minimum Lot Size:

- 6000 sq. ft.(102 lots)
- 9600 sq. ft. (23 lots) located on the perimeter

Minimum Lot Width:

- 50 feet (6000 sq. ft. lots)
- 80 feet (9600 sq. ft. lots) located on the perimeter

Maximum ISR:

- .55 (6000 sq. ft. lots)
- .35 (9600 sq. ft. lots) located on the perimeter

Setbacks (all lots)

- Front Setback-25 feet
- Side Setbacks-5 feet
- Rear Setback-15 feet
- Perimeter Setbacks Inclusive of Buffer-40 feet

Accessory Uses: Residential accessory uses will be allowed in accordance with 3401 of the Citrus County LDC.

Consistency with the Comprehensive Plan:

Chapter 10- Land Use

Policy 17.2.3 The County will develop PSAs within portions of the County designated for suburban development and establish priorities and provisions for the extension of services to each area.

Analysis: The property's location is within the PSA. The property is an infill property that will be served with water and sewer services by Citrus County. All required improvements to extend services to the site and meet capacity requirements will be made as indicated in

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a utility service agreement with the County. Thus, as an infill property the site will be prioritized for utility service in accordance with the policy.

Policy 17.2.5 New development locating in the PSA shall be allowed only when central water and sewer are provided. For new residential land uses, this shall apply to developments of four units or greater per acre. Existing development must connect to central water and sewer systems when the services become available. Within the Planned Service Area, all new subdivision plats of 500 or more dwellings shall be required to connect to regional central water and regional central sewer.

Analysis: This policy clearly states that new development within a PSA shall only be allowed subject to the availability of central water and sewer. The site is an infill property located within the PSA indicated by the policy that the County has expectations that the property will be developed utilizing County water and sewer services. The proposed PUD will connect to County water and sewer developing at a density that supports additional utility service customers, provides for all required utility improvements/investments, and provides for the future extension of services.

Residential Land Uses

Objective 17.3 The County shall provide for a range of residential densities and uses in the Future Land Use Plan and County LDC.

Policy 17.3.1 The County LDC shall contain residential densities and standards for development consistent with the constraints outlined in this element. These densities shall be calculated as follows:

Land Use	Residential Permitted Density	Planned Development (PD)
Low Density Residential (LDR)	Up to a maximum of two units per acre	Up to a maximum of six units per acre

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Analysis: The project is proposed as a Planned Unit Development (PUD) at a density of 3.67 units per acre. The proposed density is above the density permitted by right (2 du/acre) and is proposed as a PUD. However, the density proposed is only slightly more than the surrounding developed density of 3 units per acre and does not approach the maximum density allowed (6 du/acre) by the Land Use Category of LDR. Techniques used to enhance compatibility with surrounding properties include larger perimeter lot sizes

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(9600 sq. ft.), compliance with the ISR requirement (.35) for perimeter lots, an enhanced perimeter buffer (25 feet supplemented by fencing and landscaping) which exceeds the minimum standard (sodded strip) and a perimeter primary building setback of 40 feet.

EXHIBITS

PUD Application

Rock Crusher Road Subdivision

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Figure 1-Location Map

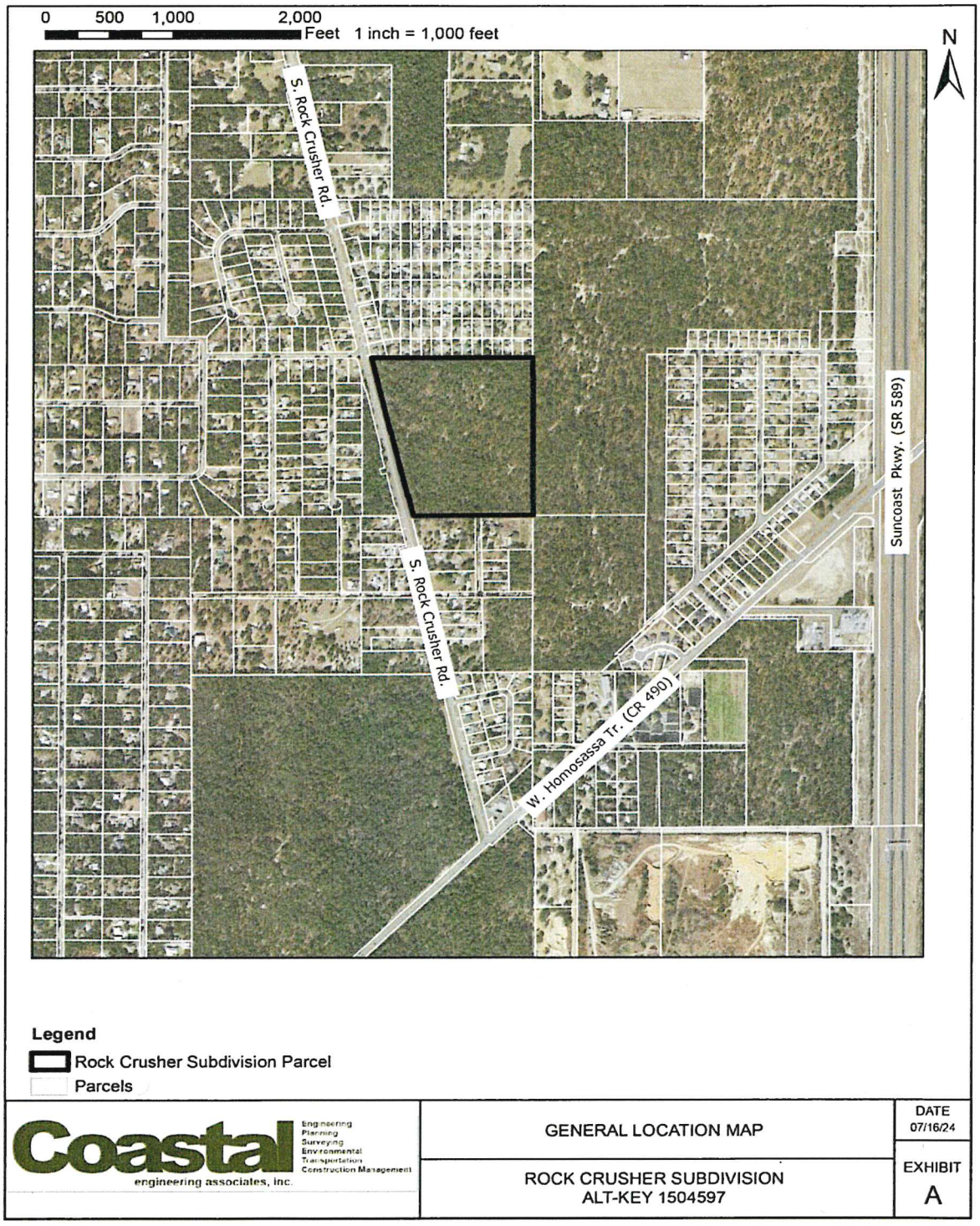

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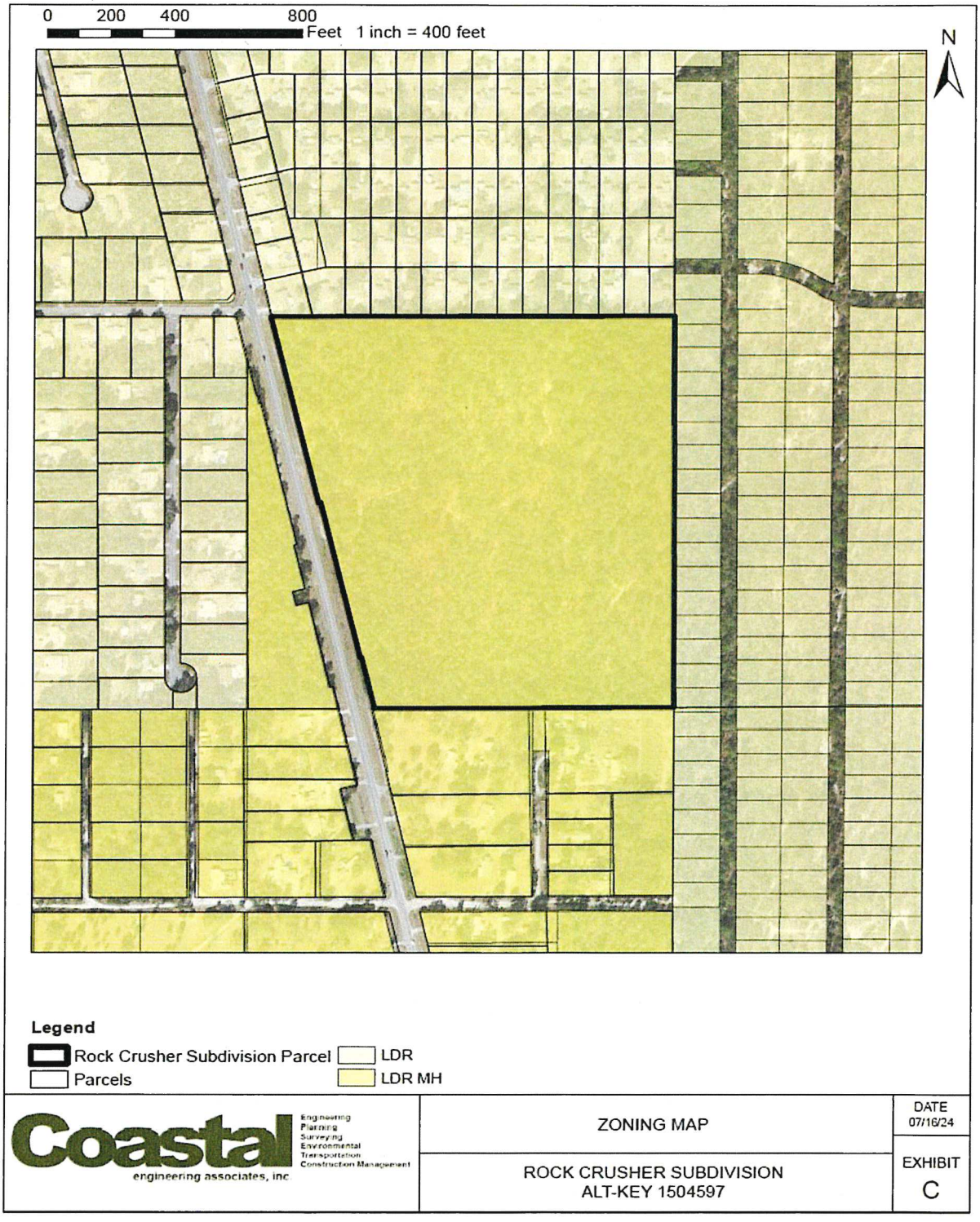
Figure 2-Zoning Map



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AA-Pud 20250000 1
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Figure 3-Future Land Use Map



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Board of County Commisioners

DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 771
Web Address: www.citrusbocc.com

AA-Pud-2025-00001

CITRUS COUNTY LAND DEVELOPMENT CODE PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: AA-PUD 2024 00009 Date: 09/05/2024

* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville
State: Florida Zip: 34601
Phone: 352-796-9423
Email: permits@coastal-engineering.com

Property Owner
Name: RBW Properties, Inc.
Address: 7878 Penrose Place
City: Wildwood
State: Florida Zip: 34785
Phone: 850-934-0470
Email: mlawrence@gardenstreet communities.com

Property Description: Section: 7 Township: 19 South Range: 18 East
Legal Description: PT OF SE1/4 OF SW1/4 LYING NE'LY OF S ROCK CRUSHER RD R/W&DRA'S
Subdivision: NA Lot(s): NA Block/Parcel: NA
Alternate Key #: 1504597 Parcel ID: 18E19S07 32000
Acreage: 34.09

X New Planned Unit Development
____ Amendment to a Previously Approved Planned Development Previous Application No.: ____

Is this hearing being requested as a result of a Code Violation Notice? Yes ____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): To change the present zoning from LDR, LDR-MH and LDR to LDR.

Directions to Property: East Side of S. Rock Crusher Road, Approximately 1/2 mile north of CR 490

The Applicant is: ____ Owner of Tract x Agent for Property Owner
____ One-Owner Among Several ____ Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.
I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Concetta L. Cook

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Concetta L. Cook, who is personally known to me or provided N/A as identification and who did not take an oath.
WITNESS my hand and official seal this 6th day of September 2024

Lindsay N. Ollier
Signature
Lindsay N. Ollier
Printed Name

LINDSAY NICHOLS OLLIER
Commission # HH 472517
Expires November 16, 2024

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AA Pud 2024 00009
SEP 09 2024
Land Development Division

AA-Pud-2025-00001

For Staff Use Only
Date: ____ Time: ____ Initials: ____

Board of County Commisioners

DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 771
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.:

Date: 07/30/2024

* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: Garden Street Communities Southeast, LLC
Address: 100 W. Garden Street 2nd Floor
City: Pensacola
State: Florida Zip: 32503
Phone: 850-934-0470
Email: mlawrence@gardenstreetcommunities.com

Property Owner
Name: RBW Properties, Inc.
Address: 7878 Penrose Place
City: Wildwood
State: Florida Zip: 34785
Phone:
Email:

Property Description: Section: 7 Township: 19 South Range: 18 East
Legal Description: PT OF SE1/4 OF SW1/4 LYING NE'LY OF S ROCK CRUSHER RD R/W&DRA'S
Subdivision: NA Lot(s): NA Block/Parcel: NA
Alternate Key #: 1504597 Parcel ID: 18E19S07 32000
Acreage: 34.09

X New Planned Unit Development
____ Amendment to a Previously Approved Planned Development Previous Application No.: ____

Is this hearing being requested as a result of a Code Violation Notice? Yes ____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): To change the present zoning from LDR-MH to PUD (single family).

Directions to Property: East Side of S. Rock Crusher Road, Approximately 1/2 mile north of CR 490

The Applicant is: ____ Owner of Tract ____ Agent for Property Owner
____ One-Owner Among Several developer Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.
I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: M.D. Lawrence / M.D. Lawrence

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared MICHAEL D. LAWRENCE, who is personally known to me or provided FLORIDA DRIVERS LICENSE as identification and who did not take an oath.
WITNESS my hand and official seal this 30th day of JULY 2024

Signature
ARMAND DAMESIMO JR
Printed Name

Seal

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AA-Pud-2024-00009

ARMAND DAMESIMO, JR.
MY COMMISSION # HH 418473
EXPIRES: November 6, 2027

For Staff Use Only

Date: ____ Time: ____ Initials: ____

AA-Pud-2025-00001
Land Development Division

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 711
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment __X__Other (specify): Planned Unit Development

LEGAL DESCRIPTION OF PROPERTY:

Section 7 Township 19 Range 18 Alternate Key # 1504597

Lot/Parcel _____ Block _____

Subdivision _____

I, Robert Wilson, owner of the above described property,
(Name of Owner)

authorize Mike Lawrence of Garden Street Communities Southeast, LLC to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____
(Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert Wilson, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 13 day of August, 24.

Printed Name
Carrie Parman

Notary Public - State of Florida

Seal

CARRIE PARMAN
Notary Public - State of Florida
Commission # HH 166081
My Comm. Expires Aug 17, 2025
Bonded through National Notary Assn.

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AA Pud 20240009
SEP 05 2024
AA Pud 2025 00001
Land Development Division

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
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Telephone: (352) 527-5239
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APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application (**ORD NO. 2017-A22 Quasi-Judicial Proceedings**). Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Robert B. Wilson

Signature:

Date: 9/18/24

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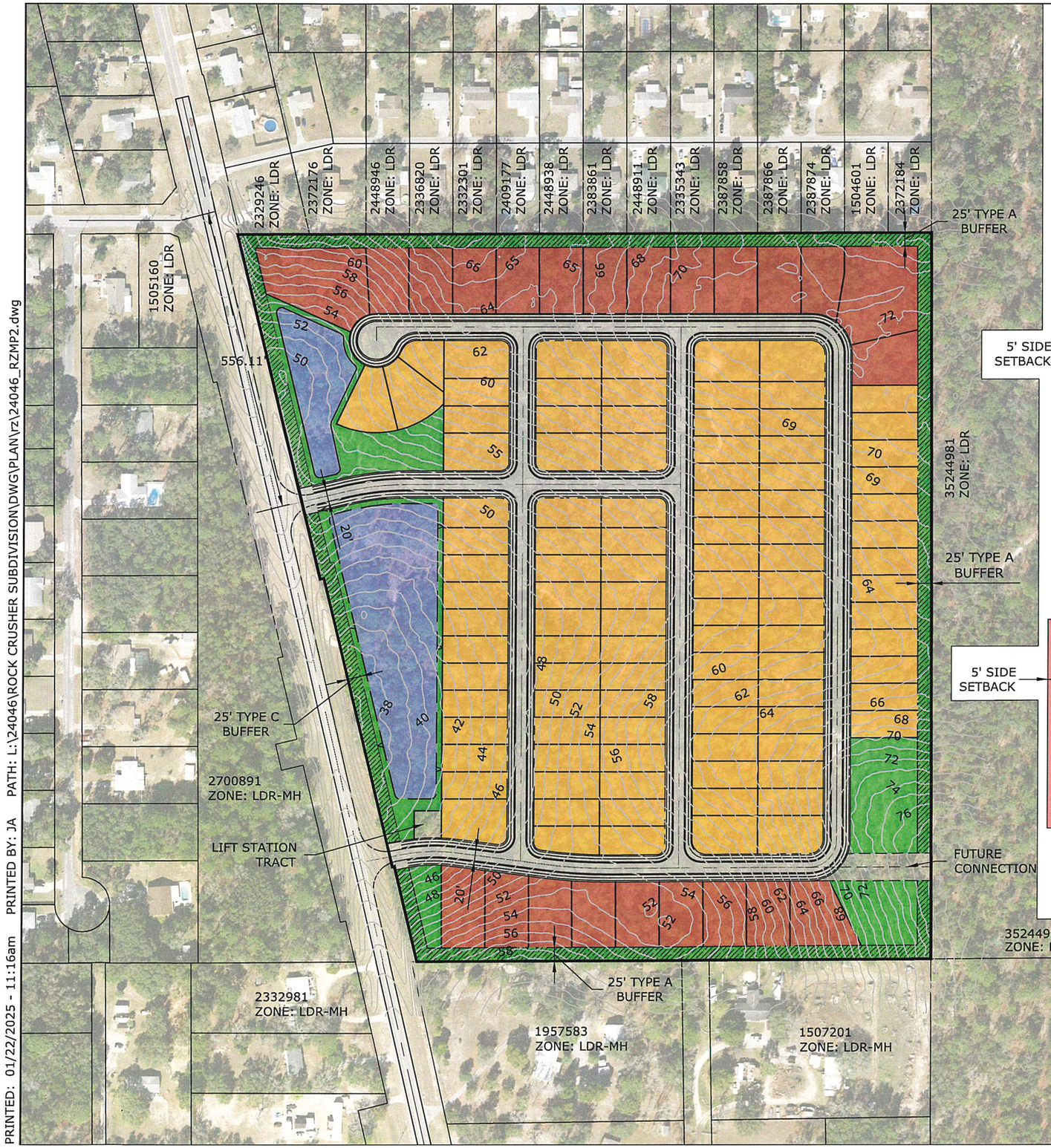
OCT 04 2025
AA-Pud-2025-00001
Land Development Division



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LEGEND

- DRAINAGE AREA (CONCEPTUAL)
- OPEN SPACE
- BUFFER
- PAVEMENT
- --71-- EXISTING ELEVATION CONTOUR LINE

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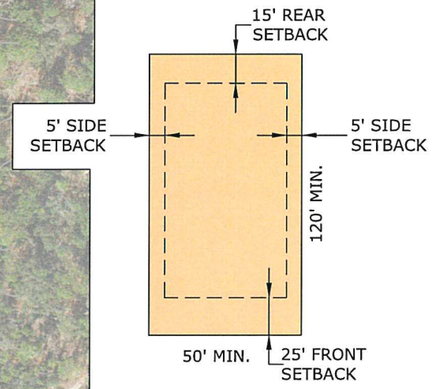
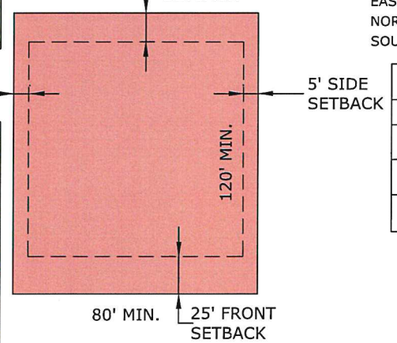
FEB 03 2025
Land Development Division

0 200 400 Feet



TYPICAL 50' LOT
NTS



TYPICAL 80' LOT
NTS

SITE DATA

OWNER: RBW PROPERTIES INC.
7878 PENROSE PL.
WILDWOOD, FL 34785
APPLICANT: GARDEN STREET COMMUNITIES
PARCEL KEY NO: 1504597
SECTION/TOWNSHIP/RANGE: 07/19S/18E
CURRENT ZONING: LDR-MH
PROPOSED ZONING: PUD
AREA: +/- 34.09 ACRES
PROPOSED # OF UNITS: 125

PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):

WEST (ROCK CRUSHER RD.):	40'
EAST (REAR):	40'
SOUTH (SIDE):	40'
NORTH (SIDE):	40'

INTERNAL LOT SETBACKS:

FRONT:	25'
SIDE:	5'
REAR:	15'

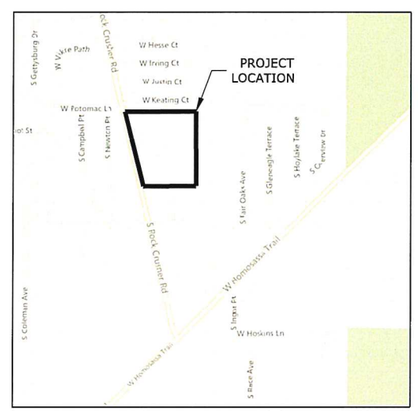
MINIMUM LOT SIZE:	6,000 SF
MINIMUM LOT WIDTH:	50'

BUFFERS:

WEST (ROCK CRUSHER RD.):	25' TYPE C BUFFER
EAST:	25' TYPE A BUFFER
NORTH:	25' TYPE A BUFFER
SOUTH:	25' TYPE A BUFFER

LAND USE TABLE

LAND USE	ACRES	DENSITY
RESIDENTIAL & ROADWAYS	27.09	125 TOTAL UNITS
DRAINAGE, OPEN SPACE, REACREATION & BUFFERS	7.00	
TOTAL AREA	±34.09	APPROX. 3.67 UNITS/ACRE



LOCATION MAP
N.T.S.

PUD MASTER PLAN

GARDEN STREET COMMUNITIES

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

####, P.E.
FL. REG. No. #####

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-3477 - FAX (352) 799-8359
EB-0000142

REUSE OF DOCUMENT

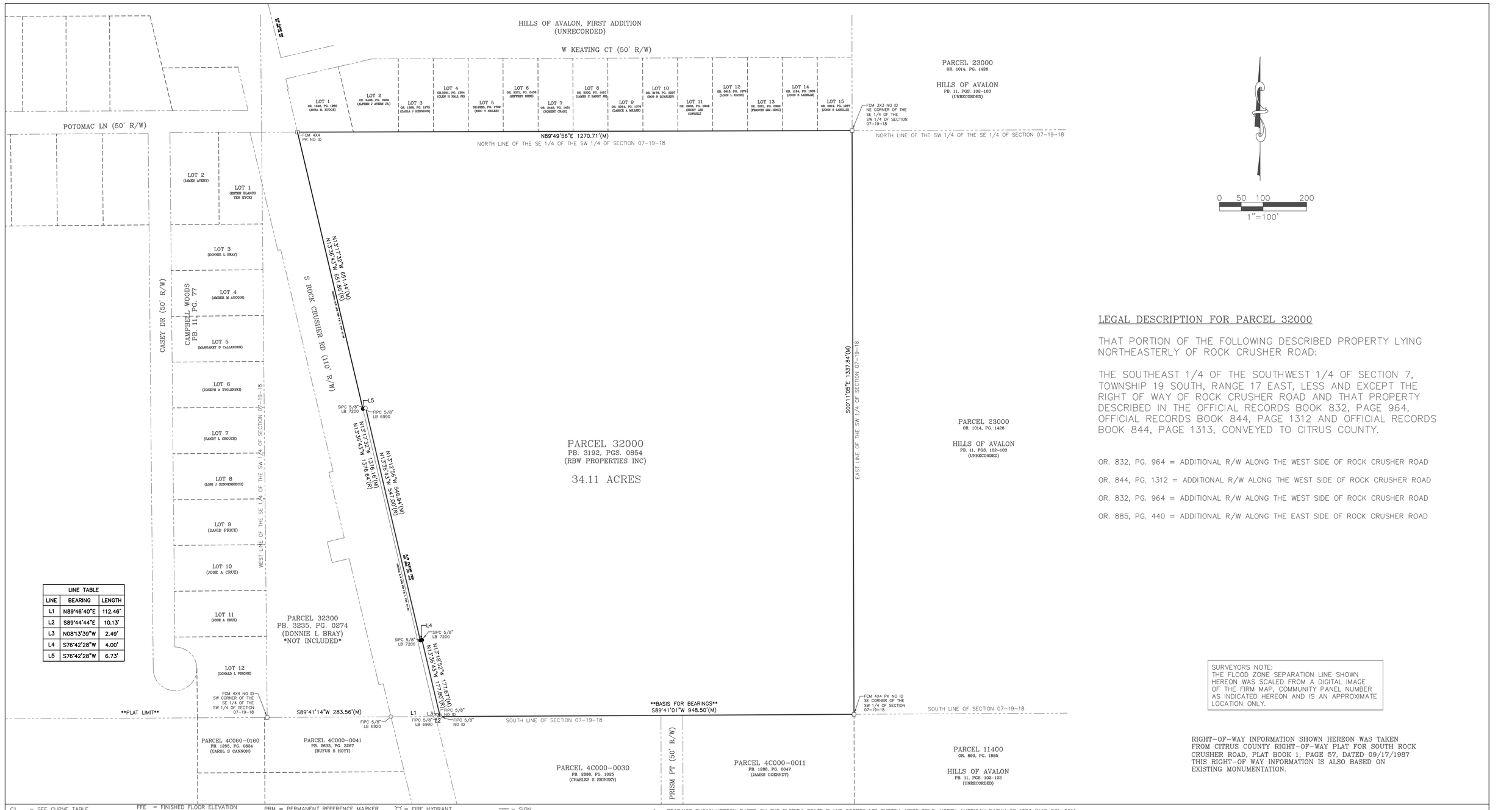
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND SHALL NOT BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV. BY	REV. NO.	REVISION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
1

JOB No.: 24046



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°46'40"E	112.46'
L2	S89°44'44"E	10.13'
L3	N08°13'39"W	2.49'
L4	S76°42'28"W	4.00'
L5	S76°42'28"W	6.73'

LEGAL DESCRIPTION FOR PARCEL 32000

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHEASTERLY OF ROCK CRUSHER ROAD:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 17 EAST, LESS AND EXCEPT THE RIGHT OF WAY OF ROCK CRUSHER ROAD AND THAT PROPERTY DESCRIBED IN THE OFFICIAL RECORDS BOOK 832, PAGE 964, OFFICIAL RECORDS BOOK 844, PAGE 1312 AND OFFICIAL RECORDS BOOK 844, PAGE 1313, CONVEYED TO CITRUS COUNTY.

OR. 832, PG. 964 = ADDITIONAL R/W ALONG THE WEST SIDE OF ROCK CRUSHER ROAD

OR. 844, PG. 1312 = ADDITIONAL R/W ALONG THE WEST SIDE OF ROCK CRUSHER ROAD

OR. 832, PG. 964 = ADDITIONAL R/W ALONG THE WEST SIDE OF ROCK CRUSHER ROAD

OR. 885, PG. 440 = ADDITIONAL R/W ALONG THE EAST SIDE OF ROCK CRUSHER ROAD

SURVEYORS NOTE:
THE FLOOD ZONE SEPARATION LINE SHOWN HEREON WAS SCALED FROM A DIGITAL IMAGE OF THE FIRM MAP, COMMUNITY PANEL NUMBER AS INDICATED HEREON AND IS AN APPROXIMATE LOCATION ONLY.

RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM CITRUS COUNTY RIGHT-OF-WAY PLAT FOR SOUTH ROCK CRUSHER ROAD, PLAT BOOK 1, PAGE 57, DATED 09/17/1987 THIS RIGHT-OF WAY INFORMATION IS ALSO BASED ON EXISTING MONUMENTATION.

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD or DEED
FIP = FOUND IRON PIN NO ID
FIPC = FOUND IRON PIN AND CAP
FN&D = FOUND NAIL AND DISK
FCM = FOUND CONCRETE MONUMENT
SIPC = SET IRON PIN AND CAP
SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
RES = RESIDENCE
DRA = DRAINAGE RETENTION AREA

FFE = FINISHED FLOOR ELEVATION
CCR = CERTIFIED CORNER REPORT
CBS = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOG WIRE FIELD FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
ELEC = ELECTRIC
EP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
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PRM = PERMANENT REFERENCE MARKER
R/W = RIGHT-OF-WAY
AC = AIR CONDITIONER PAD
CS = CONCRETE SLAB
CE = COVERED ENTRY
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TOB = TOP OF BANK
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POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT of REVERSE CURVE
PCC = POINT of COMPOUND CURVE
+100.0' = EXISTING ELEVATION

= FIRE HYDRANT
= UTILITY POLE
= LIGHT POLE
= UTILITY GATE VALVE
= TELEPHONE SERVICE RISER
= ELECTRIC TRANSFORMER
= FIBER OPTIC BOX
= WATER METER
= WATER SERVICE
= SANITARY MANHOLE
= SANITARY SEWER SERVICE

= SIGN
= UTILITY SPLICE BOX
= CATV MARKER
= FOUND IRON PIN & CAP (AS SHOWN)
= SET IRON PIN AND CAP (5/8"IR LB #7200)
= FOUND NAIL AND DISK (AS SHOWN)
= SET NAIL AND DISK (LB #7200)
= FOUND CONCRETE MONUMENT (AS SHOWN)
= SET CONCRETE MONUMENT (4X4" LB #7200)
= DESCRIPTIVE POINT

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°41'01"W ALONG THE SOUTH LINE OF SECTION 07-19-18. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
7. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0309-D, EFFECTIVE DATE 02/02/2012.

SHEET 1 OF 3 SHEET
JOB No: 24046-BNDY

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
10/03/24	SMO	RAA	45/49	10/02/24	LM/GS

REVISION

DATE	SURVEYOR	REV. BY	COMMENTS

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Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Construction Management
966 Candlelight Blvd.
Brooksville, FL 34601
Office: 352-796-9423
3703 East Forest Drive
Inverness, FL 34453
352-344-2016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

BOUNDARY SURVEY OF PARCEL 32000

SECTION 07, TOWNSHIP 19 SOUTH, RANGE 17 EAST
CITRUS COUNTY, FLORIDA

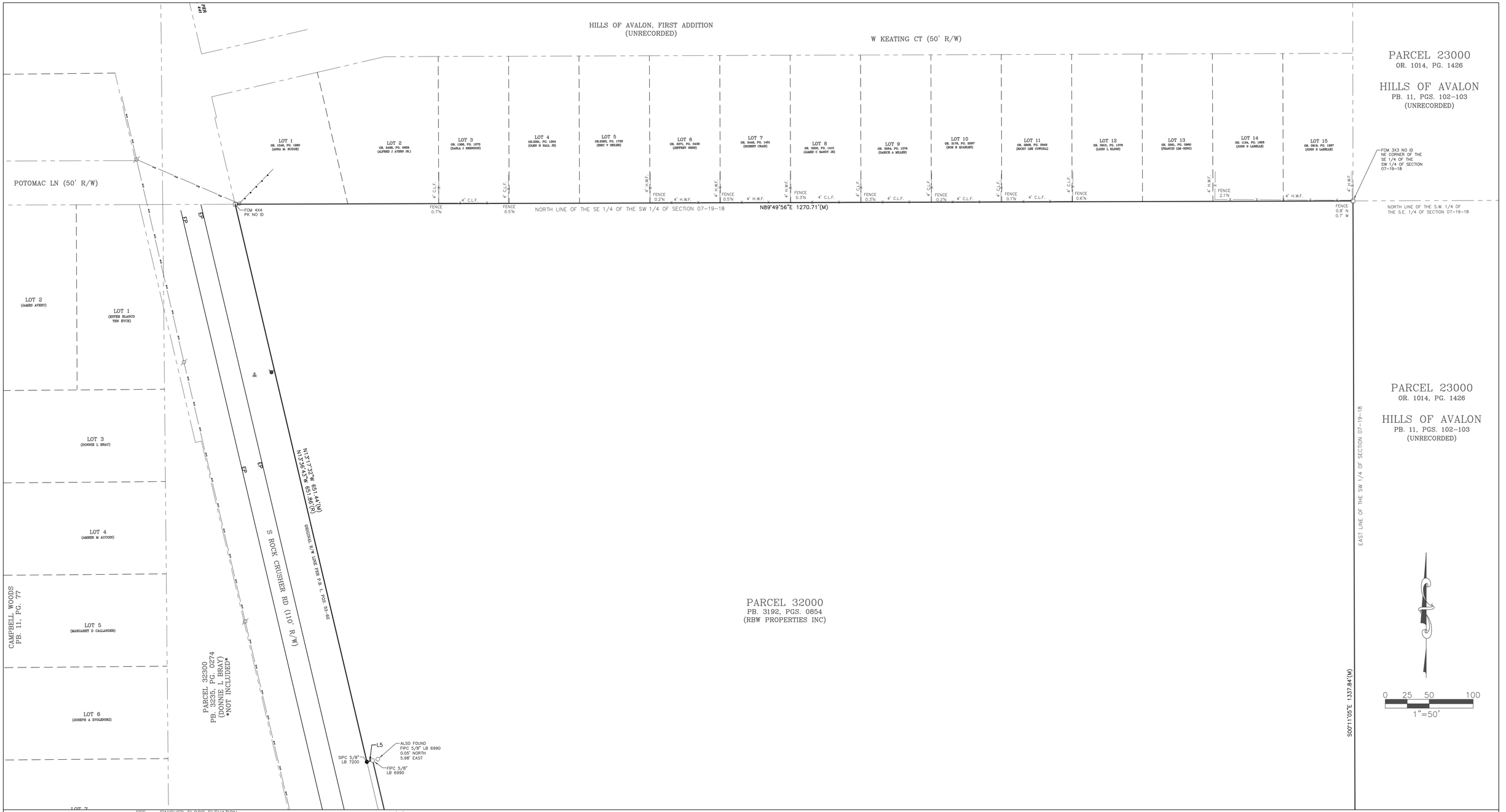
PREPARED FOR AND CERTIFIED TO:

GARDEN STREET COMMUNITIES SOUTHEAST, LLC

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne
Digitally signed by Scott M Osborne
DN: c=US, o=Florida, cn=Scott M Osborne, 0.9.2342.19200300.100.1.1=A01410D000000188154A9BE800001681
Date: 2024.10.03 08:13:04-04'00'

SCOTT M. OSBORNE, PSM DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.



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POC = POINT OF COMMENCEMENT
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PCC = POINT of COMPOUND CURVE
+100.0' = EXISTING ELEVATION

= FIRE HYDRANT
= UTILITY POLE
= LIGHT POLE
= UTILITY GATE VALVE
= TELEPHONE SERVICE RISER
= ELECTRIC TRANSFORMER
= FIBER OPTIC BOX
= WATER METER
= WATER SERVICE
= SANITARY MANHOLE
= SANITARY SEWER SERVICE

= SIGN
= UTILITY SPLICE BOX
= CATV MARKER
= FOUND IRON PIN & CAP (AS SHOWN)
= SET IRON PIN AND CAP (5/8"IR LB #7200)
= FOUND NAIL AND DISK (AS SHOWN)
= SET NAIL AND DISK (LB #7200)
= FOUND CONCRETE MONUMENT (AS SHOWN)
= SET CONCRETE MONUMENT (4X4" LB #7200)
= DESCRIPTIVE POINT

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°41'01"W ALONG THE SOUTH LINE OF SECTION 07-19-18. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
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8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
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SHEET 2 OF 3 SHEET
JOB No: 24046-BNDY

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
10/03/24	SMB	RAA	45/49	10/02/24	LM/GS

REVISION

DATE	SURVEYOR	REV. BY	COMMENTS

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Construction Management
966 Candlelight Blvd.
Brooksville, FL 34601
Office: 352-796-9423
3703 East Forest Drive
Inverness, FL 34453
352-344-2016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

BOUNDARY SURVEY OF PARCEL 32000

SECTION 7, TOWNSHIP 19 SOUTH, RANGE 17 EAST
CITRUS COUNTY, FLORIDA

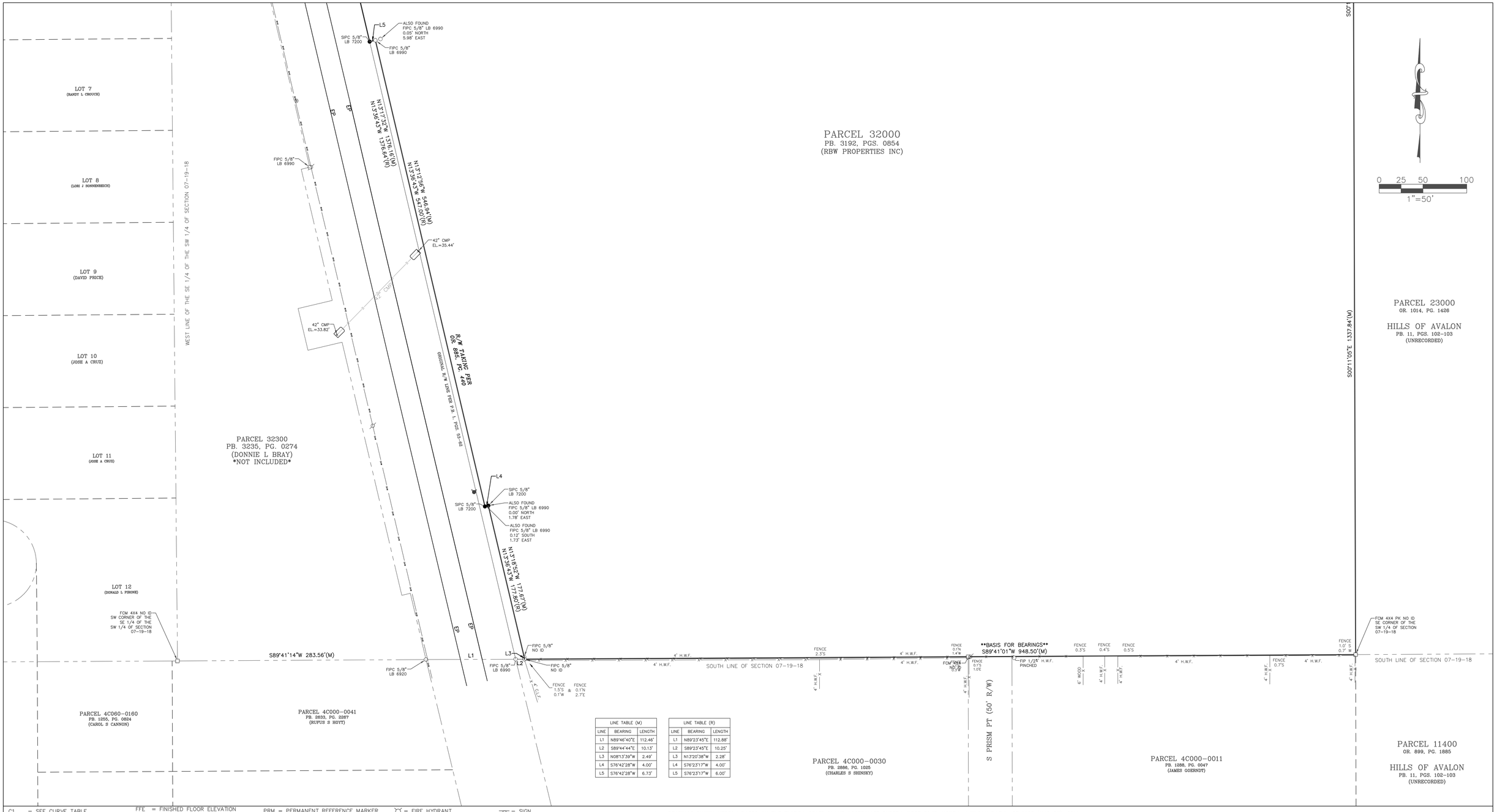
PREPARED FOR AND CERTIFIED TO:

GARDEN STREET COMMUNITIES SOUTHEAST, LLC

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne
Digitally signed by Scott M Osborne
DN: c=US, o=Florida, cn=Scott M Osborne, 0.9.2342.19200300.100.1.1=A01410D000001881A4A9B8E800001681
Reason: I am the author of this document
Date: 2024.10.03 08:13:18-04'00'

SCOTT M. OSBORNE, PSM — DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.



LINE TABLE (M)		
LINE	BEARING	LENGTH
L1	N89°46'40"E	112.46'
L2	S89°44'44"E	10.13'
L3	N08°13'39"W	2.49'
L4	S76°42'28"W	4.00'
L5	S76°42'28"W	6.73'

LINE TABLE (R)		
LINE	BEARING	LENGTH
L1	N89°23'45"E	112.88'
L2	S89°23'45"E	10.25'
L3	N13°20'38"W	2.28'
L4	S76°23'17"W	4.00'
L5	S76°23'17"W	6.00'

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD or DEED
FIP = FOUND IRON PIN NO ID
FIPC = FOUND IRON PIN AND CAP
FN&D = FOUND NAIL AND DISK
FCM = FOUND CONCRETE MONUMENT
SIPC = SET IRON PIN AND CAP
SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
RES = RESIDENCE
DRA = DRAINAGE RETENTION AREA

FFE = FINISHED FLOOR ELEVATION
CCR = CERTIFIED CORNER REPORT
CBS = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOG WIRE FIELD FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
ELEC = ELECTRIC
EP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
PG. = PAGE
PC = POINT of CURVATURE
PT = POINT of TANGENT
PCP = PERMANENT CONTROL POINT

PRM = PERMANENT REFERENCE MARKER
R/W = RIGHT-OF-WAY
AC = AIR CONDITIONER PAD
CS = CONCRETE SLAB
CE = COVERED ENTRY
SEC. = SECTION
MES = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT of REVERSE CURVE
PCC = POINT of COMPOUND CURVE
+100.0' = EXISTING ELEVATION

= FIRE HYDRANT
= UTILITY POLE
= LIGHT POLE
= UTILITY GATE VALVE
= TELEPHONE SERVICE RISER
= ELECTRIC TRANSFORMER
= FIBER OPTIC BOX
= WATER METER
= WATER SERVICE
= SANITARY MANHOLE
= SANITARY SEWER SERVICE

= SIGN
= UTILITY SPLICE BOX
= CATV MARKER
= FOUND IRON PIN & CAP (AS SHOWN)
= SET IRON PIN AND CAP (5/8"IR LB #7200)
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13. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING RECORDED INSTRUMENTS AS LISTED IN SCHEDULE B-II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1220-3000000, DATED JULY 31, 2020 AT 8:00 AM:
   - ITEM 1 - TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   - ITEM 2 - RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
   - ITEM 3 - EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1014, PAGE 1426, AS SHOWN HEREON.
   - ITEM 4 - EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1014, PAGE 1428, AS SHOWN HEREON.
   - ITEM 5 - EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1014, PAGE 1430, AS SHOWN HEREON.
   - ITEM

Coastal
ENGINEERING ASSOCIATES INC.
ESTD ENGINEERING ENVIRONMENTAL PLANNING CONSTRUCTION MANAGEMENT SURVEYING 1958

Melissa Morris, Planner
Citrus County Land Development Division
Department of Growth Management
3600 W. Sovereign Path
Lecanto, FL 34461-8070

RE: Application AA-PUD-2024-00009
Coastal Engineering
Alternate Key: 1504597

Dear Ms. Morris:

Please supplement the referenced application to include a deviation request to the maximum required lot coverage.

Section 2405 for the Low-Density Residential District provides for a maximum lot coverage of 35%. In this instance, the applicant is requesting authorization as part of the PUD plan approval process to utilize a maximum lot coverage of 55%. The additional lot coverage is based upon the minimum lot size of 6,000 square feet and the associated setbacks which equates to a maximum lot coverage of 50% exclusive of allowable accessory uses and structures.

Please let us know if you have additional questions.

Sincerely,
Cliff Manuel, Jr., PE
President
(352) 279-8996

Cc: Tina Malmberg
Mike Lawrence

RECEIVED
NOV 20 2024
AA-PUD-2024-00009
Land Development Division

966 Candlelight Blvd. ▪ Brooksville, FL 34601
Ph. (352) 796-9423 ▪ Fax (352) 799-8359
3703 East Forest Drive ▪ Inverness, FL 34453
Ph. (352) 344-2016 ▪ Fax (352) 344-5336
email: cliff@coastal-engineering.com

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

September 13, 2024

Tina Malmberg, P.E., MBA
Coastal Engineering Associates, Inc.
966 Candlelight Boulevard
Brooksville, FL 34601

Re: Garden Street Communities
Rezoning LDR-MH to PUD
Alternate Key No.: 1504597
Section 07, Township 19S, Range 18E

Dear Ms. Malmberg,

This letter is in response to your request on September 13, 2024, for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key Number.

The Citrus County Central Landfill has sufficient capacity to accommodate this project.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Dan Sherlock
Solid Waste Management Director

ds:jly

Dan Sherlock. Director
Citrus County Division of Solid Waste Management
PO Box 340
Lecanto, FL 34460
Telephone: (352) 527-7670 Fax: (352) 527-7672
Dan.Sherlock@citrusbocc.com

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Construction Management

September 13, 2024

Melissa Morris, Planner
Citrus County BOCC
Land Development Division
3600 W. Sovereign Path
Lecanto, FL 34461

RE: Stormwater Drainage Concurrency Letter

Project Name: Garden Street Rock Crusher-Rezoning
Application No.: AA-PUD2024-00009

Melissa,

Coastal Engineering Associates, Inc. hereby certifies that the stormwater management system for the Garden Street Community subdivision will be designed in compliance with the Citrus County Land Development Code, Chapter 6, Section 6220 (Stormwater Drainage System Design Requirements), as well as the rules and regulations established by the Southwest Florida Water Management District (SWFWMD).

Let me know if you should have any questions.

Sincerely,

Christina Malmberg, P.E., M.B.A.
COASTAL ENGINEERING ASSOCIATES, INC.

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING AND ENGINEERING DIVISION
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461-7788
Telephone: (352) 527-7650 Fax: (352) 527-7644
TTY Telephone: (352) 527-5312
www.bocc.citrus.fl.us
E-mail Address: WaterResources@bocc.citrus.fl.us

09/13/2024

Tina Malmberg, P.E., MBA
Project Manager/Senior Engineer
Coastal Engineering Associates, Inc.
3703 East Forest Drive
Inverness, Florida 34453
352-344-2016
tmalmberg@coastal-engineering.com

RE: Water and Sewer Service Capacity and Availability for the proposed Garden Street Communities project.

Dear Mrs Malmberg:

I response to your September 13, 2024 inquiry regarding the above development, Citrus County Utilities currently has potable water capacity to serve the above referenced development as described in your letter.

The public water system serving this vicinity is the Charles A. Black Water System (Public Water System ID. No. 609-4948), having a current FDEP permitted capacity of 14.544 million gallons per maximum day and current maximum day flows of approximately 8.291 million gallons per day. The County recently received a new water use permit for this system with additional capacity that is intended to accommodate growth, such as this proposed development, within this water service area.

With respect to to the County's water distribution system, the County has a relatively robust system in the vicinity of above referenced development. A 12-inch diameter water main runs along the east right-of-way of Rock Crusher Road in front of the proposed development.

Sewer service to this vicinity is provided by the County;s Meadowcrest Wastewater Treatment Facility (Permit No.: FLA011845), having a current permitted capacity of 2,000,000 gallons per annual average day and current annual average daily flows of approximately 882,356 gallons per day.

With respect to to the County's wastewater collection/transmission system in the vicinity of the development, we anticipate that offsite transmission system improvements will be needed to accommodate the proposed development. An 8-inch diameter force main runs north along the west right-of-way of Rock Crusher Road beginning at W MInuteman St. This force main part of a heavily loaded collection/transmission system that conveys wastewater to the Meadowcrest Wastewater Treatment Facility. A detailed engineering analysis of the impact of this proposed development on the existing collection/transmission system should be conducted to determine specific offsite improvements may be required and how they might best be addressed.

Please let us know if this information is not responsive to your request.

CITRUS COUNTY DEPT. OF WATER RESOURCES

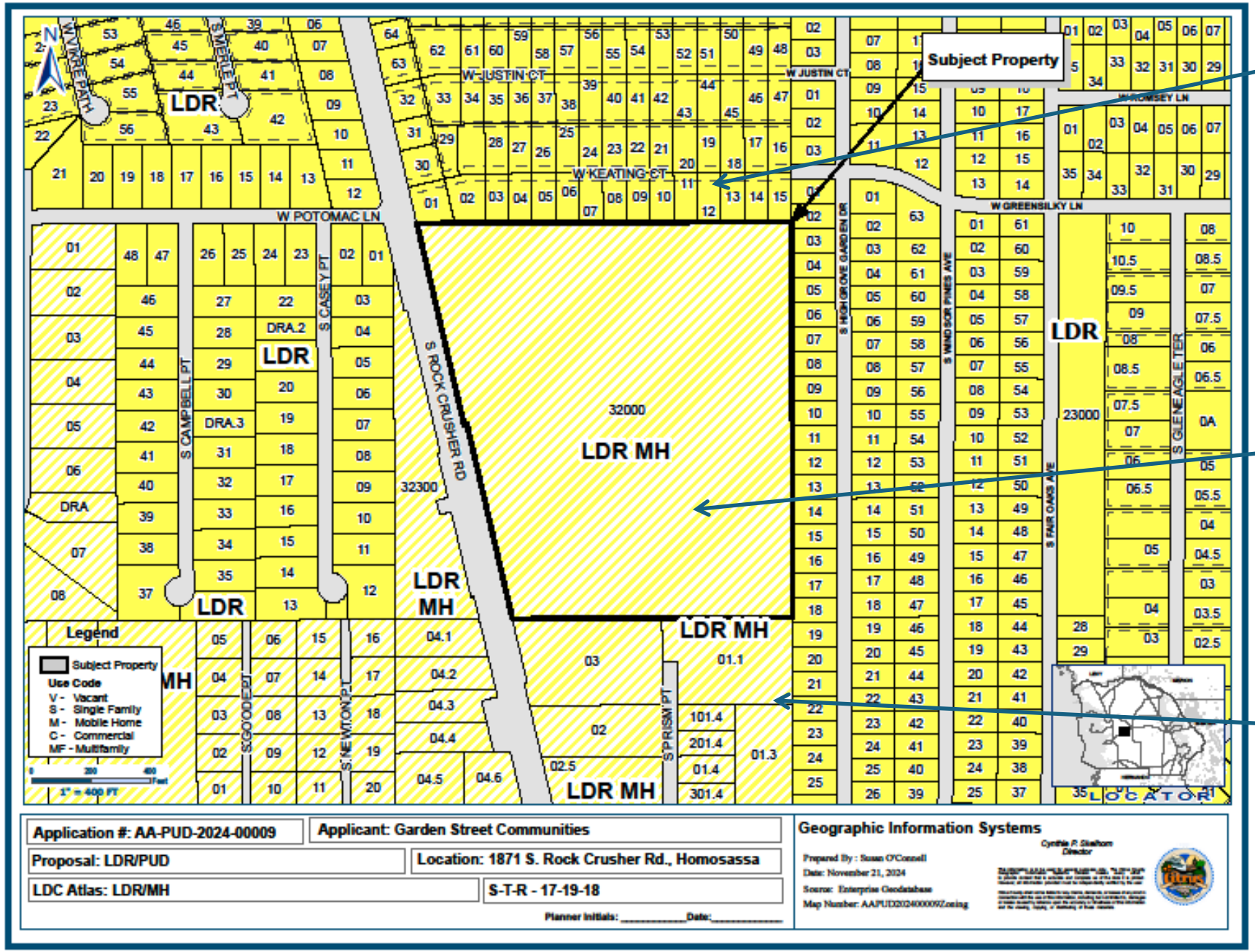


Layne C. Cady, P.E.
Senior Engineer

AA-PUD-2025-00001

Garden Street Communities

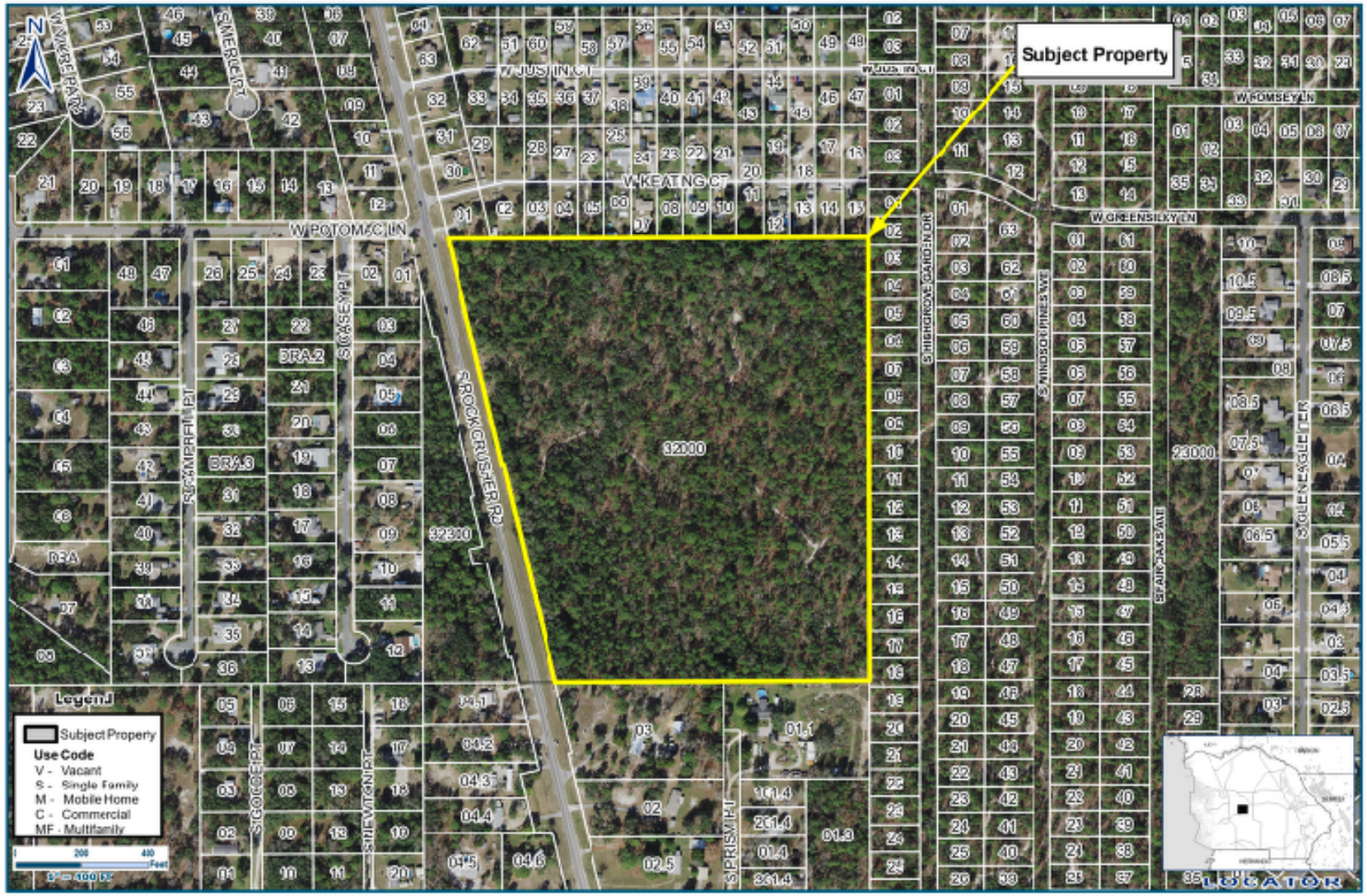
1871 S. Rock Crusher Road



Adjacent Parcels
1/3 acre (80x140)

Subject Property
23 proposed lots (80x120)
105 Proposed lots (50x120)

Adjacent larger
parcels (1 acre plus)



Application #: AA PUD 2025 00001	Applicant: Garden Street Communities
Proposal: LDR/PJD	Location: 1871 S. Rock Crusher Rd., Homosassa
LDC Atlas: LDR/MH	S-T-R - 17-19-18

Planner Initials: _____ Date: _____

Geographic Information Systems

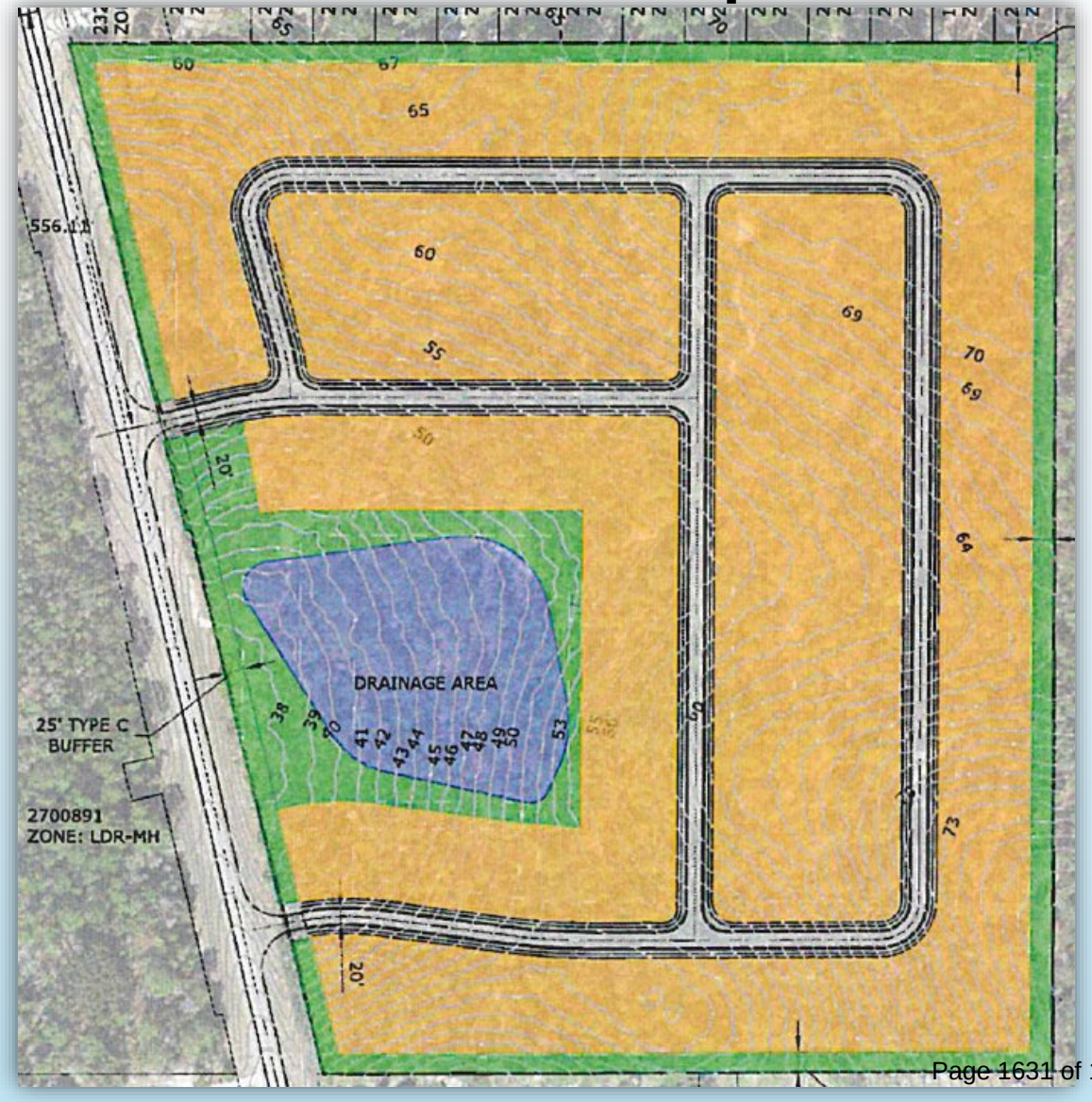
Prepared By : Susan O'Connell
Date: November 21, 2024
Source: Enterprise Geodatabase
Map Number: AAPUD002500001Aerial

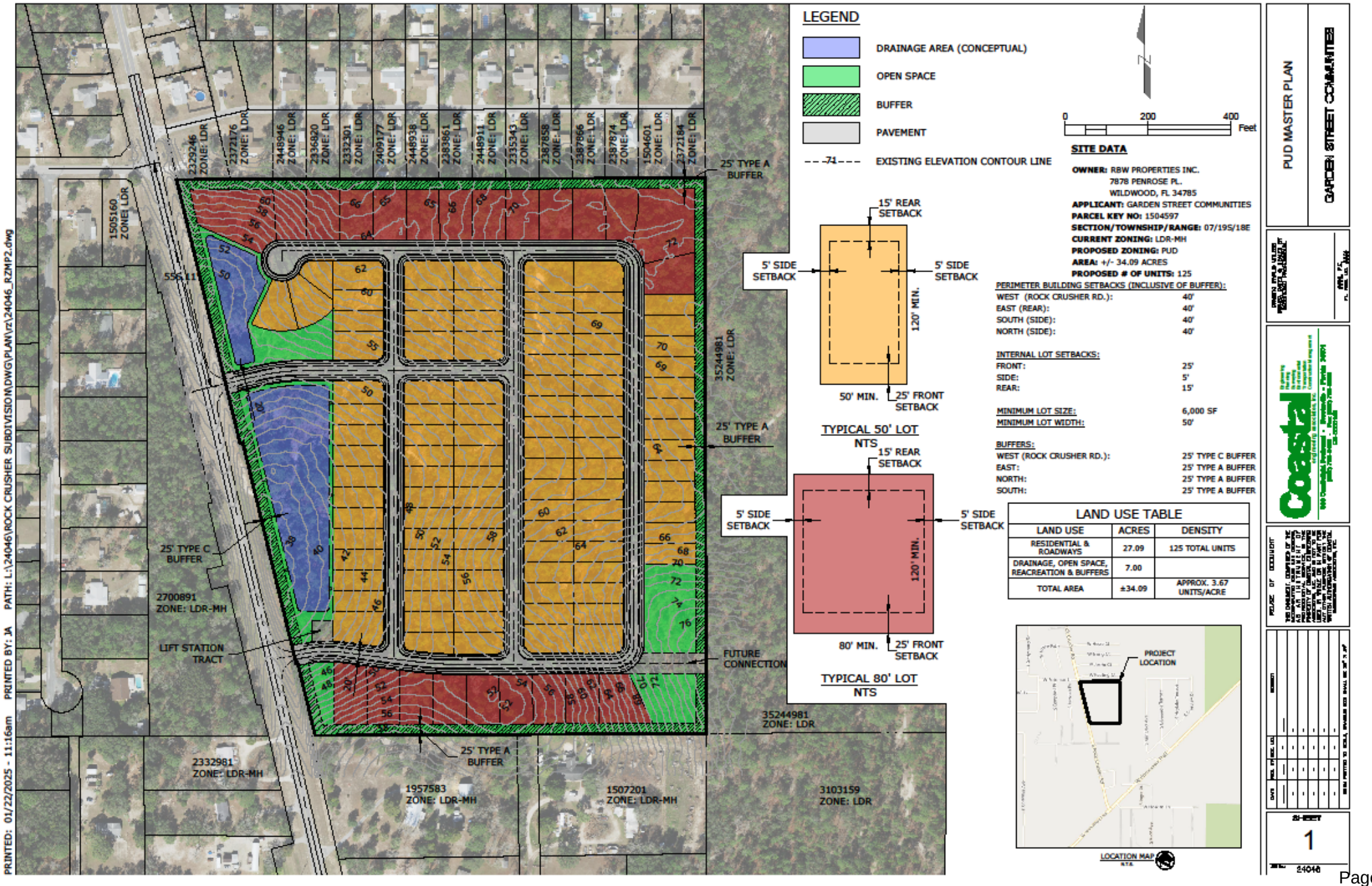
Cynthia P. Skehorn
Director

Proposed



Previous Request




LEGEND
DRAINAGE AREA (CONCEPTUAL)
OPEN SPACE
BUFFER
PAVEMENT
71
EXISTING ELEVATION CONTOUR LINE
N
0
200
400
Feet
SITE DATA
OWNER: RBW PROPERTIES INC.
7878 PENROSE PL.
WILDWOOD, FL 34785
APPLICANT: GARDEN STREET COMMUNITIES
PARCEL KEY NO: 1504597
SECTION/TOWNSHIP/RANGE: 07/19S/18E
CURRENT ZONING: LDR-MH
PROPOSED ZONING: PUD
AREA: +/- 34.09 ACRES
PROPOSED # OF UNITS: 125
PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):
WEST (ROCK CRUSHER RD.): 40'
EAST (REAR): 40'
SOUTH (SIDE): 40'
NORTH (SIDE): 40'
INTERNAL LOT SETBACKS:
FRONT: 25'
SIDE: 5'
REAR: 15'
MINIMUM LOT SIZE: 6,000 SF
MINIMUM LOT WIDTH: 50'
BUFFERS:
WEST (ROCK CRUSHER RD.): 25' TYPE C BUFFER
EAST: 25' TYPE A BUFFER
NORTH: 25' TYPE A BUFFER
SOUTH: 25' TYPE A BUFFER
15' REAR SETBACK
5' SIDE SETBACK
5' SIDE SETBACK
120' MIN.
50' MIN.
25' FRONT SETBACK
TYPICAL 50' LOT
NTS
15' REAR SETBACK
5' SIDE SETBACK
5' SIDE SETBACK
120' MIN.
80' MIN.
25' FRONT SETBACK
TYPICAL 80' LOT
NTS
LAND USE TABLE
LAND USE | ACRES | DENSITY
RESIDENTIAL & ROADWAYS | 27.09 | 125 TOTAL UNITS
DRAINAGE, OPEN SPACE, REACREATION & BUFFERS | 7.00 |
TOTAL AREA | ±34.09 | APPROX. 3.67 UNITS/ACRE
PROJECT LOCATION
LOCATION MAP
25' TYPE A BUFFER
25' TYPE A BUFFER
25' TYPE C BUFFER
25' TYPE A BUFFER
FUTURE CONNECTION
LIFT STATION TRACT
2700891 ZONE: LDR-MH
2332981 ZONE: LDR-MH
1957583 ZONE: LDR-MH
1507201 ZONE: LDR-MH
3103159 ZONE: LDR
35244981 ZONE: LDR
35244981 ZONE: LDR
1505160 ZONE: LDR
2329246 ZONE: LDR
2372176 ZONE: LDR
2448946 ZONE: LDR
2336820 ZONE: LDR
2332301 ZONE: LDR
2409177 ZONE: LDR
2448938 ZONE: LDR
2383861 ZONE: LDR
2448911 ZONE: LDR
2335343 ZONE: LDR
2387858 ZONE: LDR
2387866 ZONE: LDR
2387874 ZONE: LDR
1504601 ZONE: LDR
2372184 ZONE: LDR
556.11
PUD MASTER PLAN
GARDEN STREET COMMUNITIES
Coastal
SHEET
1
24046
PRINTED: 01/22/2025 - 11:16am
PRINTED BY: JA
PATH: L:\24046\ROCK CRUSHER SUBDIVISION\DWG\PLAN\rz\24046_RZMP2.dwg

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF COUNTY COMMISSIONERS

APPLICATION NUMBER: AA-PUD-202500001 Garden Street Communities
DATE: April 30, 2025
PREPARED BY: Melissa Morris, Planner, Land Development Division

Request to amend the Land Development Code (LDC) Atlas Map and establish a Planned Unit Development.

REQUEST:	A request to amend the Citrus County Land Use Atlas Map from Low Density Residential District Mobile Homes allowed to Low Density Residential District and to establish a Planned Unit Development with a Master Plan for up to 125 single-family lots, pursuant to Section 4300, Planned Unit Developments, as specified in the Citrus County Land Development Code.
SUBJECT PROPERTY:	Section 07, Township 19 South, Range 18 East; more specifically, Parcel 32000 (Alternate Key 1504597), which address is 1871 S. Rock Crusher Rd., Homosassa. A complete legal description is on file with the Citrus County Land Development Division.
ACREAGE:	Approximately 34.11 acres
FUTURE LAND USE DESIGNATION:	LDR, Low Density Residential District
SURROUNDING COMPREHENSIVE PLAN (FLUM) DESIGNATIONS:	North – LDR, Low Density Residential District South – LDR, District East – LDR, District West – LDR, District
SURROUNDING LAND DEVELOPMENT CODE (LUAM) DESIGNATIONS:	North – LDR, Low Density Residential District South – LDR MH, Low Density Residential District Mobile Homes allowed East – LDR, Low Density Residential District West – LDR MH, District
SURROUNDING AREA:	North – Vacant and improved single-family lots South – Large lot Single-family dwellings East – Vacant Single-family platted lots West – S. Rock Crusher Rd., vacant and improved single-family lots

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), the soil type in the area is Candler fine sand, 0 to 5 percent slopes. Limitations to building site development are slight. The subject property is located in Flood Zone X, as found on the Flood Insurance Rate Map 12017C0309D.

BACKGROUND AND ANALYSIS

The original application AA/PUD-2024-00009 was recommended for denial by the PDC Board on January 2, 2025. The application has since been amended to decrease the number of lots from 136 to 125, added an internal roadway, another drainage retention area as well as additional open space. The percentage of open space is not shown but is required at 20 percent. The revised application now shows delineated lots on the newly submitted Master Plan date-stamped February 3, 2025. The original submittal provided proposed lot dimensions stating a minimum lot size of 6,000 square feet and minimum width of 50 feet per lot, which is smaller than the surrounding neighborhoods. This remains unchanged for the 102 interior lots. The revised submittal has, however, increased the size of 23 of the perimeter lots to 9,600 square feet with a minimum width of 80 feet, the revised width is more characteristic of the surrounding neighborhoods. The new proposal has also decreased density to 3.67 units an acre from 3.99 units an acre. See the table below for a comparison of the original and new submittal.

Proposed	VS Previous Submittal
125 Delineated Lots	136 lots with no delineation
3.67 units an acre	3.99 units an acre
2 Drainage retention areas	1 Drainage retention area
4 private roadways	3 private roadways

The subject property is vacant, approximately 34.11 acres in size, and takes access from S. Rock Crusher Road, a 100-foot-wide Major Collector roadway. The application proposes two access points from S. Rock Crusher Rd. It is located adjacent to the Hills of Avalon Subdivision, on the north and east property lines, which is an unrecorded subdivision containing single-family lots that are approximately .30 acres in size. The parcels to the south are larger developed single family lots zoned Low Density Residential. The parcel to the west, across S. Rock Crusher Road, is a vacant parcel of approximately 4 acres in size and is also zoned Low Density Residential. The subject property is heavily wooded and is located within the Planned Service Area.

This request is to redesignate the subject property from Low Density Residential District Mobile Homes Allowed to Low Density Residential District on the Land Development Code Atlas Map and to establish a PUD to allow for up to 125 single-family lots. The applicant is requesting a density of 3.67 units an acre, which requires an approved PUD as it exceeds the maximum density of 2 dwelling units an acre in the LDR District. With an approved PUD, the density can allow for up to 6 units an acre. The revised application has now delineated lots

on the submitted site plan date-stamped February 3, 2025. The lots as proposed remain smaller than the surrounding area.

The proposal may not be compatible with the surrounding neighborhood as density still exceeds the density of the surrounding area. The lots to the north and east are developed and vacant single-family with a density of 3 units an acre. The lots to the south are developed with single-family homes with a density of approximately 1 unit per 3 acres.

REQUEST FOR A LAND USE CHANGE
The applicant is requesting to amend the Land Use Atlas Map from Low Density Residential mobile homes allowed to Low Density Residential.

Concurrency:

a. Sanitary Sewer – The site is proposed to be served by Citrus County Utilities Water District, Meadowcrest Wastewater Treatment Facility, for sanitary sewer service. However, the concurrency letter provided does state that improvements will be needed to accommodate the proposed development.
b. Potable Water – The site is proposed to be served by Citrus County Utilities Water District for potable water service. The applicant provided a letter stating Citrus County Utilities currently has potable water capacity to serve the proposed development.
a) Solid Waste – Documentation from the Citrus County Central Landfill has been provided and they have sufficient capacity to accommodate the project.
b) Drainage - The master plan shows drainage retention areas which will need to meet LDC and SWFWMD standards at the time of permitting.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The following policies of the Comprehensive Plan are relevant to the application:

Policy 17.2.7 The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.

Staff comment: *The property is located within the Planned Service Area. Concurrency letters have stated that there is sufficient capacity for central water but not for central sewer. Utilities stated the anticipation of offsite system improvements will be needed to accommodate this project. Connection to County central water would be required for the proposed density, as well as an engineering analysis to determine the improvements needed for wastewater and how to address those improvements. The project proposes to connect to both central water and central sewer.*

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Staff Comment: The application may not be compatible with the surrounding residential area, due to staff concerns that the density proposed is greater than that of the neighboring area.

Policy 17.15.9 The County shall establish standards to address compatibility between adjacent land uses and within neighborhoods and larger districts. Compatibility standards shall address at a minimum, land use density, land use intensity, and buffering. Additional standards may include drainage, landscaping, parking, access, lighting, and signage to ensure that new development and redevelopment is consistent with the character of its environs.

Staff comment: The applicant is proposing a density of 3.67 units an acre, which is higher than the existing density of 3 units an acre in the abutting neighborhoods. This application appears to be more intense than the surrounding neighborhoods and may be too intense for the area. Providing the proposed upgraded buffers and 23 larger lots on the north and south perimeter may help address compatibility.

Policy 17.15.12 All residential and all commercial development shall provide sidewalks and/or bikeways for convenient access to individual dwelling units, churches, schools, parks, activity centers and other facilities. Local streets serving less than 40 residential units may construct sidewalks along one side of the roadway; all other streets and roadways shall have sidewalks along both sides. Sidewalks shall be at least five feet wide if located along one side of a street and shall be at least four feet wide if located along both sides of a roadway.

Staff comment: The applicant has not indicated the placement of pedestrian and/or bicycle paths but will need to be coordinated with the County at time of development, which will be at time of platting.

Impacts on Affordable Housing – The site does not appear to be proposed for affordable housing.

Compatibility with Adjacent Land Uses: The site is adjacent to The Hills of Avalon 1st Addition, a platted unrecorded subdivision consisting of one-third acre lots to the north and east, and Campbell Woods, a recorded subdivision containing half acre lots to the west. The development is adjacent to larger residential lots to the south. This application proposes to take access from two separate entrances off S. Rock Crusher Rd., a Major Collector roadway. The subject property is located near the intersection of S. Rock Crusher Rd. and W. Homosassa Trail where there are residential and some commercial uses. The overall development as proposed does not appear to be compatible with the surrounding area due to the proposed density.

Environmental – The site does not appear to have any environmental limitations onsite. A biological survey will be required at the time of permitting to identify any protected species, as outlined in the LDC.

REQUEST FOR A PLANNED UNIT DEVELOPMENT
The applicant is requesting to establish a PUD for a residential subdivision with up to 125 home sites.

SUMMARY OF PUBLIC COMMENTS: Public comments have been received.

Consistency with the Land Development Code (LDC): The application was reviewed under the standards of LDC, Section 2404, Low Density Residential District, and Section 4300, Planned Unit Developments as outlined below.

***Access Management/Transportation/Stormwater*:** The proposed development would take access from two separate connections off S. Rock Crusher Rd., as required by the LDC for the number of units. These connections will need to meet separation standards in Section 7140 (see Table 7-1 below). The applicant provided an expected trip generation increase of 128 total trips per day. The project proposes new private streets.

The Technical Services Division staff has reviewed the application and has provided the following comments/conditions:

- Stormwater Management design must meet the requirements of the Citrus County Land Development Code in effect at the time of permitting.
- Access Management design for the site must meet the requirement of LDC Chapter 7, Transportation System Standards.
- The applicant must provide trip generation and a traffic impact analysis at the time of permitting. The traffic impact analysis will include turn lane warrants and traffic signal warrants at proposed entrances. The intersection of Rock Crusher Rd and Homosassa Trail will also need to be analyzed to determine if intersection modifications will be required for this project.
- Any proposed improvements warranted in S. Rock Crusher Road right-of-way will need to be in accordance with FDOT and County Standards and will need to be constructed by the developer.
- All internal roadways will need to be privately owned and maintained. All roads must be designed and constructed in accordance with Section 7730 of the Land Development Code.
- In accordance with Section 7120, a residential subdivision with 75 units or more requires two connections to a collector or arterial road.
- Any proposed connections to S. Rock Crusher Rd. must meet the separation requirements of Table 7-1 of the Land Development Code.
- Traffic impact analysis will need to be approved prior to approval of Preliminary Plat/ Improvement Plans.

- If turn lane improvements are warranted, right-of-way dedication will be required. The dedication shall be a minimum of 12-ft wide by the length of the turn lane added. Refer to the Multimodal Transportation Element Policy 10.B.4.1.
- If gated entrances are proposed, they must meet all requirements in Section 7340, Gated Entrances.
- Mailbox cluster box units must be installed meeting the clear zone requirements of the 2028 Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways and the U.S. Postal Service National Delivery Planning Standards – A Guide for Builders and Developers handbook PO-632 July 2020.

TABLE 7-1
ACCESS CLASSIFICATION AND SPACING REQUIREMENTS

Functional Class	Access Class	Medians +	Connections Spacing (feet)	
			Posted Speed Greater than 50 MPH	Posted Speed of 50 or less
Principal Arterials	3	Restrictive	660	440
Principal Arterials/ Major Collectors	4	Nonrestrictive	660	440
	5	Restrictive	440	245
Minor Arterials/ Minor Collectors Local Streets	6	Nonrestrictive	440	245
	7	Both Median Types	125	125

Functional Class	Access Class	Medians +	Median Opening Spacing More than 50 MPH		Signal Spacing More than 50 MPH
			Directional	Full	
Principal Arterials	3	Restrictive	1320	2640	2640
Principal Arterials/ Major Collectors	4	Nonrestrictive	---	---	2640
	5	Restrictive	660	2640	2640
Minor Arterials/ Minor Collectors Local Streets	6	Nonrestrictive	---	---	1320
	7	Both Median Types	330	660	1320

Functional Class	Access Class	Medians +	Median Opening Spacing 50 MPH or less		Signal Spacing 50 MPH or less
			Directional	Full	
Principal Arterials	3	Restrictive	1320	2640	2640
Principal Arterials/ Major Collectors	4	Nonrestrictive	---	---	2640
	5	Restrictive	660	1320	1320
Minor Arterials/ Minor Collectors Local Streets	6	Nonrestrictive	---	---	1320
	7	Both Median Types	330	660	1320

Impervious Surface: The applicant has proposed a deviation from the Impervious Surface Ratio (ISR) as part of this application. The maximum ISR for the LDR District is 35%. This application proposed an ISR of 55% for 102 of the 125 total lots. This would allow 50% for the home and an additional 5% to accommodate accessory structures. The proposed ISR exceeds the allowable maximum for the Low Density Residential District and is more consistent with the maximum allowable ISR in the Medium Density and High Density Residential Districts. The 23 larger perimeter lots are expected to meet LDC requirements for ISR.

- Deviation – The applicant is requesting an ISR maximum of 55% which is a significant increase and exceeds the LDC maximum of 35% in the LDR District.

Density: The allowable maximum density by right in the LDR District is 2 units per acre. Density of 2.1 - 6 units per acre can be allowable under certain conditions with an approved PUD. The proposed density of approximately 3.67 units per acre is higher than the surrounding developments in the area.

Recreation and Open Space: This application does not propose any recreational areas but does include some open space around the drainage retention area and in the southeast corner. This open space may be used as a buffer area around the required Drainage Retention and could include recreation amenities but is not labeled as such on the submitted Master Plan. Comprehensive Policy Plan 17.15.11 requires all new residential subdivisions to provide at least 20 percent of the project as open space. The percentage is not shown on the submitted revised Master Plan date-stamped February 3, 2025, and will need to be demonstrated at the time of permitting.

Tree Removal/Preservation: The applicant has not provided information regarding Tree Removal/Preservation. The applicant will need to provide a tree preservation plan that meets LDC standards at the time of permitting.

Landscaping/Buffers: This proposal meets or exceeds design standards outlined in the LDC for Residential Subdivision buffering. The site currently abuts residential areas of lower density on all sides and proposes a 25-foot Type A buffer to the north, south and east and a 25-foot Type C buffer to the west abutting S. Rock Crusher Rd. The LDC requirement is a sodded strip between residential. The upgraded buffers may help to reduce the incompatibility with the lower density of the surrounding communities. This has not changed from the prior application.

Setbacks: The application proposes a minimum lot size of 6,000 square feet with a minimum lot width of 50 feet and setbacks per lot of 25-foot front setback, 5-foot side setback, and a 15-foot rear setback. These setbacks will need to be demonstrated at the time of permitting.

Signage: Development Identification Signs are defined in LDC Section 9410, Development Identification Signs, and will be required to meet these requirements at the time of permitting.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of LDC Section 2405, Low Density Residential District, and Section 4300, Planned Unit Developments as specified in the LDC.

The Planning and Development Commission (PDC) may recommend approval, and the Board of County Commissioners (BCC) may adopt conditions of approval, pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the PUD. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *This application would allow the addition of a PUD in the LDR District to achieve a higher density than the surrounding area.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The proposed single-family residential development may be placed in the LDR District with connections to central water and sewer and proposes a higher density than that of the surrounding area.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *The Master Plan does not delineate accessory uses. Any accessory uses must meet Land Development Code requirements at the time of permitting.*

D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *Any changes to an approved PUD require a public hearing through the PUD amendment process.*

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *Development must be consistent with the objectives and policies of the Comprehensive Plan and meet Land Development Code standards. This application proposes a higher density than the surrounding area and exceeds the maximum ISR for the LDR District.*

F. **Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**

    1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**
    2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant Development of this site must meet these principles.**

G. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *As discussed in this report, the application proposes single-family residential use adjacent to other single-family residential uses. The application does propose a density that is higher than the surrounding area and the lot sizes seem insufficient to meet LDC standards for ISR.*

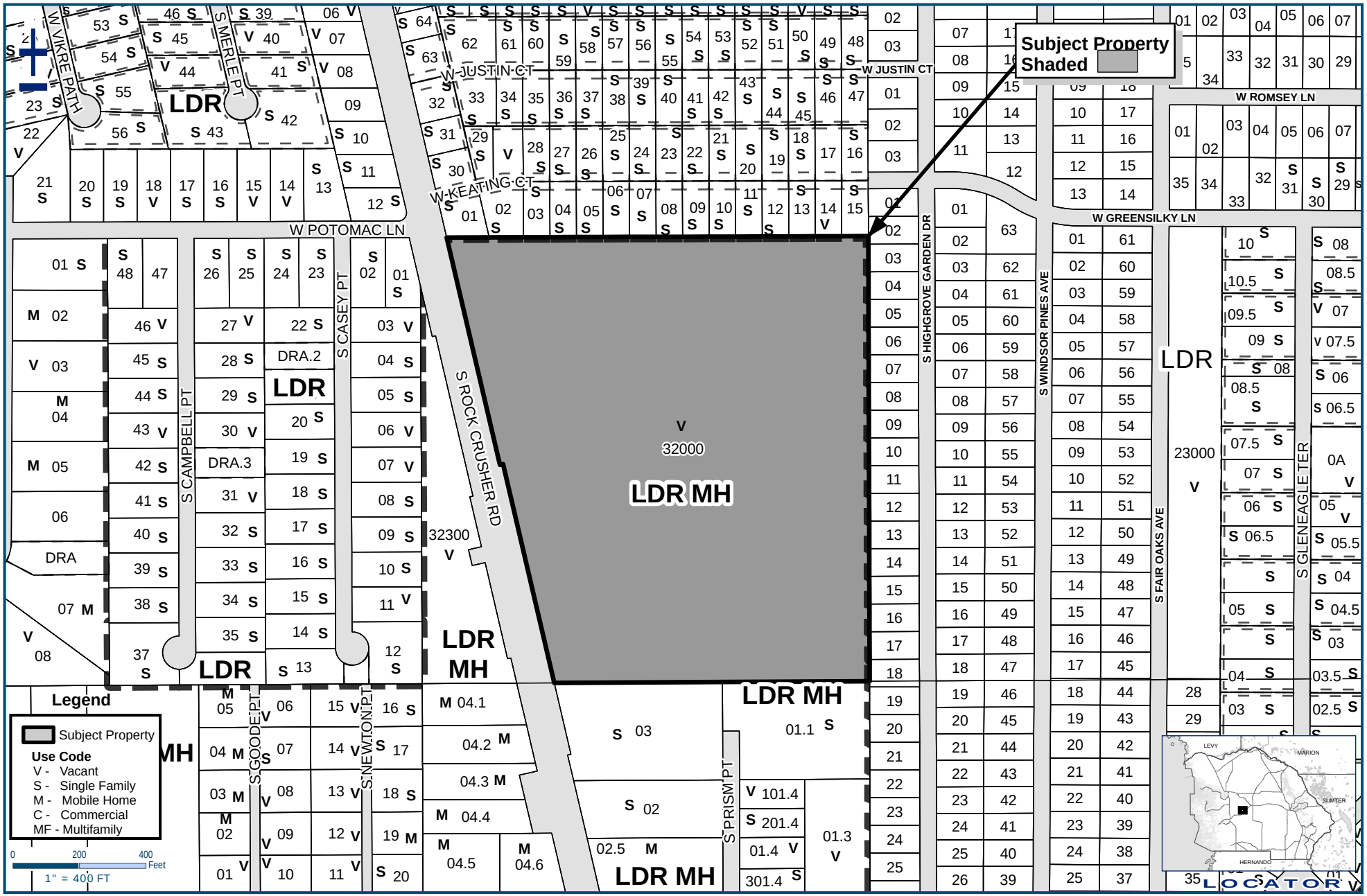
H. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action**. *Land Development Code standards must be met at the time of permitting. This application proposes a deviation from LDC standards for ISR.*

I. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *This PUD application includes the Master Plan and a revised application narrative both date-stamped February 3, 2025.*

J. **A Planned Unit Development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *This application has not requested a deviation from this standard.*

PLANNING AND DEVELOPMENT COMMISSION (PDC) RECOMMENDATION: The Planning and Development Commission (PDC) discussed this application on March 20, 2025. The PDC found that the application is inconsistent with the requirements of the LDC and inconsistent with the Comprehensive Plan. Granting this request would adversely affect the public interest and would be generally incompatible with adjacent properties and other properties in the district due to the proposed density and ISR. The board voted to recommend denial of this application.

MM/cfc



Application #: AA-PUD-2025-00001

Applicant: Garden Street Communities

Proposal: LDR/PUD

Location: 1871 S. Rock Crusher Rd., Homosassa

LDC Atlas: LDR/MH

S-T-R - 17-19-18

Planner Initials: _____ **Date:** _____

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : Susan O'Connell
Date: November 21, 2024
Source: Enterprise Geodatabase
Map Number: AA-PUD-2025-00001

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March 13, 2025

To whom it may concern,

Concerning AA-PUD2025-00001

The developer has come back with reducing homes from 135 to 125 homes on 35 acres. which would still be 3 to 4 homes per acre.

The neighborhood is rural with land owners having 1-2 acres per home

with 900 home going up on Cinamon ridge will be adding extra traffic on Rock crosher. No plans to be widen and roads are already rough.

morning & afternoon the elementary school the cars are already lined up to the RV park. Can they accomodate that many more to the school. I was told Leeanto High School is already past capacity.

Concerns are the water run off. Plus clearing more land is chasing wildlife into our neighborhoods there are already coyotes eating cats & small dogs what are they going to do with the gopher turtles as they are endangered

Cathy Apostolos

RECEIVED
FEB 18 2025
Land Development Division

CITRUS BOCC
RE: AA PUD 2025-00001

The proposed development of 35+ acres with 125 homes on Rock Crusher Road.

I am a homeowner and resident in Homosassa. I chose to have my home here in rural Homosassa, Florida where each property is 1/2 to 1+ acres for each home.

I feel that this proposed development isn't the desired growth management for this area.

The automotive congestion is already apparent and adding 125 homes will add at least 200 more cars daily.

I am very much against this development plan and ask for the commissioners to vote it down.

Please help preserve our rural living.

Thank You

RECEIVED
MAR 19 2025
Land Development Division

Christina A. Reed
6071 W. Minuteman St.
Homosassa, Florida
34448