



**Minutes of the
Community Redevelopment Agency
Regular Meeting
Monday, February 9th, 2015 @ 6:30 p.m.
Council Chamber, City Hall**

1. CALL TO ORDER

Chairman Farley called the meeting to order at 6:30 p.m.

Boardmembers Present: Chairman Jim Farley, Boardmember Mike Gudis, Boardmember Paula Wheeler, Councilmember Ken Brown, Vice Chairman Robert Holmes

Boardmembers Absent: None

Staff Present: David Burnell, CRA Administrator; George Angeliadis, CRA Attorney; Mia Fink, City Clerk; Michelle Russell, Finance Director; Jackie Gorman, Planning Director; Lou Kneip; Public Works Director

2. ADOPTION OF AGENDA

Motion to adopt the agenda was made by Vice Chairman Holmes; seconded by Boardmember Brown. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held January 26, 2015*

Motion to approve the consent agenda was made by Boardmember Gudis; seconded Boardmember Wheeler. Motion carried unanimously.

6. PUBLIC INPUT

7. CRA ATTORNEY

CRA Attorney Angeliadis advised that legal staff continues to work on updating city ordinances, including those related to the CRA district such as CRA signage.

8. CRA ADMINISTRATOR

A. *Discussion on Corner Signs for the CRA District*

Background: [\[Agenda sheet\]](#) **Requested Motion:** None – Discussion only

Summary: In Florida, cities and counties, as well as CRAs, utilize incentives to encourage infill and redevelopment. We have businesses that want to be on Citrus Avenue because of the exposure; however, currently there are limited spaces available. For these businesses to move into the CRA it is important that they be easily located and installing corner signage is positive encouragement. The CRA Plan should include all the other incentives (parking, stormwater, street furniture, landscaping, etc.) and getting this plan approved with further this endeavor.

Attached please find a Power Point presentation for discussion.

Staff Recommendation: None

End of Agenda Sheet]

Planning Director Jackie Gorman guided Boardmembers through the presentation.

Boardmember Gudis asked if there were specific examples of the proposed signage and Ms. Gorman directed Boardmembers to the attached samples.

Boardmember Wheeler advised that she loved the program, as it provides further definition to the CRA area and that she would prefer option 2 or 3, with the inclusion of the business name, logo and a directional arrow at the locations proposed in the presentation. She stated that she is open to color preference.

Boardmember Brown advised that he was 100 percent in favor of the program, has seen it work in other cities, and feels it will eliminate **issue** pertaining to illegal signage. He stated that he favored option 2 and asks that staff not rule the possibility of utilizing existing electric poles in addition to new poles, and complimented the presentation.

Vice Chairman Holmes complimented the presentation, noting that there may be issues related to the utilization of existing light poles.

Boardmember Gudis stated he felt it was a great program and suggested using different colors to identify different types of businesses.

Chairman Farley stated he felt comfortable with the information presented, although prefers to stick with the blue for the sake of consistency.

Consensus was reached among Boardmembers to designate blue signage for City facilities and green signage for businesses.

B. Motion to Adopt Resolution #15-R-04 Allocating Funds for Corner Signs for the CRA District

Background: Agenda Sheet **Requested Motion:** Motion to approve Resolution #15-R-04 for the concept of Informational Corner Sign Posts in the CRA Area and allow staff to purchase and install the corner posts for a sum up to \$15,000.00.

Summary: In Florida, Cities and Counties, as well as CRAs, utilize different incentives to encourage infill and redevelopment. We have existing and new businesses that are on the side streets off of Citrus Avenue. These businesses based on their location have limited exposure; this proposal is to make business in this situation more easily located, therefore giving the business more exposure.

This proposal is to install uniform corner posts at a cost to the CRA. Then businesses can order a uniform directional sign for their business through the City's Public Works Department at a cost to the business owner. The City would then maintain all signs and posts to a uniform standard.

In previous meetings, the CRA Board approved staff to move forward with a sign program and attached you will find draft Policy for managing installation of the signage.

The present proposal does not include the entire CRA corner to corner so expansion of this proposal is possible in the future, based on its success.

Staff Recommendation: Approval is recommended

End of Agenda Sheet]

Motion to adopt, with the stipulation that blue signage is used for City facilities and green signage is used for businesses, was made by Boardmember Wheeler; seconded by Boardmember Brown. Motion carried unanimously.

C. *Motion to Adopt Resolution #15-R-05 Allocating Funds for Proposed Pervious Paver Parking Lot Pilot Project*

Background: Agenda Sheet **Requested Motion:** Approve a motion to spend up to \$15,500.00 for a pervious paver pilot project at the City parking lot on NE 5th Street and NE 1st Avenue.

Summary: The CRA has discussed possible enhancements to City public parking lots within the CRA. There was a desire to investigate the possibility of paving all or portions of these parking lots. One primary consideration for paving parking areas, especially near the Bay, is the general prohibition against creating new impervious surfaces unless the runoff can be stored and retained. There is generally limited space for drainage improvements at most of the City parking lots. To address this concern, staff investigated the use of pervious pavers. These pavers have small diameter holes and/or thin joints filled with pea gravel that allows runoff to infiltrate into the stone bedding below. Several different products are available. Staff recommends a red and brown blend available through Hanson Hardscapes, or an equivalent. Pervious pavers are expensive when compared to asphalt. Therefore, Staff recommends proceeding with a small pilot project to begin with. Staff recommends using the pervious pavers to create five (5) new parking spaces adjacent to the concrete handicap spaces along with a walkway at the City lot on NE 5th Street (see attached map). The cost is approximately \$15,500.00, which is detailed on the map. After construction, the results can be evaluated and discussed to determine if larger areas of pervious pavers are desired.

Staff Recommendation: Approve the motion to spend up to \$15,500.00 for a pervious paver pilot project at the City parking lot on NE 5th Street and NE 1st Avenue. End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item.

Boardmember Wheeler advised that she was not in favor due to the choice of paver and high cost. Both Vice Chairman Holmes and Boardmember Gudis concurred that it was a costly proposal.

Chairman Farley advised that he would prefer to see a variety of options.

Motion to table was made by Boardmember Wheeler; seconded by Vice Chairman Holmes. Motion carried unanimously.

9. COMMUNICATIONS

Boardmember Wheeler briefed Boardmembers on the recent CRA Plan Update Advisory Committee meeting held 1/28/15, stating that Stephanie Price was elected as Chair and Gerry Mulligan as Vice Chair, and giving an overview of the presentation conducted by Tom Kohler of GPI Associates, Inc. which provided information regarding the process, goals and objectives of the committee. She advised that the next meeting would be held Wednesday, February 11, 2015 and that she is confident that the 5 people on the committee will move forward rapidly

10. BOARD MEMBERS COMMENTS

A. *Jim Farley, Chair*

B. *Mike Gudis*

C. *Paula Wheeler*

D. *Ken Brown*

Suggested that staff consider using pavers that are hollow in the middle for the Pervious Paver Parking Lot Pilot Project.

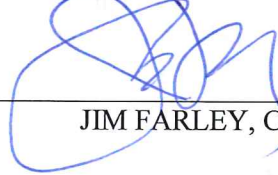
E. *Robert Holmes, Vice Chair*

11. PUBLIC INPUT

12. ADJOURNMENT

Chairman Farley adjourned the meeting at 6:56 p.m.

CITY OF CRYSTAL RIVER



JIM FARLEY, CHAIRMAN

ATTEST:



MIA FINK, CITY CLERK