

SEMINOLE COUNTY, FLORIDA

*COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468*



Meeting Minutes

Tuesday, June 9, 2026

9:30 AM

BCC Meeting and Budget Work Session # 2

BCC Chambers

Board of County Commissioners

I. CALL TO ORDER

Present: Chairman Andria Herr
Vice Chairman Amy Lockhart
Commissioner Bob Dallari
Commissioner Jay Zembower
Commissioner Lee Constantine

Additional Attendees: County Attorney Kate Latorre, County Manager Darren Gray, and Deputy Clerk Chariti Guevara.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Rabbi Yanky Majesky, Chabad of North Orlando, gave the Invocation and led the Pledge of Allegiance.

III. ADDITIONS, DELETIONS & MODIFICATIONS TO THE AGENDA

County Manager Darren Gray announced Item 5, Resolution amending Admin Code Section 26.5; Item 13, Resolution initiating the statutory negotiation process with Sanford for an Interlocal Service Boundary Agreement; and Item 16, grant funding request to Wekiva Wild and Scenic River Advisory Committee, were being pulled to come back at a later time.

Commissioner Dallari requested Item 7, Purchase Agreement for the acquisition of the office building located at 1016 Spring Villas Point, be pulled for separate discussion.

IV. CONSENT AGENDA – PUBLIC PARTICIPATION**Public Comment (Consent Items Only)**

With regard to public participation, Bill Hyde spoke in opposition to Item 14, Memorandum of Understanding with WUCF for emergency communication during disasters. Alan Harris, Director of Emergency Management, addressed the Board and explained this is a renewal agreement. They test the system regularly before hurricane season. This is not paid out of the general fund or by property tax dollars. It is paid for out of the Emergency Management Preparedness and Assistance trust fund, which is funded by a small part of homeowner's insurance. During an emergency, the Office of Communications pushes out to the public WUCF is the radio station to tune into that guarantees the County their information is being broadcasted multiple times through the day and also at the top of the hour. Every time they renew the agreement, they seek a multitude of different proposals, and WUCF was the most economical that could guarantee the service. They also develop public service announcements for the County, so there are a couple of different components to this agreement.

Winn Adams spoke in opposition to Item 7, Purchase Agreement for the acquisition of the office building located at 1016 Spring Villas Point.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

Motion by Commissioner Zembower, seconded by Vice Chairman Lockhart to approve the Constitutional Officers Consent Agenda Item 1; and the County Manager's Consent Agenda Items 2 through 21 with the exception of 5, 7, 13, and 16.

Districts 1, 2, 3, 4, and 5 voted AYE.

Constitutional Officers – Consent Agenda (Item No. 1)

1. Expenditure Approval Lists dated April 29, May 6 and 13, 2026; Payroll Approval Lists dated April 23 and May 7, 2026; and BCC Official Minutes dated April 28 and May 12, 2026. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2026-0455](#)

County Manager's Consent Agenda (Items No. 2 - 21)

County Manager's Office

2. Approve and authorize the Chairman to execute a Proclamation proclaiming June 19, 2026 as Juneteenth in Seminole County, Florida. [2026-0478](#)
3. Approve and authorize the Chairman to execute a Resolution honoring the retirement of Rod Jackson from St. Luke's Lutheran School. [2026-0480](#)
Resolution #2026-R-47

Administrative Services

4. Approve and authorize the Chairman to execute an Amended and Restated Agreement between Seminole County and the Seminole County Property Appraiser to update references and procedural processes for notice of non-ad valorem assessments. Countywide (Lorie Bailey Brown, CFO/Administrative Services Director) [2026-0491](#)
5. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 26.5 (Information Security and Artificial Intelligence Policy); and providing an effective date. Countywide (Stephen Koontz, Assistant County Manager) [2026-0463](#)
Pulled from the Agenda.
6. Approve and authorize the County Manager to execute the Unilateral Termination of Reflections of Hidden Lake Utilities Department lease. District5 - Herr (Stephen Koontz, Assistant County Manager) [2026-0350](#)
7. Approve and authorize the Chairman to execute a Purchase Agreement for the acquisition of the office building located at 1016 Spring Villas Point, Winter Springs, Florida consisting of approximately 12,140 square feet on 1.02 acres, in the amount of \$3,700,000 for Utilities Department office space; authorize the County Manager to execute ancillary documents necessary to complete the transaction; and execute a Resolution implementing Budget Amendment Request (BAR) #26-030 in the Water and Sewer Fund to transfer \$4,000,000 from reserves. District1 - Dallari (Stephen Koontz, Assistant County Manager) [2026-0354](#)

Requesting Department-Utilities

Pulled for separate discussion.

8. Request Board approval to submit a grant application to the Florida Department of Transportation, District Five, for the SFY 2028 Public Transit Service Development Program, seeking up to \$1,500,000 for enhancements to the Seminole County "SCOUT" micro-transit program; and approve and authorize the Chairman to execute a Resolution authorizing the County Manager, or designee, to execute all documents associated with the grant application. Countywide (Kristian Swenson, Assistant County Manager) Requesting Department - County Managers Office [2026-0458](#)
- Resolution #2026-R-48
9. Award CC-7045-26/HSM Construction Services Agreement for Lockwood Boulevard Force Main and Reclaimed Water Main Construction to Cacique Utilities, LLC in the amount of \$1,413,267.00 and Authorize the Purchasing and Contracts Division to execute the agreement. District1 - Dallari. (Stephen Koontz, Assistant County Manager) Requesting Department - Utilities [2026-0414](#)
10. Award RFP-5044-25 Public Relations, Advertising, Marketing, and Multimedia Services to Global-5, Inc., Curley & Pynn Public Relations Management, Inc., Evok Advertising & Design, Inc., Consensus Communications, Inc., and Quest Corporation of America, Inc.; approve a Resolution implementing Budget Amendment Request (BAR) #26-031 in the General Fund to transfer \$100,000 from reserves, and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Stephen Koontz, Assistant County Manager) Requesting Department - Communications [2026-0427](#)
- Resolution #2026-R-49
11. Award RFP-5180-26/GCM -External Auditing Services for Seminole County to Forvis Mazars, LLP, Orlando in the amount of \$691,950.00 and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Stephen Koontz, Assistant County Manager) Requesting Department - Administrative Services [2026-0438](#)
12. Award RFP-5187-26/RLH Fire Department Physicians Services to Adventist Health Systems/Sunbelt, Inc dba AdventHealth Centra Care and Life Extension Clinics, Inc dba Life Scan Wellness Centers at an estimated annual amount of \$533,000 and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Stephen Koontz, Assistant County Manager) Requesting Department - Fire [2026-0439](#)

Development Services

13. Approve and authorize the Chairman to execute a Resolution initiating the statutory negotiation process with the City of Sanford for an Interlocal [2026-0431](#)

Service Boundary Agreement and directing the County Manager to follow statutory procedure. District4 - Lockhart/District5 - Herr (Mike Rhodes, Interim Development Services Director)

Pulled from the agenda.

Emergency Management

14. Approve and authorize the Chairman to execute the Memorandum of Understanding with WUCF for emergency communication during disasters. Countywide (Alan Harris, Emergency Management Director) [2026-0483](#)
15. Approve and authorize the Chairman to execute the Service Level Agreement with T-Mobile for 3-1-1 governmental services in Seminole County. Countywide (Alan Harris, Emergency Management Director) [2026-0484](#)

Environmental Services

16. Request Board approval to submit a funding request to the Wekiva Wild and Scenic River Advisory Committee requesting up to \$50,000 to support the purchase of bear-proof garbage cans within the Wekiva watershed. If awarded, these funds will be administered and distributed using the same processes and criteria proposed for the Florida Fish and Wildlife Conservation Commissioner (FWC) funding to ensure consistency and efficient implementation from all funding sources. District3 - Constantine and District5 - Herr (Kim Ornberg, Environmental Services Director) [2026-0457](#)
- Pulled from the agenda.***

Fire Department/EMS

17. Request Board approval to submit a grant application to the US Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) for the FY25 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program, requesting up to \$4 Million for 12 Employees and authorize the County Manager or designee to execute all documents associated with the SAFER Grant application. Countywide (Matt Kinley, Fire Chief) [2026-0467](#)
18. Request Board approval to submit a grant application to the US Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) for the FY25 Assistance to Firefighters Grant (AFG) Program, requesting up to \$2 Million for Portable Radios, Personal Protective Equipment and/or Thermal Imaging Cameras; and authorize the County Manager or designee to execute all documents associated with the AFG Grant application. Countywide (Matt Kinley, Fire Chief) [2026-0468](#)

Management and Budget

19. Approve and authorize the Chairman to execute a Resolution implementing the Budget Amendment Request (BAR) #26-027 in the [2026-0456](#)

amount of \$191,163 in various County grant funds to appropriate additional approved funding and true-up budgets to match approved allocations. Countywide (Timothy Jecks, Management & Budget Director)

Resolution #2026-R-50

20. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #26-032 in the General Fund to transfer \$603,726 from reserves for Hurricane Milton shelter expenses and FEMA cost recovery. Countywide (Timothy Jecks, Management & Budget Director) - Requesting Department: Management and Budget

[2026-0459](#)

Resolution #2026-R-51

21. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment (BAR) # 26-033 in the Public Works Capital Program to utilize Mobility Fee funding on existing eligible Sales Tax Funded infrastructure projects in the amount of \$2,070,000. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Public Works

[2026-0462](#)

Resolution #2026-R-52

CONSENT AGENDA – PULLED FOR DISCUSSION/SEPARATE VOTE

7. Approve and authorize the Chairman to execute a Purchase Agreement for the acquisition of the office building located at 1016 Spring Villas Point, Winter Springs, Florida consisting of approximately 12,140 square feet on 1.02 acres, in the amount of \$3,700,000 for Utilities Department office space; authorize the County Manager to execute ancillary documents necessary to complete the transaction; and execute a Resolution implementing Budget Amendment Request (BAR) #26-030 in the Water and Sewer Fund to transfer \$4,000,000 from reserves. District1 - Dallari (Stephen Koontz, Assistant County Manager) Requesting Department-Utilities

[2026-0354](#)

Commissioner Dallari commented he has had discussion with staff and knows they need to move the Utility Department somewhere because of the rental condition. He was first under the impression they were going to be moved into the new County Services Building because they are trying to centralize everything. Staff advised that was cost prohibitive and the Spring Villa Point building would run somewhere around \$300 per square foot. The new County Services Building would be a little over \$1,045 per square foot, which includes the parking garage, site work, and the consultants. He knows a Class B building runs anywhere between \$300 to \$500 a square foot and the parking garage raises that, but he can't see it raising it that much. He would like to get more clarification because they are taking another piece of property off the tax rolls, and he would like to have discussion about this because the Board, as a group, has not discussed it in any great detail.

The other Commissioners advised they also had individual briefings with staff, and they expressed the reasons they support the purchase of the building.

Mr. Gray explained this is being paid for out of the enterprise fund, the utilities fund. They already had a new building slated for Utilities. One of the County's main priorities is to move out of leased space and into county-owned space. They had to fast-track this to this year because of the issues with the leased space. The building is centralized to the water plants. It was never intended for utilities to move into the new county admin building. He recommends moving forward. He added the design team for the new county admin building is almost finished with the planning, and the Board will be briefed on that soon.

Motion by Commissioner Dallari, seconded by Commissioner Zembower, to approve and authorize the Chairman to execute a Purchase Agreement for the acquisition of the office building located at 1016 Spring Villas Point, Winter Springs, Florida, consisting of approximately 12,140 square feet on 1.02 acres, in the amount of \$3,700,000 for Utilities Department office space; authorize the County Manager to execute ancillary documents necessary to complete the transaction; and adopt appropriate Resolution #2026-R-53 implementing Budget Amendment Request (BAR) #26-030 in the Water and Sewer Fund to transfer \$4,000,000 from reserves.

Districts 1, 2, 3, 4, and 5 voted AYE.

V. FY 26/27 BUDGET WORKSESSION # 2

Opening Comments

Mr. Gray had some opening comments for today's budget work session. He reviewed the agenda and budget presentation included in the agenda backup. He also reminded if the Property Tax Reform does go into effect, it will not affect the budget they are reviewing now that has to be adopted in September to be implemented in October. However, there is a strategy moving forward he would like to discuss with the Board.

Property Tax Reform

Oscar Anderson, The Southern Group, addressed the Board and presented the Legislative Update on HJR-1F Property Tax Reform (information packet received and filed). Property Appraiser David Johnson discussed the financial impact if HJR-1F were to pass. He emphasized that this does not impact school taxes. Even if you have homestead exemption, you will still pay property taxes for schools. Timothy Jecks, Budget and Management Director, presented the Countywide Budget Overview as detailed in the agenda packet and discussed the impacts to the general fund, the fire fund, and the transportation trust fund if HJR-1F were to pass. The Commissioners shared their comments and asked questions.

Property Appraiser

Mr. Johnson presented his budget as detailed in the agenda packet. There were few Board comments and questions.

Sheriff's Office

Sheriff Dennis Lemma presented his budget as detailed in the agenda packet. The Sheriff played a video (not received and filed) that he explained highlights the men and women of the Sheriff's Office, their community partnerships, and the outcomes that are possible because of the continued support of the Board, County leadership, and the taxpayers they proudly serve.

It provides an overview of their organization and showcases both the services the community knows well and many of the efforts that occur behind the scenes.

There were a few Board comments and questions for Sheriff Lemma.

Tax Collector

Tax Collector J.R. Kroll presented his budget as detailed in the agenda packet. He explained he has purchased a new piece of land to build a new office in Sanford, which is a priority because of the County's plan to move to Five Points and close the current County Services Building where his office is currently located. The new County Services Building will not be conducive to having a DMV office because of the amount of people that visit his office, the security access, and lack of parking.

Commissioner Zembower stated some of the people in his district have been perplexed about the closing of the Oviedo office and keeping the Winter Springs office. He inquired if there were any plans for Oviedo moving forward. Mr. Kroll responded they do have some plans there that they are waiting on the State to approve. Oviedo was a problem because it was small and they couldn't do any driver license services, so they were trying to make a decision on either expanding it or closing it. He thinks the intention of the previous tax collector was to eventually close the Oviedo office when the Winter Springs location opened, which is bigger and can do all services. Because he is working on opening a new Sanford office, there is not a budget to open two offices. They currently have a private tag agency that will be opening in the Oviedo location offering the same services as before, and they will also have a virtual kiosk in Oviedo City Hall and the Alafaya Square Publix. However, there will be an additional fee if someone wants to use that location.

Vice Chairman Lockhart inquired where they were with constitutional officers purchasing buildings. County Attorney Kate Latorre explained the statutes were amended not too long ago, and the only constitutional officer that is allowed to own their own property is the tax collector. Vice Chairman Lockhart asked Mr. Kroll why he is buying a piece of property and building his own building instead of repurposing another building. Mr. Kroll explained they looked at other properties, but there was nothing they could find that had the right size of land and could accommodate parking. His plan in the future is to have another driving course on this side of the county, which he will be able to do with this new property. Chairman Herr confirmed with Mr. Kroll that the ongoing maintenance of that future building will not be the County's responsibility. She inquired also about insurance, and Mr. Gray advised staff would look into that.

Supervisor of Elections

Amy Pennock, Supervisor of Elections, presented her budget as detailed in the agenda packet. She emphasized she does not like to fluff her budget so she is going to try to build it as close as to where she is going to land, hoping she doesn't have to come back to the Board with an ask but also hoping she will not be giving back a million dollars ever year. She requested they anticipate a pretty zero-based budget from her where she is just trying to make sure her ask is really what her anticipated spend will be.

There were a few Board comments for Ms. Pennock.

Recess BCC Meeting Until 1:30 P.M.

Chairman Herr recessed the meeting at 12:15 p.m.

Reconvene Meeting at 1:30 P.M.

Chairman Herr reconvened the meeting at 1:30 p.m. with all Commissioners and other Officials who were present at the opening session.

Commissioner Zembower joined the meeting at 1:41 p.m.

Florida Department of Health

Dr. Ethan Johnson, Administrator and Health Officer, presented his budget as detailed in the agenda packet. An email from Dr. Johnson sent after the budget work session correcting his statement on rabies investigations was received and filed.

There were a few Board comments and questions for Dr. Johnson.

State Attorney

Mr. Jecks briefly reviewed Department Funding Sources and Budget Comparison for the State Attorney's budget. William Scheiner, State Attorney, presented his budget as detailed in the agenda packet.

There were a few Board questions for Mr. Scheiner.

Guardian Ad Litem

Mr. Jecks briefly reviewed Department Funding Sources and Budget Comparison for the Guardian ad Litem. Amber Padrick presented her budget as detailed in the agenda packet.

There were a few Board comments.

Public Defender

Mr. Jecks briefly reviewed Department Funding Sources and Budget Comparison for the Public Defender. Blaise Trellis, Public Defender, presented his budget as outlined in the agenda packet.

There were a few Board questions for Mr. Trellis.

Clerk of the Circuit Court & Comptroller

Grant Maloy, Clerk of the Circuit Court and Comptroller, presented his budget as detailed in the agenda packet. He distributed a Citizen's Financial Report (received and filed) and also displayed a document comparing costs to other counties (received and filed).

There were Board questions for Clerk Maloy.

LYNX

Tiffany Hawkins, Lynx CEO, presented her budget as detailed in the agenda packet. There were questions and comments from the Board.

Commissioner Zembower requested Ms. Hawkins work with County staff to get the information he is requesting of why costs keep increasing when Seminole's ridership is

decreasing, who from Seminole is riding and are customers on the paratransit side, and the hours that are spent in Seminole on paratransit vehicles.

Chairman Herr commented the funding model was the same for years. She inquired why a change was made to it. Ms. Hawkins explained all of the administrative overhead was allocated on fixed route. Because of Seminole's reduction in service hours, the equity had been discussed during the budget presentations and budget adoption last year at the LYNX board, and they were asked to bring back some recommendations. Chairman Herr stated these numbers have been questioned for years with difficulty in obtaining ridership, separate from paratransit. The data they get now versus the data they had before is wildly different. She does not feel like this is a partnership anymore. Seminole was forced into pulling out of fixed routes because of unsustainable budget increases when service wasn't increasing; and if she could pull out entirely, she would.

Vice Chairman Lockhart stated she believes they need to prioritize the next legislative session to talk about language changes from shall to may that moves Seminole from being required to participate in the Central Florida Regional Transportation Authority to may participate, which would give greater flexibility.

Commissioner Dallari stated he would like to take a look at the funding formula to make sure it makes sense even though it's being dictated by LYNX. They have also asked to look at paratransit and how costs can be reduced, which he hopes they talk about at some point during this budget process.

Public Comment (Budget Work Session)

With regard to public participation, Leslie Grubl spoke on the budget work session.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

VI. PUBLIC COMMENT (Items not Related to the Agenda)

With regard to public participation, Justin Harvey spoke in opposition of AI data centers in the county. He advised other counties in the state have passed moratoriums, a one-year ban, on data centers so they can further evaluate the environmental and health impacts to residents. He requested the Board look into drafting and passing a one-year moratorium on hyperscale AI data centers in the county. Vice Chairman Lockhart requested staff look at that, see what that would entail, and if it is even a possibility to legally do a moratorium. Ms. Latorre reminded they are constrained in what they can do because of SB 180, but they will look into it.

Win Adams advised he sent a letter to the Clerk's Office requesting information on how the indoor sports complex will be funded, and his letter was forwarded to the County. He inquired when he would get a written response. Mr. Gray advised he would follow up with Mr. Adams. Upon Vice Chairman Lockhart's request, Mr. Jecks explained how the indoor sports complex will be funded by tourism and sales tax dollars. Commissioner Dallari stated they have had quite a bit of conversation on this topic, and he requested Mr. Gray make sure all the meetings they have had regarding this are in the memo, including the time in the minutes where those conversations took place.

No one else spoke and public input was closed.

Public Comment Forms were received and filed.

XII. CHAIRMAN'S REPORT

Communications and/or Reports as Received from the Chairman's Office

1. 05.06.26 Fax from Farah Jallad
2. 05.12.26 Fax from Alexander Vallejos
3. 05.29.26 Rifle Paper Co announcement
4. 06.02.26 City of Casselberry notice of voluntary annexation

VII. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 3:35 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC