

**Minutes of the  
Community Redevelopment Agency  
Regular Meeting  
Monday, September 10<sup>th</sup>, 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.

**Members Present:** Chairman Farley, Vice Chairman Brown, Board member Fitzpatrick, Board member Holmes

**Members absent:** Board member Gudis

**Staff Present:** Assistant CRA Administrator Jack Dumas, CRA Attorney Jennifer Rey, City Clerk Fink, Finance Director Michelle Russell, Public Works Director Beau Keene, and Planning and Development Services Director Jackie Gorman

**2. ADOPTION OF AGENDA**

Motion to adopt the consent agenda was made by Board member Holmes; seconded by Vice Chairman Brown. Motion carried 4-0.

**3. PRESENTATIONS**

**4. UNFINISHED BUSINESS**

**5. APPROVAL OF CONSENT AGENDA**

A. *Approve Minutes of CRA Meeting held August 13<sup>th</sup>, 2018*

Motion to adopt the consent agenda was made by Board member Fitzpatrick; seconded by Board member Holmes. Motion carried 4-0.

**6. PUBLIC INPUT**

**7. CRA ATTORNEY**

Vice Chairman Brown inquired about the eminent domain process for property acquisition and CRA expense eligibility for such an acquisition.

CRA Attorney Rey provided a status update and noted that limits on use are derived from approved CRA plans and budgeted expenditures.

**8. CRA ADMINISTRATOR**

A. *Motion to adopt Resolution No. 18-R-27 and approve purchase of a Pay Station Meter from Urban Intelligence for \$7,125.00 and \$750.00 for installation/signage for a total sum of \$7,875.00*

**Background:** Agenda Sheet Requested Motion: Motion to adopt Resolution No. 18-R-27 and approve purchase of a Pay Station Meter from Urban Intelligence for \$7,125.00 and \$750.00 for installation/signage for a total sum of \$7,875.00.

**Summary:** In a recent City Council meeting discussing the parking issues related to Michigan Town area, it was requested of staff to look into paid parking for the parking lot at NE 3<sup>rd</sup> Street and NE 1<sup>st</sup> Avenue. Staff has attained a quote from the same manufacturer as all current machines in use. Current units have been reliable outside the hurricane events and would allow the park rangers and finance to continue to use the current system for verification and collections.

It is important to note that this location is now primarily used by tour operator for people living outside the City of Crystal River. The development of the user fees is to reduce the burden of City residents for the maintenance and up keep of these facilities. The collected fees would be allocated into the CRA Enterprise Fund.

Staff has also proposed that residents of the City will be able to use their annual passes for unlimited parking in this lot also.

There is the option to pay hourly parking, for \$1 per hour, or \$5 for the entire day.

**Staff Recommendation:** Staff supports Councils request to add this parking area in the pay for parking system. End of Agenda Sheet]

**Motion to adopt Resolution No. 18-R-27 and approve purchase of a Pay Station Meter from Urban Intelligence for \$7,125.00 and \$750.00 for installation/signage for a total sum of \$7,875.00 was made by Board member Holmes; seconded by Vice Chairman Brown.**

Board member Fitzpatrick inquired about public awareness of the installation and discussion was held regarding parking lot use, annual parking pass applicability, parking enforcement methods and increased demand for public parking.

**Motion carried 4-0.**

*B. Update regarding efforts to address Michigan Town Parking issues*

**Background:** Agenda sheet **Requested Motion:** N/A- Update regarding efforts to address Michigan Town parking issues.

**Summary:** Staff wishes to provide a brief status update on a variety of efforts to address parking issue sin the Michigan Town area.

Currently there is a problem with the chronic non-resident parking along their streets as a result of the “spill over” from the recreators at Hunter Springs Park and the quality of life in this neighborhood is declining.

Current efforts include development of ordinance creating residential permit parking zone to serve as a temporary solution until such time as we have the complete street study done for the downtown area. First reading is included on the City Council agenda.

Staff is also working to establish tow-away zones, as well as development of an ordinance to establish greater enforcement capacity of existing parking restrictions. End of Agenda Sheet]

Assistant CRA Administrator Jack Dumas provided an update regarding current efforts to address parking issues in the “Michigan Town” area. CRA Attorney Rey addressed Board member questions regarding noise ordinance revisions and global revision to parking ordinance to add enforcement capabilities and confirming the current item pertained to issues specific to the “Michigan Town” neighborhood.

## **9. COMMUNICATIONS**

## **10. BOARD MEMBERS COMMENTS**

A. *Jim Farley, Chair*

B. *Mike Gudis*

C. *Ken Brown, Vice Chair*- Made a formal request to proceed with eminent domain on property adjacent to the former Chamber of Commerce building and inquired about previous direction given to staff and current status of negotiations. Assistant CRA Administrator Jack Dumas provided an update on swap negotiations, and CRA Attorney Rey provided clarification regarding previous staff direction and summarized requirements for proceeding with such an action. Board discussion was held regarding potential costs and benefits for each of the options moving forward, potential acquisition via eminent domain in lieu of property swap and requested Ms. Rey to move forward in the process.

D. *Pat Fitzpatrick*

E. *Robert Holmes*

**11. PUBLIC INPUT**

**Phil Jannarone- 1405 SE 5<sup>th</sup> Avenue**- Inquired about a former property purchase by the City from the Key Training Center, inquiring if will be reimbursed with CRA funding following adoption of the 2019 budget, with staff confirming the matter would be looked into.

**Dave Perry- Hunter Springs Kayaks**- Expressed concerns regarding implementation of paid parking at the lot located at NE 3<sup>rd</sup> Street and NE 1<sup>st</sup> Avenue, including lack of data collection to substantiate user type, and lack of resolution to parking capacity issues in the area.

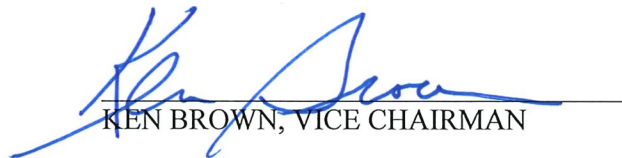
**12. ADJOURNMENT**

**Vice Chairman Brown adjourned the meeting at 6:36 p.m.**

**CITY OF CRYSTAL RIVER**

**ATTEST:**

  
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MIA FINK, CMC, CITY CLERK

  
\_\_\_\_\_  
KEN BROWN, VICE CHAIRMAN

