

**Minutes of the
Community Redevelopment Agency
Regular Meeting
Monday, March 9, 2015 @ 6:00 p.m.
Council Chamber, City Hall**

1. CALL TO ORDER

Chairman Farley called the meeting to order at 6:00 p.m.

Board members Present: Chairman Jim Farley, Board member Mike Gudis, Board member Paula Wheeler, Councilmember Ken Brown, Vice Chairman Robert Holmes

Board members 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

CRA Administrator Burnell advised that a discussion item regarding the Riverwalk will be added to the agenda as item 8C.

Motion to adopt the agenda, as amended, was made by Board member Wheeler; seconded by Vice Chairman Holmes. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held February 23, 2015*

Motion to approve the consent agenda was made by Board member Wheeler; seconded by Board member Brown. Motion carried unanimously.

6. PRESENTATIONS

7. UNFINISHED BUSINESS

8. PUBLIC INPUT

Dee Atkins- 3851 N. Nokomis Point- Provided clarification that the historical signs, with post and installation, cost just over \$1500.

9. CRA ATTORNEY

10. CRA ADMINISTRATOR

A. *Motion to Approve moving forward with NW 2nd Street Swale Project and NE 2nd Avenue Project*

Background: Agenda sheet Requested Motion: No Motion requested, information only

Summary: City staff has been working with SWFWMD on developing improved stormwater quality and stormwater mitigation for properties within the CRA. The first funded projects have been selected based on location, treatment efficiency and location of the outfall into Kings Bay. A total of four locations have been evaluated for effectiveness and from that group City staff and SWFWMD have agreed on two projects that at this time maximize the 50/50%, \$200,000.00 grant available to be encumbered by September 31, 2015.

Tonight's goal is explain the project process to Council and public on the selections and process from approval of design to operational completion. This is a budgeted project for 2015.

- Agreement of the projects selected by staff and SWFWMD
- Request for funding engineering next City Council Meeting
- Development of agreement with SWFWMD and City
- Development of Stormwater Districting in CRA
- Permit Application.
- Bid Design of Stormwater Projects
- Finalization of Contract with SWFWMD
- Award Projects by September 31, 2015.
- Construction starts fourth quarter 2015.
- Completion first quarter 2016

There are four projects attached with very conservative cost attached at this time.

- NE 2nd Street Swale Project (selected)
- Ne 2nd Avenue Project (selected)
- Water Treatment Plant Pond Project
- NE 5th Street and 4th Avenue

Staff Recommendation: Staff recommends moving forward with two projects proposed.
End of Agenda Sheet]

CRA Administrator Burnell advised that 2nd Street, which has a median down the center with a stormwater pipe running between that is covered, is an area that can be picked up for treatment, will be aesthetically pleasing and picks up a major flow going into Hunters Cove, a difficult area due to lynchbya growth and debris. He advised that this project will also meet with an area that the County is developing for stormwater treatment.

Board member Gudis asked about the funding source and timing, and City Manager Burnell advised that the project is budgeted and that SWFWMD is matching funds at 50%. He provided an overview of the timeline, confirming that the project could start by early fall, and clarified that it could be funded with CRA funding.

Discussion ensued during which City Manager Burnell provided clarification regarding the project site, its location within the CRA stormwater district, the SWFWMD funding and its eligible uses, and a timeline for completion of a financial projection for CRA funds.

Board member Brown spoke about the importance of reducing nutrients in the bay and Board member Gudis expressed the importance of covering costs for CRA projects with CRA funds.

Motion to approve NE 2nd Street Swale project was made by Board member Wheeler; seconded by Board member Brown. Motion carried unanimously.

City Manager Burnell then provided an overview of the 2nd Avenue project, located near the Seminole Club, which will include the creation of a parking area at the foot of 3rd. Board member Brown spoke in favor of the proposed project and requested that a walking path also be incorporated into the project.

Motion to approve NE 2nd Avenue project was made by Board member Brown; seconded by Board member Wheeler. Motion carried unanimously.

B. Discussion on Parking at Fire Hall

Background: [Agenda sheet **Requested Motion:** None at this time – discussion purposes only

Summary: The CRA has discussed possible enhancements to City boat ramps and their associated public parking lots within the CRA. Based on a workshop held in 2014, there was a desire to investigate the possibility of adding more boat trailer parking spaces at the Firehouse property owned by the City, across from the NW 3rd Avenue boat ramp.

Staff has developed the attached concept plan, which shows the potential for a number of additional parking spots. These additional spaces can be easily utilized at minimal additional cost. Staff can install signage and concrete wheel stops. Staff reviewed this plan with the Fire Chief to ensure his concerns were addressed.

Staff Recommendation: Authorize staff to install the concrete wheel stops and signage to delineate the additional parking spaces. End of Agenda Sheet]

Public Works Director Lou Kneip provided a brief overview of the project, which would include concrete bumpers and signage. He advised that the area is already used for parking and that the Fire Chief is comfortable with the proposal.

Board member Wheeler expressed concerns regarding placement of signage to indicate areas in which parking would be prohibited, Board member Brown expressed concerns regarding Highway 19 crossing and Board member Gudis suggested the possibility of mandatory crosswalk areas like those in Del Rey Beach.

Vice Chairman Holmes suggested that more spaces be added, as users will pack into the area more tightly than what is proposed in the plan, and CRA Administrator Burnell advised that staff is required to adhere to a certain set of standards.

Discussion ensued regarding the parking area design during which Board member Brown advised that he would also like to see more spaces.

C. Discussion on Riverwalk

CRA Administrator Burnell advised that a sense of urgency was seen by Council and Commissioners to move forward as aggressively as possible with the Riverwalk project, and last week a portion of RESTORE Act funding received by the County was allocated for Riverwalk-related stormwater development. He stated that CRAC expressed the need for property owners along the Riverwalk project area to understand the concept of the proposed project prior to making decisions regarding easements. He requested permission for staff move forward with a conceptual design, so that it may be presented to Council and business owners to facilitate the decision making process, and advised that he would like to come forward with a cost and formal request for conceptual design of by the first meeting of April.

Discussion ensued during which CRA Administrator Burnell provided further clarification regarding the request, including the level of detail in the conceptual design and projected timeframe, and advised that he would like to move forward with the project as quickly as possible.

Board member Gudis agreed that whatever the City needs to do to keep the process moving along should be done, while being mindful of due diligence and stakeholder input.

Consensus was reached among Council for staff to move forward with the request.

11. COMMUNICATIONS

12. BOARD MEMBERS COMMENTS

A. Jim Farley, Chair

Stated that he was pleased with the way things were moving along with the Riverwalk, as development of the stormwater district is key and he is glad that it is under way.

B. Mike Gudis

Stated that he was happy, and thinks that Council is all in agreement that the time has come to do what needs to be done to move the project along.

C. Paula Wheeler

Advised that the CRA Steering Committee continues to meet and is doing a great job.

D. Ken Brown

Asked if there was any update on the sidewalk installment he requested during the previous meeting and Public Works Director Lou Kneip confirmed that there was, advising that staff met with the contractor who determined that one side on 4th street is too narrow, so the sidewalk will have to be shifted over, however it seems feasible.

CRA Administrator Burnell confirmed that if the cost exceeds \$10,000 the proposal will be brought back to Council for approval.

Board member Brown then advised that people have inquired as to why there are so many empty store fronts on Citrus Avenue, and he explained that the units are privately owned and being used for purposes other than what is best suited for the City. He suggested the possibility of the Chamber of Commerce or EDC having a friendly discussion with some of the folks that use these desirable properties for storage, or other personal uses.

CRA Administrator Burnell advised that if there was a consensus he would be willing to bring it to the Chamber of Commerce or the EDC.

Chairman Farley stated that it was news to him that this was occurring.

Board member Gudis advised that he spoke with one of those property owners who confirmed that the situation will change sometime in the future.

E. Robert Holmes, Vice Chair

Advised that he was wholeheartedly in support of moving forward with the conceptual design of Riverwalk to keep the conversation going and facilitate the decision making process, and favors actions that will keep the wheels of government rolling faster.

13. PUBLIC INPUT

Joe Chrietzburg- 304 NW Crystal Street- Asked if there was a document in place that a Riverwalk property owner could sign, or will each owner have a different agreement with different benefits, as that would show how fast people want to move. He also noted that the problem with Citrus Avenue business locations is that there is no incentive to get off of Highway 19.

CRA Attorney Angeliadis advised that he and the former City Manager worked on easement agreements that were ready to go.

CRA Administrator Burnell advised that the letter of consensus had some additional items, which could be used to update the previously drafted easement agreement templates.

Mike Dunn- 1223 N Circle Drive- Thanked Council for the Cutler Spur landscaping project, advising that it not only looks awesome with the added vegetation, the east side shrubbery also will collect trash and prevent it from going into the bay.

14. ADJOURNMENT

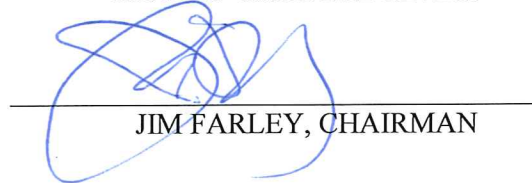
Chairman Farley adjourned the meeting at 6:51 p.m.

ATTEST:



MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER



JIM FARLEY, CHAIRMAN

