



**Minutes of the
Community Redevelopment Agency
Monday, July 9th, 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 Gudis; seconded by Brown. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held June 11th, 2018*

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

6. PUBLIC INPUT

Karen Pieters-Crystal River Main Street- Introduced Paula Aspic, and announced a proposed project by Kings Bay Rotary and Crystal River Main Street to decorate power boxes with in the downtown area on which the groups are seeking consensus. (ATTACHMENT A).

Paula Anspach- President- Kings Bay Rotary- Discussed the project and sample artwork presented for consideration, seeking consensus to move forward with funding approval from Kings Bay Rotary Board members. Board discussion was held regarding potential graphics to be utilized, FDOT approval and final approval of art from CRA Board. Consensus was reached for Ms. Pieters and Ms. Anspach to move forward with project.

Ray McConnell -19 NE 2nd Street- Expressed concerns regarding parking related issues in the “Michigan Town” neighborhood, and read section Chapter 15 “Traffic”, Article III “Parking, Stopping and Standing”, Section 15-42 of the city code, definition for “Improper Parking”, and inquiring about enforcement. Vice Chairman Brown requested clarification from CRA Attorney Rey regarding definitions and status of city parking enforcement capabilities.

Susan Littrell-16 NE 2nd Street- Expressed concerns regarding park and parking-related enforcement in the “Michigan Town” neighborhood and discussed events from the previous weekend in which law enforcement was involved. Additional landscaping in Hunter Springs Park, as well as park users were also discussed.

Suzanne Koerner- 18 NE 2nd Street- Expressed concerns regarding parking related issues in the “Michigan Town” neighborhood, noting visibility challenges when leaving her drive way.

Linda McConnell- 19 NE 2nd Street- Expressed concerns regarding parking related issues in the “Michigan Town” neighborhood and discussed an altercation between herself and park users that occurred the previous weekend, and requested assistance from CRA Board members.

7. CRA ATTORNEY

CRA Attorney Rey provided clarification on the “improper parking” definition, noting fines and enforcement are established, though prohibition is not, but can easily be remedied.

8. CRA ADMINISTRATOR

A. Motion to authorize staff to proceed with the ordinance adoption process to establish a Residential Neighborhood Permit Parking Zone within the “Michigan Town” area

Background: [Agenda Sheet **Requested Motion:** Motion to authorize staff to proceed with the ordinance adoption process to establish a Residential Neighborhood Permit Parking Zone within the “Michigan Town” area.

Summary: Staff has been in discussion with the residents of Michigan town concerning the problem with overflow parking from Hunter Springs Park intruding into the Michigan Town neighborhood. If you will recall many of the properties within the Michigan Town area are on narrow streets allowing limited parking for residents of Michigan Town. With consistent high demand at Hunter Springs for parking now by non-resident has resulted in “spill over” from the non-residents at Hunter Springs Park, impacting the quality of life in this neighborhood. There are some long-term solutions that will take time to design and fund which is not ideal for the home owners. A temporary solution to this problem could be to create a no parking zone except for residents and a limited number of guests.

Attached please find a “Draft” resolution that creates a “Permit-only” parking zone for a certain area around Michigan Town for your review. This type of restrictive parking is common in other cities that experience spill overs from nearby nonresidential activity areas and works alongside of existing parking requirements already established in the city’s Code.

Staff Recommendation: Approval as a temporary solution while long-term plans and funding are attained.

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item and ordinance adoption process, including Planning Review and approval, noting it is a temporary solution until curbing can be installed. Board discussion was also held regarding additional options to address parking issues, proposed parking permit fee (\$10), proposed definition of “household” and potential issues with limited parking. Consensus was reached to eliminate \$10 fee and clarify “household” definition.

Motion to authorize staff to proceed with the ordinance adoption process to establish a Residential Neighborhood Permit Parking Zone within the “Michigan Town” area was made by Board member Gudis; seconded by Vice Chairman Brown. Motion carried unanimously.

B. Motion to authorize City Manager to enter into contingent negotiations on properties that could address parking issues related to “Michigan Town” and other businesses downtown in an amount not to exceed \$15,000.00

Background: [Agenda Sheet **Requested Motion:** Motion to authorize City Manager to enter into contingent negotiations on properties that could address parking issues related to “Michigan Town” and other businesses downtown in an amount not to exceed \$15,000.00.

Summary: The recent renovation of Hunter Springs Park has resulted in a significant increase in attendance.

Due to the limited number of parking spaces available at the park, visitors have resorted to parking within the street right-of-ways in the surrounding “Michigan Town” neighborhood to the detriment of the residents’ quality of life. In a separate agenda item staff will discuss permit parking for effected residents.

The nearest free public parking lot to the park area is on the northwest corner of NE 3rd St. and NE 1st Ave. Unfortunately, it seems many of these spaces are often taken up by customers of an adjacent business.

The next nearest city parking lot is two blocks further North at NE 5th St. --- a four block walk to the beach. Staff plans to add signage to increase use by park attendees.

Staff has worked diligently to resolve the parking issues in this area but a simple solution has proven elusive. There seems to be a need for additional parking to resolve issues in this area. Staff has no confirmation on any single property that will assist in resolving the congestion, however the ability to potentially act in good faith to discuss options with willing property owners on the possibility of a property sale would be beneficial. Staff is requesting the ability to identify and contact property owners that may have properties that would assist in reducing the parking congestion in this area.

The City Manager is requesting an allowance of funds as a down payment on a property or properties that would assist in our needs to provide additional parking options in the area as well as conduct real-estate valuation appraisals, and environmental evaluation. Purchase of the property remains at the sole discretion of City Council.

Staff Recommendation: Approval to result in a lower overall cost of properties purchased by the City for the public’s interest in the continued development of downtown. End of Agenda Sheet]

City Manager Burnell provided a brief overview of the item and addressed questions regarding acquisition process. Board discussion was also held regarding parking in the CRA areas, utilization of public parking lots by local businesses, and potential parking enforcement solutions, including establishment of a city towing service. Further discussion was held regarding towing and ticketing of illegally parked vehicles, signage, and purchasing lots for additional parking.

Motion to authorize City Manager to enter into contingent negotiations on properties that could address parking issues related to “Michigan Town” and other businesses downtown in an amount not to exceed \$15,000.00 was made by Vice Chairman Brown; seconded by Board member Gudis. Motion carried unanimously.

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

- A. *Jim Farley, Chair* - Spoke on the need to work on the previously discussed parking issues with more intensity.
- B. *Mike Gudis*- Commented on the need to move forward with current efforts.
- C. *Ken Brown, Vice Chair*- Commended Deputy Scotty Roush for week end water patrols.
- D. *Pat Fitzpatrick* – Commended Deputy Scotty Roush for week end water patrols.
- E. *Robert Holmes* – Commended Deputy Scotty Roush for week end water patrols, and requested that additional funding for parking enforcement issues previously discussed be included in the upcoming budget workshop.

11. PUBLIC INPUT

Phil Jannarone-1405 SE 5th Avenue- Requested that the Board ensure that CRA expenses are charged to CRA budget.

12. ADJOURNMENT

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

CITY OF CRYSTAL RIVER

ATTEST:



MIA FINK, CITY CLERK



JIM FARLEY, CHAIRMAN



A photograph of a utility site. In the center is a large, dark metal cabinet with a vented door. It is flanked by two tall, dark concrete pillars. The ground is paved with asphalt and concrete. In the background, there are palm trees, a building, and a white car. The sky is blue with some clouds. A white label with black text is on the right side of the image.

ATTACHMENT "A"



