

Community Redevelopment Agency



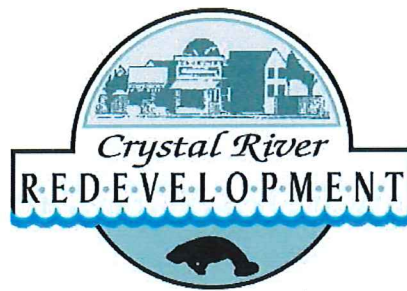
Agenda Packet
for
CRA Meeting
Monday, February 12th, 2018
6:00 p.m.



**Community Redevelopment Agency
Regular Meeting Agenda
Monday, February 12th, 2018 @ 6:00 p.m.
Council Chamber, City Hall**

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PRESENTATIONS**
4. **UNFINISHED BUSINESS**
5. **APPROVAL OF CONSENT AGENDA**
 - A. *Approve Minutes of CRA Meeting held January 8th, 2018*
6. **PUBLIC INPUT**
7. **CRA ATTORNEY**
8. **CRA ADMINISTRATOR**
 - A. Motion to utilize current project funding to establish a temporary connection between two land portions of the Riverwalk to give Phase 1 much better utility while waiting for RESTORE FUNDS for phase two
 - B. Main Street Update
9. **COMMUNICATIONS**
10. **BOARD MEMBERS COMMENTS**
 - A. *Jim Farley, Chair*
 - B. *Mike Gudis*
 - C. *Ken Brown, Vice Chair*
 - D. *Pat Fitzpatrick*
 - E. *Robert Holmes*
11. **PUBLIC INPUT**
12. **ADJOURNMENT**

Community Redevelopment Agency



Minutes of
Community Redevelopment Agency
Meeting held
Monday, January 8th, 2018
@ 6:00 p.m.



**Community Redevelopment Agency
Regular Meeting Agenda
Monday, January 8th, 2018 @ 6:00 p.m.
Council Chamber, City Hall**

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Motion to adopt the agenda was made by Vice Chairman Brown; seconded by Board member Gudis. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held December 11th, 2017*

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

6. PUBLIC INPUT

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. *Motion to approve the locations and purchase of split-rail fence and landscape materials in an amount not to exceed \$20,000.00 for the FY18 CRA Split-Rail Beautification project*

Background: Agenda Sheet **Requested Motion:** Motion to approve the locations and purchase of split-rail fence and landscape materials in an amount not to exceed \$20,000.00 for the FY18 CRA Split-Rail Beautification project.

Summary: Staff is requesting funding and approval to proceed with the FY18 CRA Split-Rail Beautification project which contemplates using DPW crews to install 4' high split-rail fence and landscaping at three distinct locations within the CRA:

Three Sisters Springs Trail: Approximately 575 lineal feet of split-rail is proposed on the east side of TSST between the Post Office and NE 3rd St. at the locations shown on the attached exhibit.

Crystal Street/NE 1st Ave near Trail Depot: Approximately 535 lineal feet of split-rail is proposed on both sides of Crystal Street as well as on the west side of NE 1st Ave at the locations shown on the attached exhibit. Note that at where the existing structure encroaches into the City's right-of-way, Staff proposes to allow a 6' offset from the building lines to allow for exterior maintenance by the property owner. Staff is also allowing for a 20' driveway access point off of NE 1st Ave. Proposed FY2018 parking lot improvements are also conceptually depicted on the exhibit.

NE 3rd Ave: Approximately 100 lineal feet of split-rail is proposed on the west side of NE 3rd Ave across from Fancy's Pets at the location shown on the attached exhibit. The FY17 road resurfacing contractor has already removed a portion of the existing asphalt within the City's right-of-way.

Staff Recommendation: Approve the locations and purchase of split-rail fence in an amount not to exceed \$20,000.00 for the FY18 CRA Split-Rail Beautification project. End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item and Board discussion was held on the three locations.

Three Sisters Springs Trail: CRA Administrator Burnell addressed irrigation questions.

Chairman Farley also inquired about addressing a section along Citrus Avenue across from Women's Club. CRA Administrator Burnell provided input regarding access concerns and Planning and Development Services Director Jackie Gorman addressed questions regarding mobile home regulations and responsible entities.

Crystal Street/NE 1st Ave near Trail Depot: CRA Administrator Burnell referred to a revised layout provided by Public Works Director Beau Keene (ATTACHMENT A) and discussed improvements planned for location.

Board member Gudis noted potential purchase of the adjacent property and recent negotiations by the Lions Club to secure continued utilization of the property. Board member Holmes also requested curbs to be addressed in that area.

NE 3rd Ave: Board discussion was held on improvements planned and staff was requested to contact FDOT regarding improving the corner of Highway 19 and 3rd street.

Motion to approve the locations and purchase of split-rail fence and landscape materials in an amount not to exceed \$20,000.00 for the FY18 CRA Split-Rail Beautification project was made by Vice Chairman Brown; seconded by Board member Holmes. Motion carried unanimously.

B. Discussion and possible consensus on plan to move forward with rehabilitation of the original city Pump House

Background: [Agenda Sheet Requested Motion: None Required. Discussion and possible consensus on plan to move forward with rehabilitation of the original city Pump House.

Summary: Main Street applied for a Historic Preservation Grant for the repair of the original city water system Pump House built as part of the 1923 public water supply project and located directly under the city water tower. Through historical documentation, the building was also determined to be used as a strap jail. After this second submission for grant funding Main Street was selected to be awarded a 50/50 matching grant totaling \$100,000,000 which will be available sometime in the July/August timeframe. This funding is contingent on approval by the governor as part of the budget process. Most of these funds will be expended to repair the roof which is in significant disrepair.

Multiple organizations have shown interest in providing matching funds and in kind services for the project, which is a responsibility of Main Street. It should also be noted that Main Street has not committed to operate or control the building upon completion of the rehabilitation.

The City has committed to handling removal of the existing generator and non-historical equipment presently in the building. The 2018 budget has \$20,000 set aside for miscellaneous rehabilitation of the building or site. Public Works has planned to do some of the minor tasks when available to assist in cleaning up the interior and exterior of the building. U. S. Water, the current city utility contractor has expressed interest in highlighting the near 100 year old water technology to the public and considering additional effort to complete the project.

The end result of the project is to make the building available for public viewing, to display past water distribution technology and if possible, install a representation of the strap jail cell or cells. There has also been discussion of tying this to another historical activity and organization, such as the boat builders, to add other interests. Ultimately the City needs to determine how the building will be used and who will be the daily manager of the site. Staff has assumed that whatever is formalized that the access will be at no cost to the public.

It is important to move forward with fundamental expectations now that it is very likely to be funding available to repair the failing part of the structure.

Staff Recommendation: To open discussion with Main Street and its partners on improvement plans and identify parties to utilize the site after completion. End of Agenda Sheet]

Chairman Farley discussed the option of leaving the site unmanned but open to the public once the project was completed, noting inclusion of a jail cell recreation. Board discussion was held regarding the original jail cell and inclusion of old equipment in the display. CRA Administrator Burnell discussed different organizations wishing to assist.

Arrival of County Commissioner Jeff Kinnard was also acknowledged.

C. Riverwalk Update

Background: [Agenda Sheet] **Requested Motion:** Discussion Only --- Update on Riverwalk Phase I

River Walk Phase I construction is in the final stages. The concrete border and stamped concrete are complete.

The light poles are being shipped in lots --- approximately 30 light poles and 30 fixtures have been delivered to date. More poles fixtures and parts are scheduled for delivery in the coming days. Based on this, erection of the light poles is expected to start by the date of the CRA meeting.

The signs have been installed and will be painted in the next week.

A bulk of the landscaping is complete with the planting of larger palms slated for the week of the 8th.

The curbing on NW 2nd Ave is to be completed by the 12th.

Substantial completion is still estimated for the third week of January.

Staff Recommendation: N/A

End of Agenda Sheet]

CRA Administrator Burnell reviewed the update and noted recent purchase of the "Hampton property".

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

A. *Jim Farley, Chair* - Commented on progress being made on the Riverwalk project.

B. *Mike Gudis*

C. *Ken Brown, Vice Chair*- Commented on the Riverwalk landscaping.

D. *Pat Fitzpatrick*- Noted positive comments received regarding the Riverwalk project and potential impact on local property values.

E. *Robert Holmes* –Commended Public Works for cleaning ditches near Century 21 and Subway, and inquired if staff can measure the depth of the mud in 2 underpasses adjacent to Little Springs Park and Century 21.

Vice Chairman Brown expressed concerns regarding appearance of the Century Link property located across from Norton's and the Board member Gudis expressed concerns with the Post Office property. Board member Fitzpatrick will provide Century Link contact.

11. PUBLIC INPUT

Commissioner Jeff Kinnard- Provided an update on R.E.S.T.O.R.E. Act funding, noting that Treasury is not yet willing to bond the funds, though productive discussion between County and Senator Rubio's Office. He also reported that suggested language that could allow recipients top bond was provided to Treasury staff.

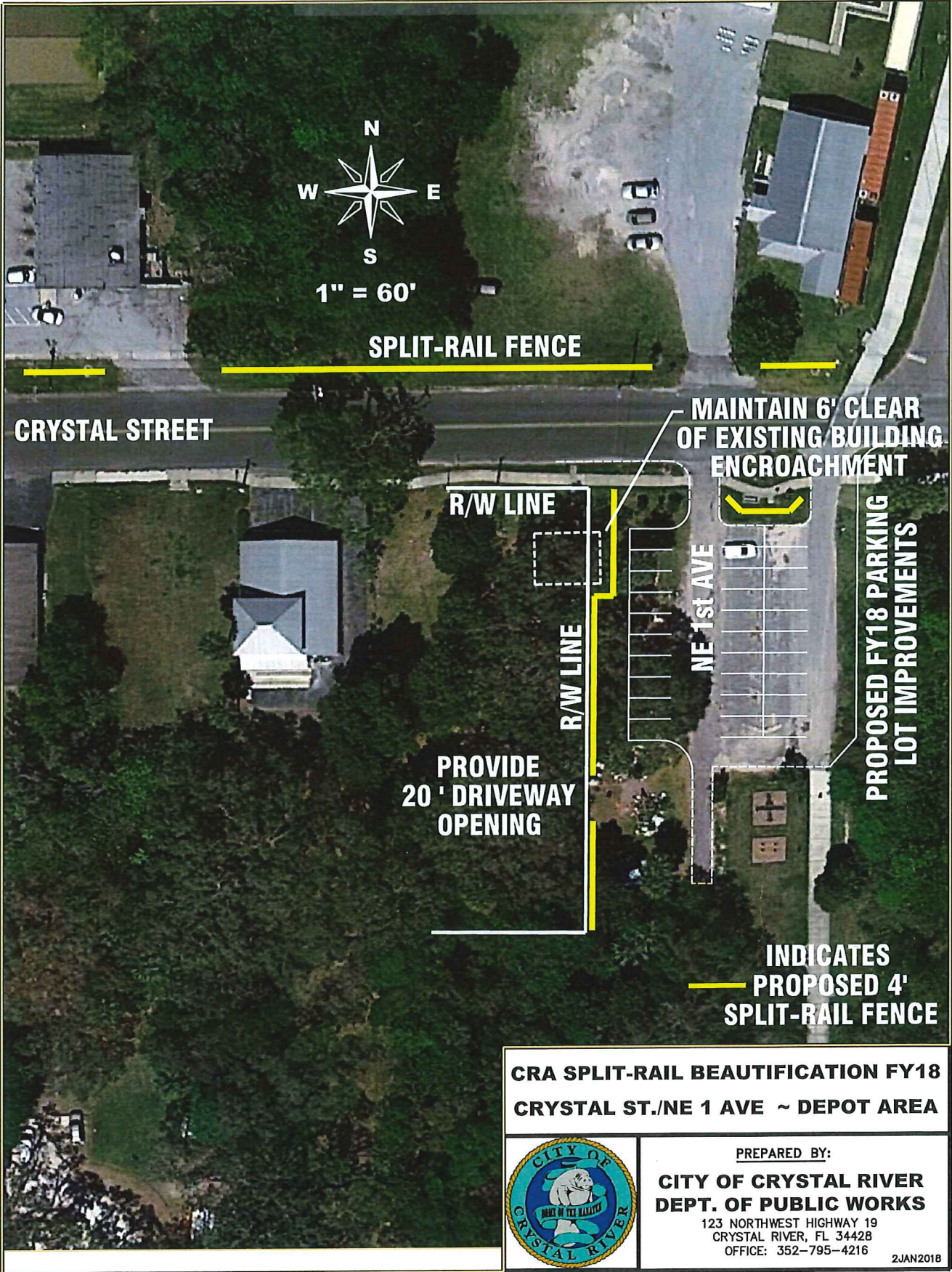
He also reported on a recent WRSWA meeting regarding a water supply contract between the county and WRSWA by which the County pays for water being pumped from a well located in Citrus County, noting concerns that no other WRSWA members are obligated to pay. Board discussion was held regarding the WRSWA, the contract and efforts to address concerns related to equitability. The CRA Attorney was requested to review the agreement.

Mary Morgan- 124 N Citrus CR- Expressed concerns regarding the possibility of 2nd Street becoming a one way street and related access issues. She also requested that the City install signage to direct traffic away from her driveway due to a Google Maps discrepancy mislabeling her driveway as Bay Path Drive.

ADJOURNMENT

Chairman Farley adjourned the meeting at 6:45 p.m.

ATTACHMENT "A"



COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: February 12, 2018

Agenda Item Number: 8A

Requested Motion: Motion to utilize current project funding to establish a temporary connection between two land portions of the Riverwalk to give Phase 1 much better utility while waiting for RESTORE FUNDS for phase two.

Summary: Discussion Only --- 1) Update on Riverwalk Phase I 2) setting the tentative date for the ribbon-cutting ceremony and 3) discussion regarding a temporary overland walkway connector.

Update: Riverwalk Phase I construction is in the final stages. There are three areas that are critical for completion --- lighting, signage and paving.

Lighting: Installation of lighting is expected to be finished by February 16, 2018. Duke Energy is working to install meters at the three electrical panels. The lights in Kings Bay Park are installed and operational.

Signage: The signage is being painted and should also be completed by February 16, 2018.

Paving: The paving is scheduled for the end of the week of this hearing, weather permitting.

The substantial completion date is February 21, 2018.

Ribbon Cutting Ceremony: The Riverwalk Phase I ribbon cutting is tentatively scheduled for March 9, 2018 at 11:00 A.M.

Temporary Overland Walkway Connector: There is a gap from the main gate to the riverwalk section that goes to Kings Bay Park. Staff is looking for approval to work with the land owner to make this section of the Riverwalk useful during the phase delay. This would include temporary fencing and materials to connect the two sections. There is funding in the project reserves to cover the costs and would give the Phase one section much more utility. The owner is open to this discussion.

Staff Recommendation: Recommend approval

Funding Information: End of project cost will be included in the summary, which will be under budget.

Approvals:

Originating Department

CRA Manager

CRA Attorney (if applicable)

CRA Action:

Approved _____ Denied _____ Deferred _____ Other _____

COMMUNITY REDEVELOPMENT AGENCY

Agenda Item Summary

Meeting Date: February 12, 2018

Agenda Item Number: 8B

Requested Motion: No motion required. Discussion regarding what would Council would like from Main Street over the next two to three years.

Summary: As the City has been a supporter of Main Street and their projects, Council should provide feedback regarding future projects and priorities we may want them to consider.

Pump House

Assistance in vacant building

Assist in long range plan and marketing

Expanding Main Street

Others?

This is a stand-alone organization that has and is helping the community; however the City has not set out possible considerations in their support of the City.

This is a discussion item, not to finalize any requests, but to start a dialog so we do not waste time or money as we both move forward.

Staff Recommendation: Discuss openly, and does the City see the benefit to further provide funding in future years.

Funding Information:

Project Cost:

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department


CRA Administrator

CRA Attorney (if applicable)

Attachments:

Board Action:

Approved _____ Denied _____ Deferred _____ Other _____