

Community Redevelopment Agency



Agenda Packet
for
CRA Meeting
Monday, August 22nd, 2016
6:00 p.m.



Agenda
Community Redevelopment Agency
Regular Meeting
Monday, August 22nd, 2016 @ 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 August 8th, 2016*

6. **PUBLIC INPUT**

7. **CRA ATTORNEY**

8. **CRA ADMINISTRATOR**

A. *Motion to approve a revised CRA meeting schedule, effective September 12, 2016*

B. *Discussion regarding materials and treatments for construction of the Riverwalk*

9. **COMMUNICATIONS**

10. **BOARD MEMBERS COMMENTS**

A. *Jim Farley, Chair*

B. *Mike Gudis, Vice Chair*

C. *Andy Houston*

D. *Ken Brown*

E. *Robert Holmes*

11. **PUBLIC INPUT**

12. **ADJOURNMENT**

Community Redevelopment Agency



Minutes of
Community Redevelopment Agency
Meeting held
Monday, August 8th, 2016
@ 6:00 p.m.



**Minutes of the
Community Redevelopment Agency
Regular Meeting
Monday, August 8th, 2016 @ 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 Gudis; seconded by Board member Houston. Motion carried unanimously.

3. PRESENTATIONS

A. CRA Water Quality Master Plan.....Richard Busche, Kimley-Horne
Public Works Director Lou Kneip provided a brief overview of the presentation and the purpose of the stormwater master plan.

Richard Busche of Kimley-Horne presented on the CRA Water Quality Master Plan, that is focused in the Waterfront District, and provided an overview of activities completed to date, and requesting Board feedback prior to proceeding with the final third of the project. He also addressed Board questions and comments regarding reduction levels, recognized industry standards, an upcoming DRA transfer and phosphorus levels. He also provided clarification regarding limitations, implementation and maintenance related to the permit.

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. Approve Minutes of CRA Meeting held July 11th, 2016

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

6. PUBLIC INPUT

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. Consideration of a request for reimbursement of landscaping costs for the George Washington Carver Community Center through the CRA Mini-Grant Program in the amount of \$1,609.31

Background: [Agenda Sheet Requested Motion: Motion to consider request for reimbursement of landscaping costs for the George Washington Carver Community Center through the CRA Mini-Grant Program in the amount of \$1,609.31.

Summary: The Community Redevelopment Agency (CRA) Board has received a request to consider a CRA Mini-Grant in the amount of \$1,609.31 for landscaping costs for the George Washington Carver Community Center.

Staff was approached by Project Superintendent Harold Walker regarding submission of a City of Crystal River CRA Mini-Grant application and was provided information regarding the application process and funding requirements. Applicants are typically required to submit an application prior to project completion, as well as three quotes obtained from licensed contractors, however the project has been completed, and many of the landscaping materials were donated by members of the community.

Project expenses totaling \$3,218.62 were incurred prior to submission of an application for CRA funds, however the CRA Board may “waive any informalities or irregularities in the application or approval process” and “award grants in the best interest of the City of Crystal River” (see page 5 of 7 of the application).

Staff Recommendation: Staff does believe funding this is a positive for the overall community. CRA Board clearly has the option to make it as an exception to the normal requirements of mini grants.
End of Agenda Sheet]

CRA Administrator Burnell provided an overview of the request and a brief Board discussion was held regarding the project’s consistency with the intent of the landscaping grant, the non-profit status of the facility and the involvement of community volunteers in the project.

Motion to consider request for reimbursement of landscaping costs for the George Washington Carver Community Center through the CRA Mini-Grant Program in the amount of \$1,609.31 was made by Board member Houston; seconded by Board member Brown. Motion carried unanimously.

B. Discussion regarding Kings Bay Rotary Club clock donation

Background: [Agenda sheet **Requested Motion: Motion to accept the request by Kings Bay Rotary to purchase and install a clock on South Citrus Avenue for the benefit of the City and consideration of the preferred location for installation.**

Summary:

The Kings Bay Rotary Club would like to purchase a street clock to be installed on South Citrus Avenue. The clock will be one of distinction and recognized as an asset to the City of Crystal River. It is proposed to be 10-12 feet high with a clock face, being constructed of cast aluminum installed in a high visible area. It will be of such design so as to blend in with the surroundings while being easy to see and read. The clock is consistent with other things happening downtown and CRA guidelines.

Staff Recommendation: To accept the offer of the Kings Bay Rotary to purchase a clock for Citrus Avenue for the benefit of the City. End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item.

Motion to accept the request by Kings Bay Rotary to purchase and install a clock on South Citrus Avenue for the benefit of the City and consideration of the preferred location for installation was made by Board member Brown; seconded by Vice Chairman Gudis.

Jim Jones, Kings Bay Rotary Director, clarified that the request is for approval of the concept, which would be brought back to their Board for further action related to purchase.

Motion was amended by Board member Brown to include the provision that the CRA Board will have final approval authority related to aesthetics prior to installation; seconded by Vice Chairman Gudis. Motion carried unanimously.

9. COMMUNICATIONS

CRA Administrator Burnell spoke about a recent webinar on matters related to Community Redevelopment Agencies, during which discussion was held regarding the recommended frequency of CRA meetings, noting that it was recommended that meetings be held quarterly, at minimum. He requested Board consideration to hold one CRA meeting per month. Consensus was reached to move forward with revision of the CRA meeting schedule, as requested.

10. BOARD MEMBERS COMMENTS

A. *Jim Farley, Chair*

B. *Mike Gudis, Vice Chair*

C. *Andy Houston*

D. *Ken Brown*

E. *Robert Holmes* – Expressed concern regarding an alligator in a nearby DRA.

11. PUBLIC INPUT

12. ADJOURNMENT

Chairman Farley adjourned the meeting at 6:33 p.m.

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: August 8, 2016

Agenda Item Number: 8A

Requested Motion: Motion to approve a revised CRA meeting schedule, effective September 12, 2016.

Summary: During the CRA meeting held August 8, 2016 the CRA Administrator addressed Council regarding a recent webinar on matters related to Community Redevelopment Agencies, during which discussion was held regarding the recommended frequency of CRA meetings. During this discussion it was recommended that meetings be held quarterly, at minimum.

The CRA Administrator requested Board feedback regarding a proposal to hold CRA meetings monthly, rather than bi-monthly, as they have been traditionally held during the months of January through May and August through October, directly preceding Crystal River City Council meetings. Staff has determined this schedule revision to be a more efficient way of doing business and beneficial to all involved. During this discussion the CRA Board reached consensus to hold CRA meetings on a monthly basis.

Staff has prepared a proposed revised schedule (ATTACHED) that covers the remainder of 2016, as Council and Board meeting schedules are traditionally adopted in October for the following calendar year. Staff recommends revising the schedule to hold CRA meetings at 6:00 p.m. on the 2nd Monday of each month, which would align with the Council meeting schedule which includes only one meeting during the months of June, July, November and December, also held on the second Mondays of those months.

Staff Recommendation: Adoption of the revised schedule, as proposed.

Funding Information:

Project Cost:

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department



CRA Administrator

CRA Attorney (if applicable)

Attachments: DRAFT 2016 CRA Meeting Schedule-Revised

Board Action:

Approved _____ Denied _____ Deferred _____ Other _____



City of Crystal River
CRA Meeting Dates
 2016 Schedule- *REVISED*

Month	Day	Date
January	Monday	11
	Monday	25
February	Monday	8
	Monday	22
March	*Wednesday	16
	Monday	28
April	Monday	11
	Monday	25
May	Monday	9
	Monday	23
June	Monday	13
July	Monday	11
August	Monday	8 Tropical Shirt Night
	Monday	22
September	Monday	12
October	Monday	10
November	Monday	14
December	Monday	12

* Tuesday, March 15th is the Presidential Preference Primary

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: August 22, 2016

Agenda Item Number: 8B

Requested Motion: Staff is seeking Board consensus on the materials and treatments for construction of the Riverwalk.

Summary: Part of the original goal of the Riverwalk Project was to develop a completely unique style for the Riverwalk. This included new materials of construction, instead of materials from other completed projects within the City of Crystal River. The Ash Group presented options related to the materials for construction and treatments in a previous CRA meeting. After evaluating project cost with the preferred items by City Council it was found these choices exceeded the project budget.

City Council asked staff to develop a preferred list of materials and treatments to be used in the construction of the Riverwalk. Some discussion in later CRA meeting considered using materials from construction projects in other areas of the City. Attached is a listing of materials and treatments that would provide a unique style which the engineering firm has asked the CRA Board to consider.

If the Board choice is to blend the two into the existing downtown style, the possible change outs are using Citrus Avenue's paver design, lights and benches. Use of the pavers is likely to be a higher cost than stamped concrete.

The land portion project is near the 75% design mark so making a determination on major components is now critical. The floor, railing, lighting and treatment in particular are necessary at this time.

Staff Recommendation: Staff supports the engineering firm's choice of materials if a new look is desirable.

Funding Information:

Project Cost: NA

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department



CRA Administrator

CRA Attorney (if applicable)

Attachments: 75% Treatments
75% Materials

Board Action:

Approved _____ Denied _____ Deferred _____ Other _____



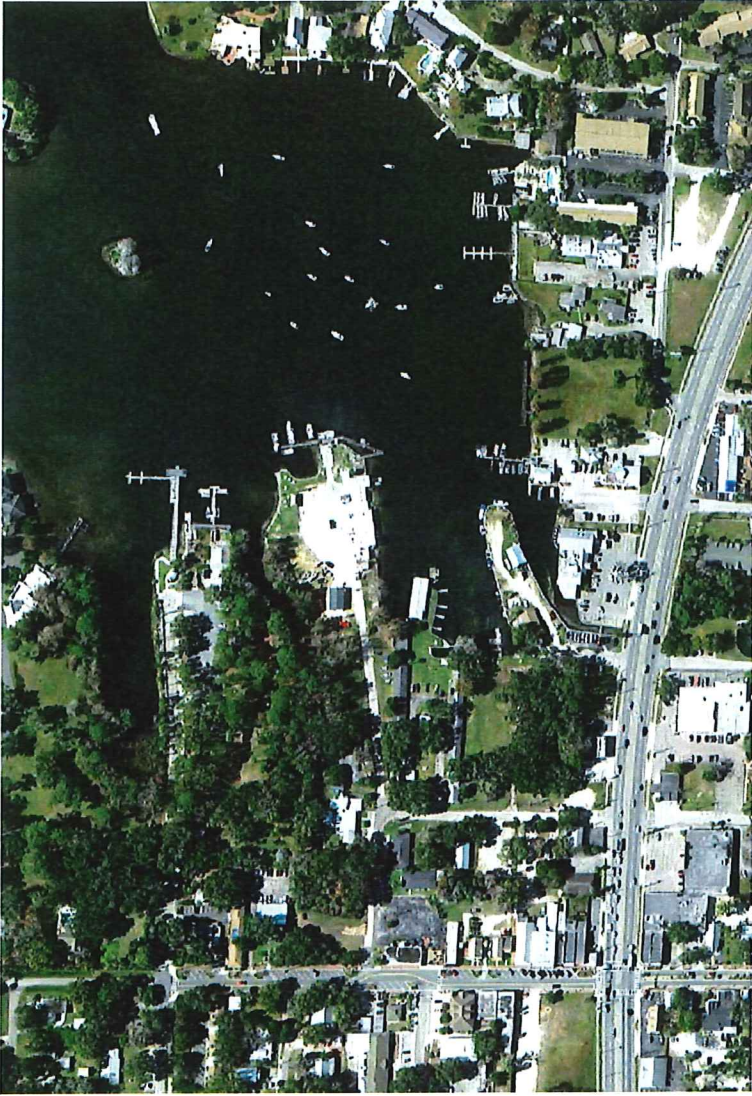
KING'S BAY RIVER WALK

FINAL MATERIALS

CONSTRUCTION DOCUMENTS
75% SUBMITTAL

AUGUST 17, 2016

DRAFT FOR APPROVAL



PREPARED FOR:
THE CITY OF CRYSTAL RIVER, FLORIDA

Michael G. Czerwinski, P.A.
ENVIRONMENTAL CONSULTANTS 3MGC



CSH
The Ash Group, Inc.

PREPARED BY:

FINAL MATERIALS

DRAFT FOR APPROVAL 2

CONTENTS

SPECIALTY PAVING	4
BARRIERS	5
SITE FURNISHINGS	6
LIGHTING	8



FINAL SPECIALTY PAVING

DRAFT FOR APPROVAL 3

TRAIL

- Manufacturer
CUSTOM FABRICATOR
- Model/ Style
STAMPED CONCRETE SLAB
- Source
DISTRIBUTOR
- Material
**CONCRETE FIELD (3K PSI)
CONCRETE BORDER (3K PSI)**
- Finish
REINFORCED CONCRETE TOP
- Color
**DARK TAN, FIELD
BRICK RED, ACCENT**
- Lifespan
+50 YEARS
- Maintenance
LOW
- Warranty
1 YEAR
- Unit Cost
**\$ 9.00 (SF) FIELD
\$ 6.00 (SF) BORDER**
- Total Cost
\$ 373,500.00



BOARDWALK

- Manufacturer
PERMATRACK
- Model/ Style
PLANK PAVER
- Source
DISTRIBUTOR
- Material
**CONCRETE PAVER (8K PSI)
RECYCLED MATERIAL**
- Finish
**WOOD TEXTURE
NONSLIP**
- Color
LIGHT GREY, DARK GREY
- Lifespan
50-70 YEARS
- NO ROT, WARP OR TWIST
- Maintenance
LOW ; PRESSURE WASH
- Warranty
10 YEARS
- Total Cost
\$1,337,636.00



FINAL BARRIERS

DRAFT FOR APPROVAL 4

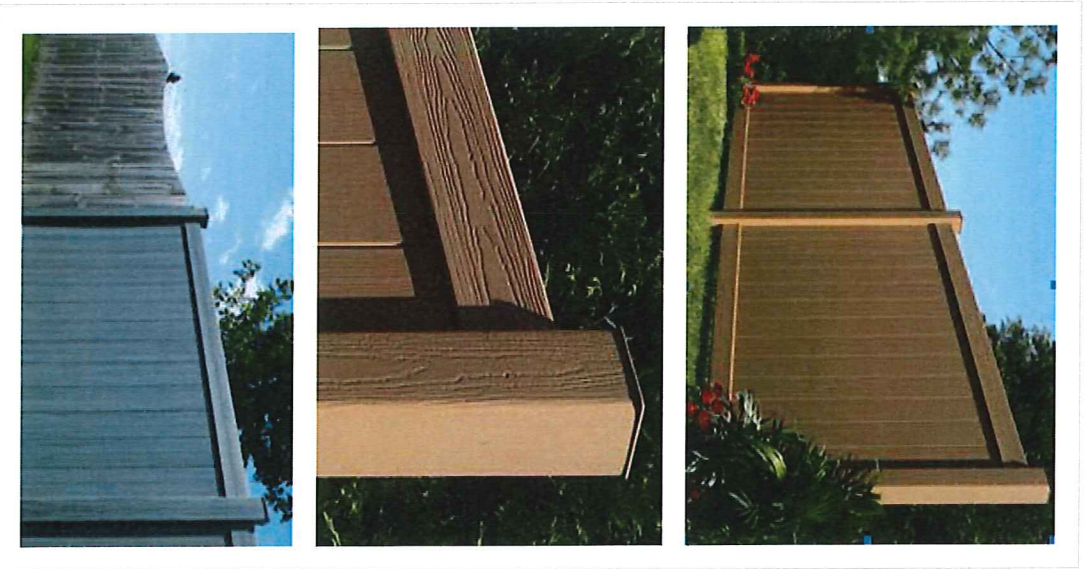
RAIL

- Manufacturer
WESTBURY
- Model/ Style
VERTI-CABLE
- Source
DISTRIBUTOR
- Material
**ALUMINUM SQUARE TUB
ALUMINUM DOWEL
STAINLESS STEEL CABLE**
- Finish
TEXTURED POWDER COAT
- Color
BRUSHED ALUMINUM
- Lifespan
+20 YEARS
- Maintenance
LOW TO MODERATE
- Warranty
10 YEARS
- Unit Cost
\$ 115.00 (SF)
- Total Cost
\$ 359,490.00



FENCE

- Manufacturer
DANIELLE
- Model/ Style
VERTICABLE
- Source
DISTRIBUTOR
- Material
**COMPOSITE, NO ORGANICS
INTEGRATED COLOR**
- Finish
WOOD GRAIN TEXTURE
- Color
LIGHT BROWN
- Lifespan
+10 YEARS
- Maintenance
RESISTS FADING, SCRATCHES
- Warranty
LIMITED LIFETIME
- Unit Cost
\$ 80.00 (SF)
- Total Cost
\$ 32,000.00



FINAL SITE FURNISHINGS

DRAFT FOR APPROVAL 5

BENCH

- Manufacturer
WAUSAU
- Model/ Style
Concrete Bench
- Source
DISTRIBUTOR
- Material
CONCRETE/ AGGREGATE
- Finish
ACID WASH OR WEATHERSTONE CITY EMBLAM OPTION
- Color
GREY FIELD BLUE, AQUA & WHITE ACCENT
- Lifespan
+25 YEARS
- Maintenance
LOW
- Warranty
LIMITED LIFETIME
- Unit Cost
\$600 (EA)
- Total Cost
\$ 9,000.00



TRASH RECEIPTACLE

- Manufacturer
WAUSAU
- Model/ Style
TF1151, 41 GALLON
- Source
DISTRIBUTOR
- Material
CONCRETE/ AGGREGATE
- Finish
ACID WASH OR WEATHERSTONE CITY EMBLAM OPTION
- Color
GREY FIELD BLUE, AQUA & WHITE ACCENT
- Lifespan
+25 YEARS
- Maintenance
LOW
- Warranty
LIMITED LIFETIME
- Unit Cost
\$900 (EA)
- Total Cost
\$13,500.00



FINAL SITE FURNISHINGS

BIKE RACK

- Manufacturer
FORMS+SURFACES
- Model/ Style
CAPITOL
- Source
DISTRIBUTOR
- Material
SOLID CAST ALUMINUM
- Finish
POWDER COAT
- Color
AQUA, MATCH CITY LOGO
- Lifespan
+15 YEARS
- Maintenance
LOW
- Warranty
2 YEARS
- Unit Cost
\$1,000.00 (EA)
- Total Cost
\$4,000.00



BOLLARD

- Manufacturer
- Model/ Style
- Source
- Material
ALUMINUM
- Finish
- Color
BRUSHED ALUMINUM
- Lifespan
15-25 YEARS
- Maintenance
LOW
- Warranty
LIMITED LIFETIME
- Unit Cost
 - \$2,000.00 (EA) Main Entrance
 - \$1,000.00 (EA) Crosswalks
 - \$1,000.00 (EA) Tail Transitions
- Total Cost
\$ 34,000.00

CUSTOM -
TO BE DESIGNED



FINAL LIGHTING

DRAFT FOR APPROVAL 7

AREA LIGHT

Manufacturer
BEACON

Model/ Style
MRDS URBAN 21" LED

Source
DISTRIBUTOR

Material
**CAST ALUMINUM FIXTURE
STEEL I-BEAM POLE**

Finish
POWDER COAT

Color
GREY OR WHITE

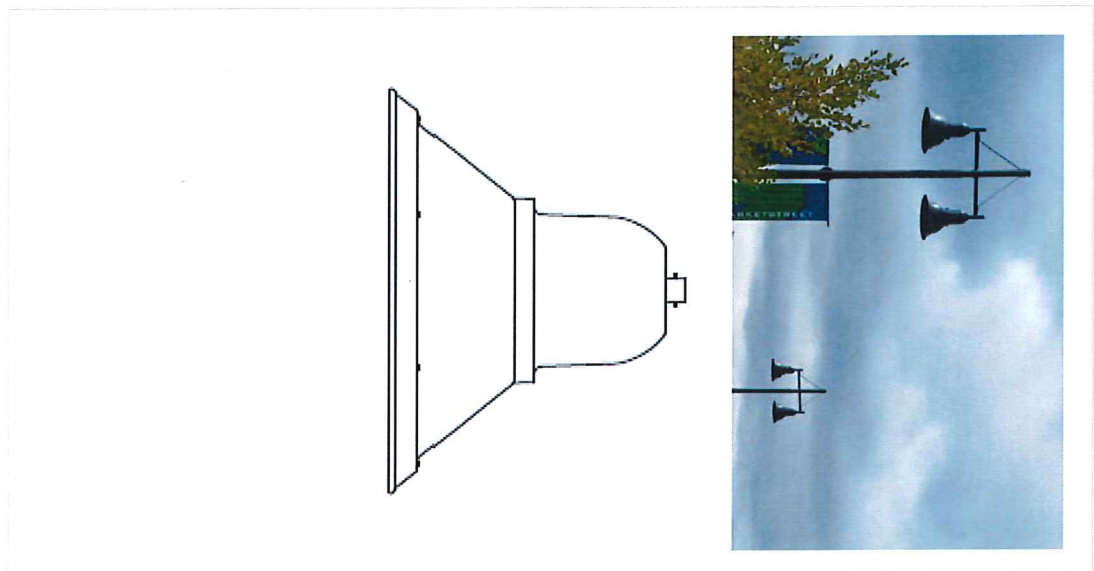
Lifespan
15-20 YEARS

Maintenance
LOW TO MODERATE

Warranty
10 YEARS

Unit Cost
**\$2,200.00 (EA) - FIXTURE
\$3,000.00 (EA) - POLE**

Total Cost
\$442,000.00



KING'S BAY RIVER WALK





KING'S BAY RIVER WALK

Michael G. Czerwinski, P.A.
ENVIRONMENTAL CONSULTANTS 3MGC
Phil Graham
AVRES ASSOCIATES
HALL
ECONOMIC DEVELOPMENT

CSA
Planning Solutions
The Ash Group, Inc.



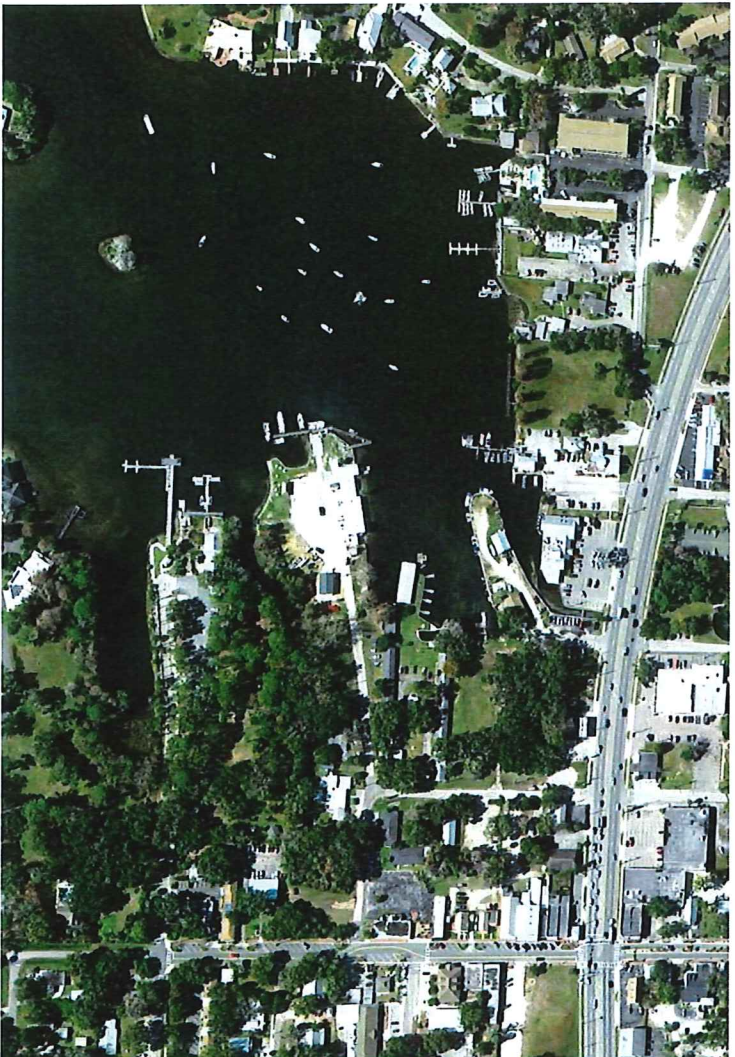
KING'S BAY RIVER WALK

FINAL TREATMENTS

CONSTRUCTION DOCUMENTS
75% SUBMITTAL

AUGUST 17, 2016

DRAFT FOR APPROVAL



PREPARED FOR:
THE CITY OF CRYSTAL RIVER, FLORIDA

PREPARED BY:
Michael G. Czerwinski, P.A.
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AVRES ASSOCIATES
HALL ASSOCIATES GROUP
The Ash Group, Inc.

CONTENTS

MAIN ENTRANCE PLAN	4
MAIN ENTRANCE SIGNAGE	5
ACCESS POINTS SIGNAGE	7
MULTI-USE SIGNAGE	8
TYPICAL LAND SIDE TRAIL TREATMENT	10
TYPICAL LAND SIDE CROSSWALK TREATMENT	11
TYPICAL RIVER WALK TRANSITION TREATMENTS	13
TYPICAL AREA LIGHTING & RAIL TREATMENTS	14



SITE PLAN - MAIN ENTRANCE

DRAFT FOR APPROVAL 3

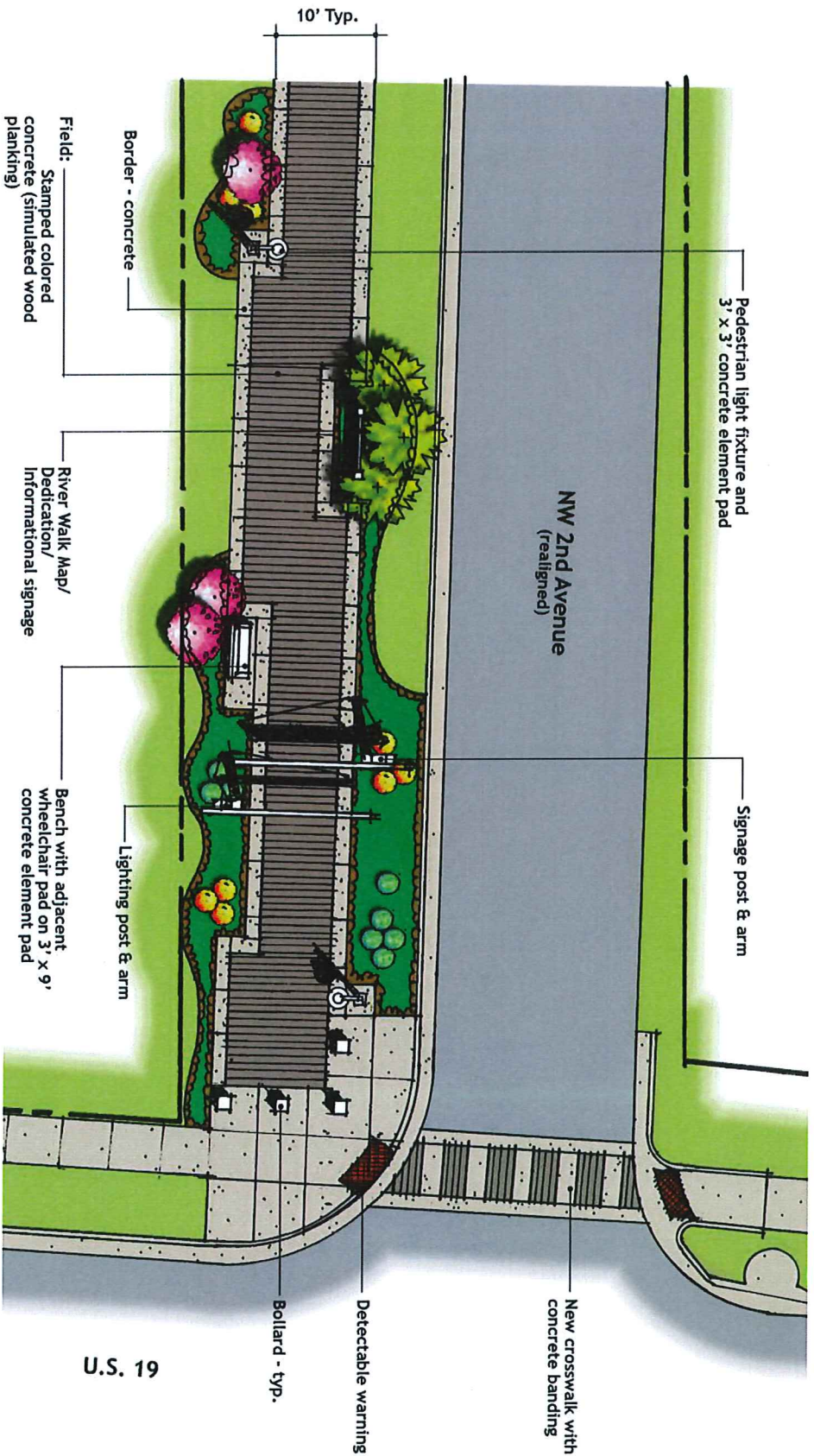


KING'S BAY RIVER WALK



FINAL MAIN ENTRANCE ENLARGEMENT

DRAFT FOR APPROVAL 4

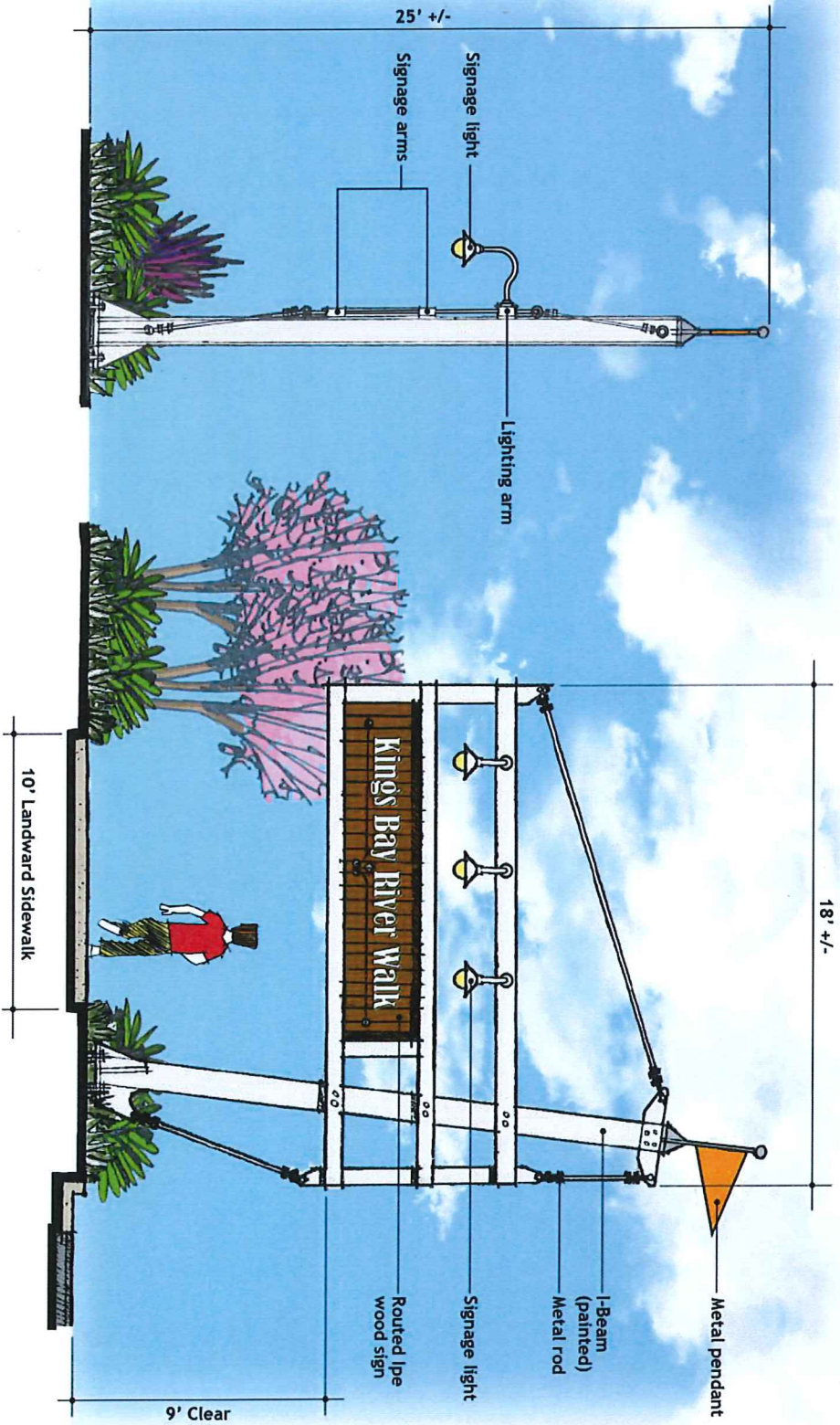


Plan View



FINAL MAIN ENTRANCE SIGNAGE

DRAFT FOR APPROVAL 5



Side Elevation

Section Elevation

Front Elevation

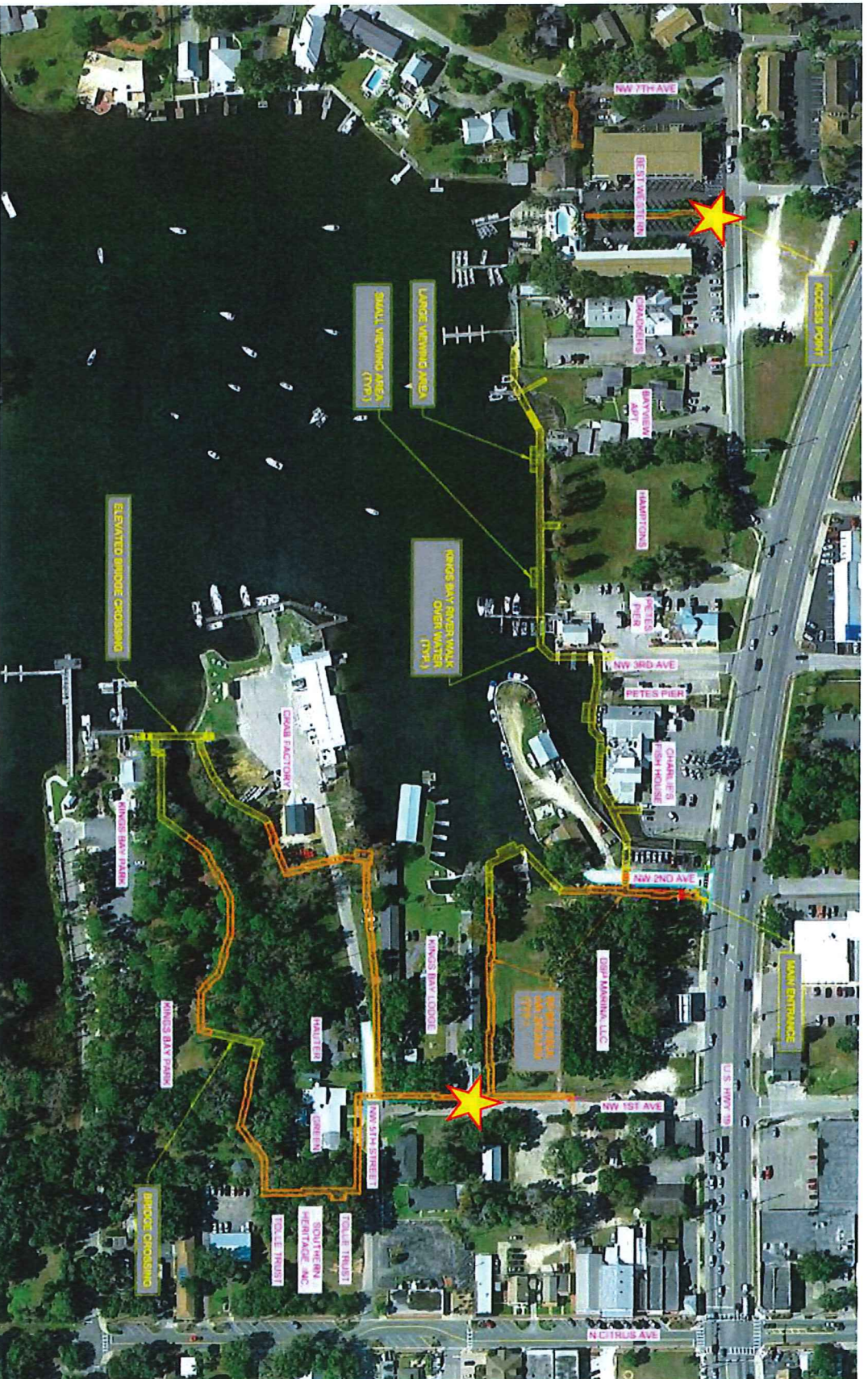
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KING'S BAY RIVER WALK



SITE PLAN - ACCESS POINT

DRAFT FOR APPROVAL 6



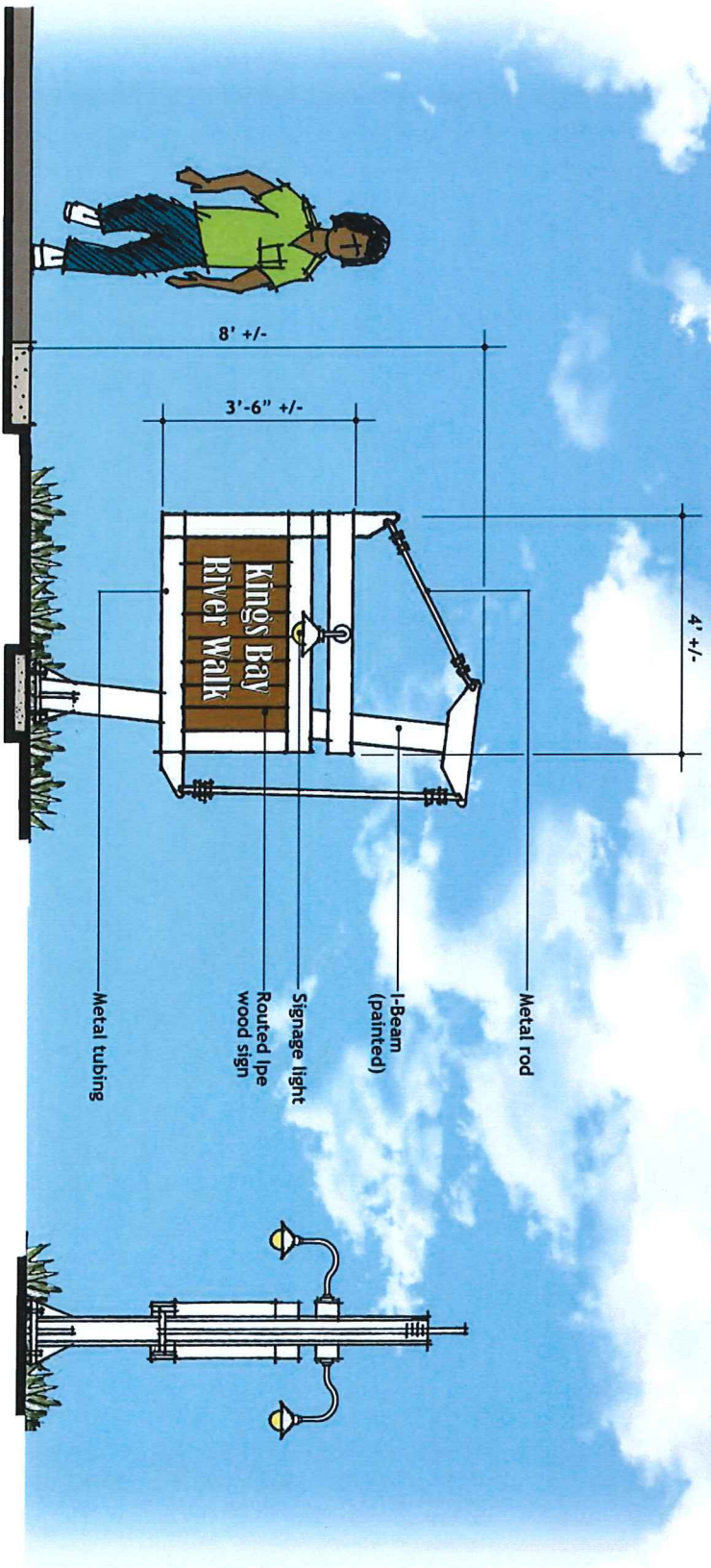
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 Phil Gehring
AVRES ASSOCIATES
H&L
ASL
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KING'S BAY RIVER WALK



FINAL ACCESS POINT SIGNAGE

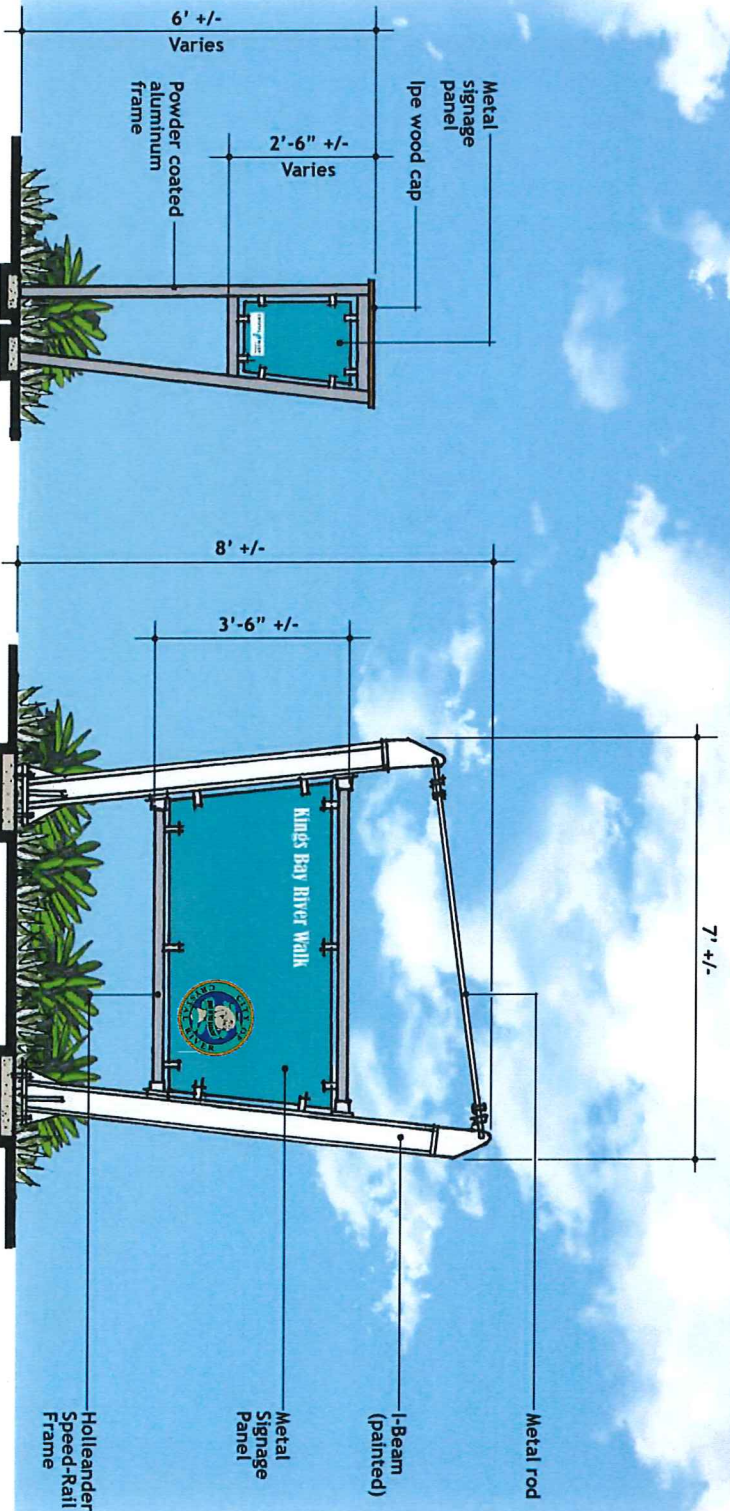
DRAFT FOR APPROVAL 7



Section Elevation

KING'S BAY RIVER WALK





Directional/Informational



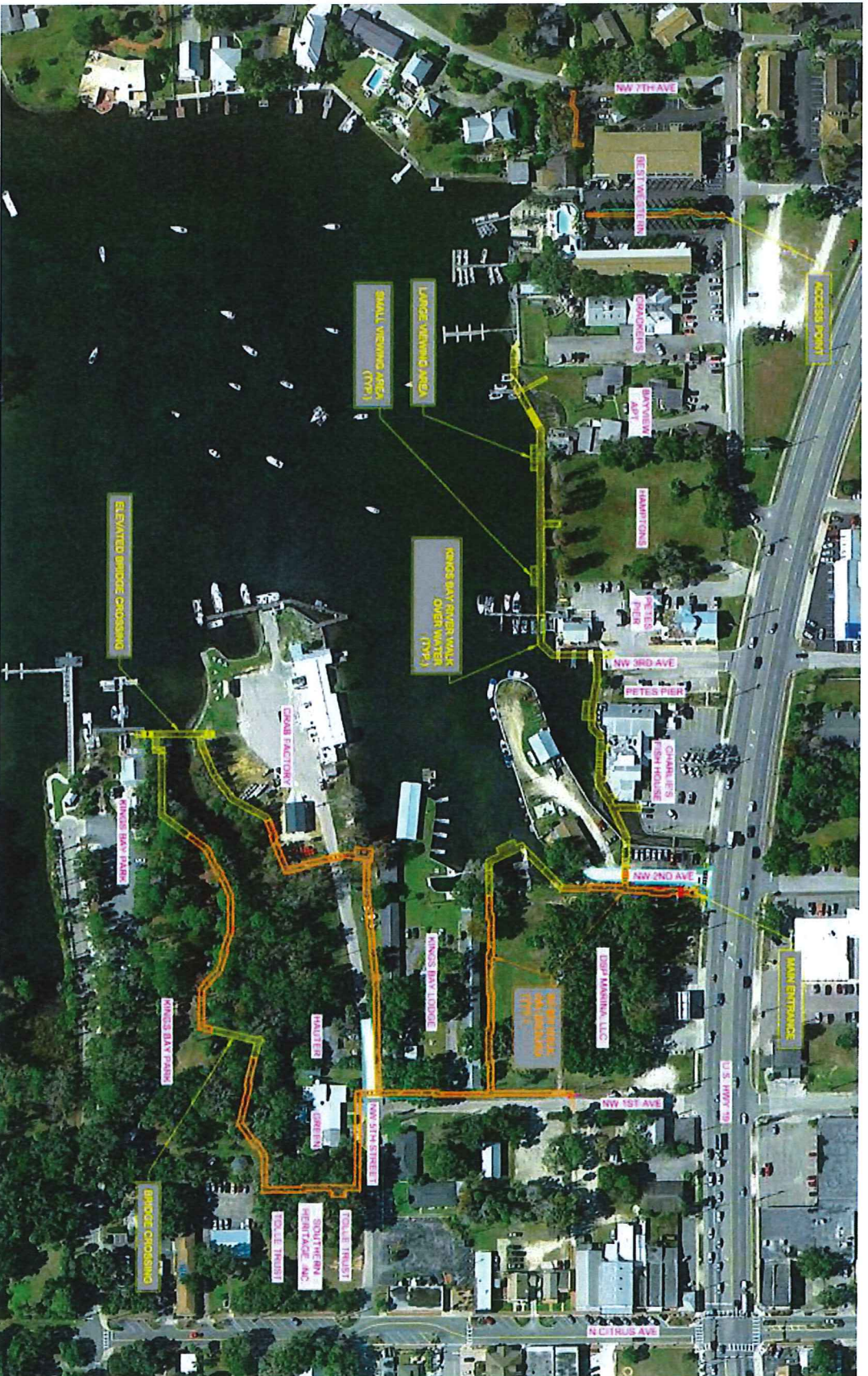
River Walk Map/ Dedication/ Informational

Section Elevation



SITE PLAN – LAND SIDE TRAIL (ORANGE)

DRAFT FOR APPROVAL 9

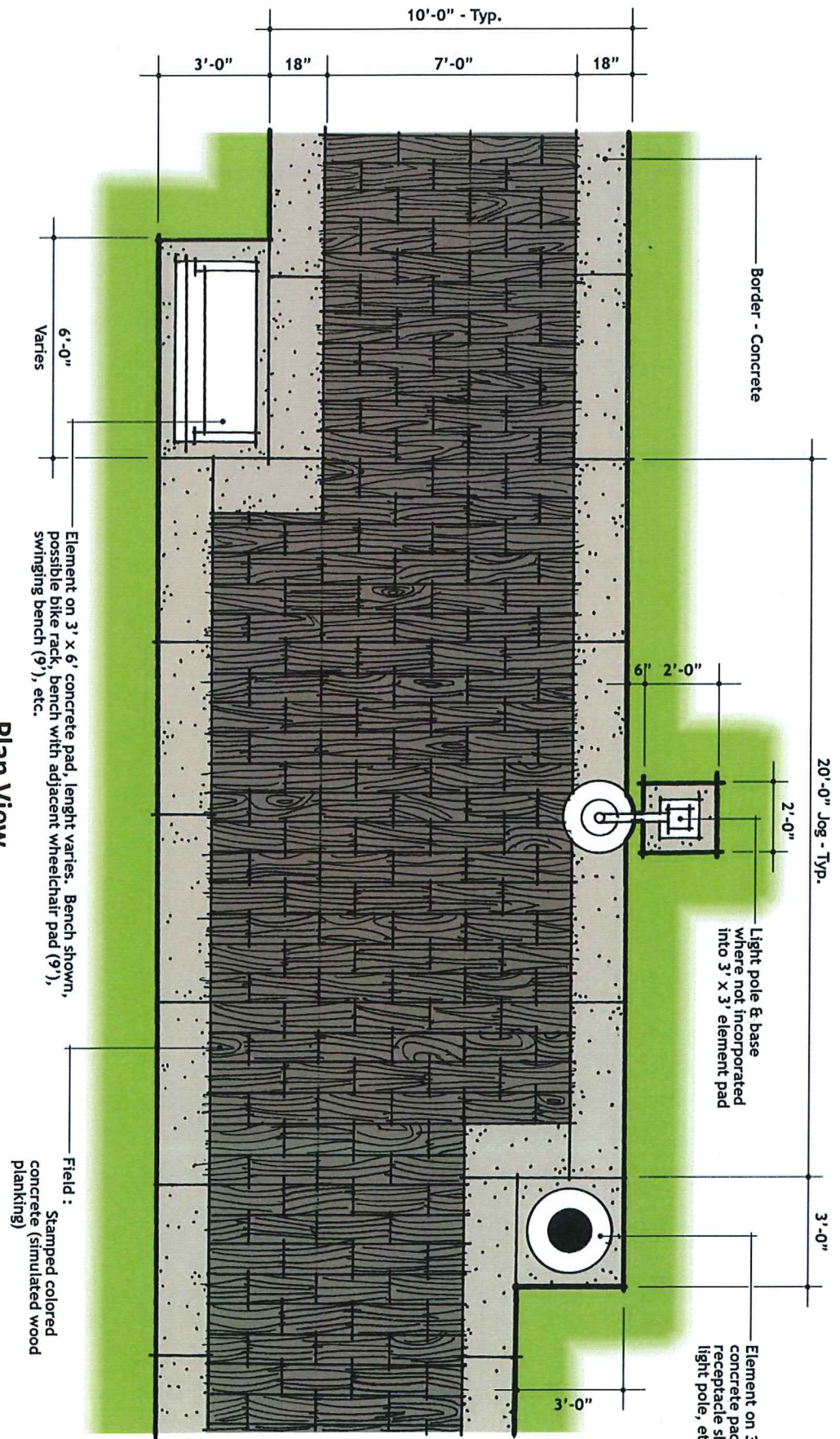


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KING'S BAY RIVER WALK



FINAL TYPICAL LAND SIDE TRAIL TREATMENT DRAFT FOR APPROVAL 10



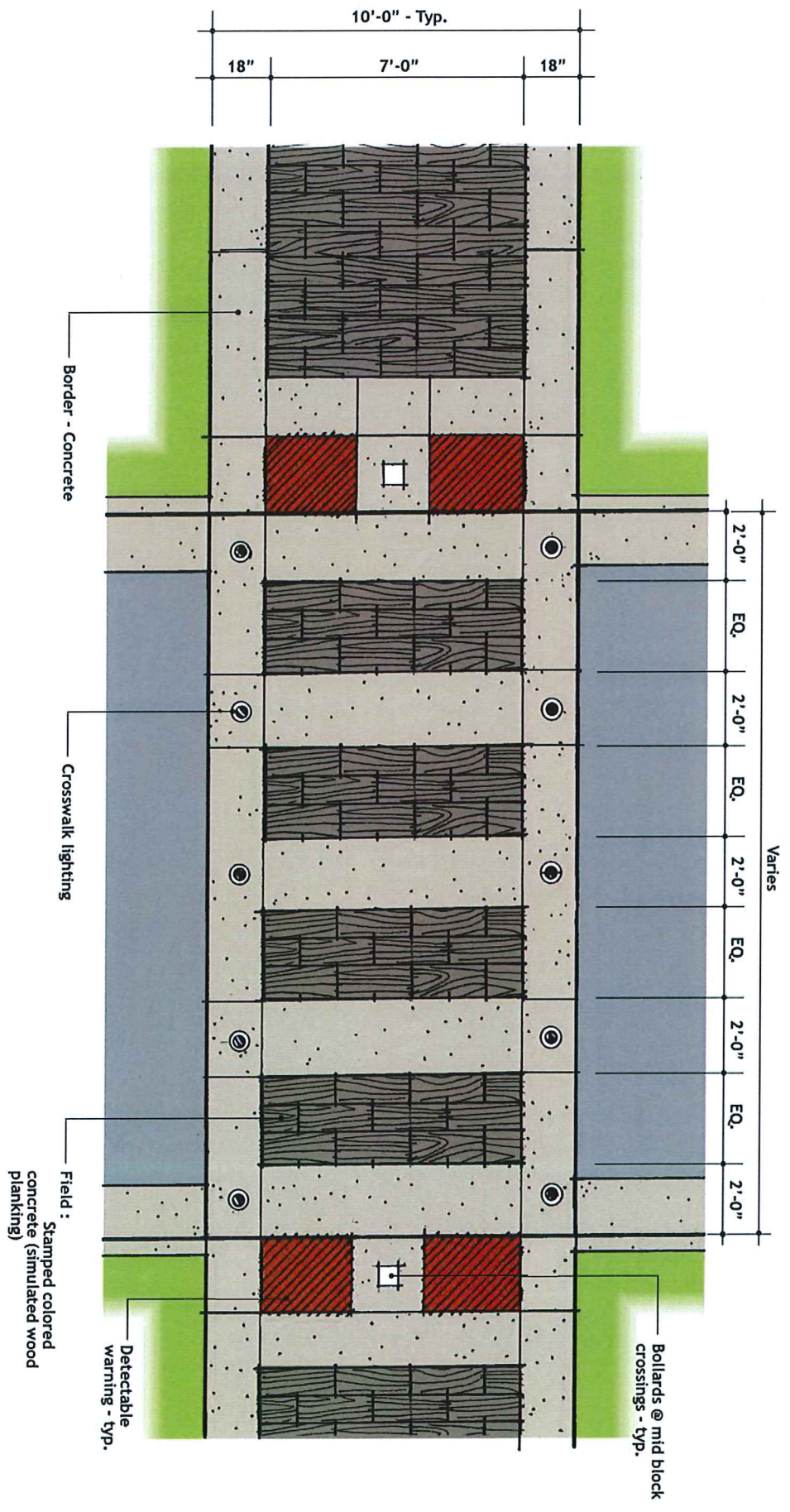
Plan View

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KING'S BAY RIVER WALK



FINAL TYPICAL LAND SIDE CROSSWALK TREATMENT DRAFT FOR APPROVAL 11



Plan View

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KING'S BAY RIVER WALK



SITE PLAN - WATER SIDE TRAIL (YELLOW)

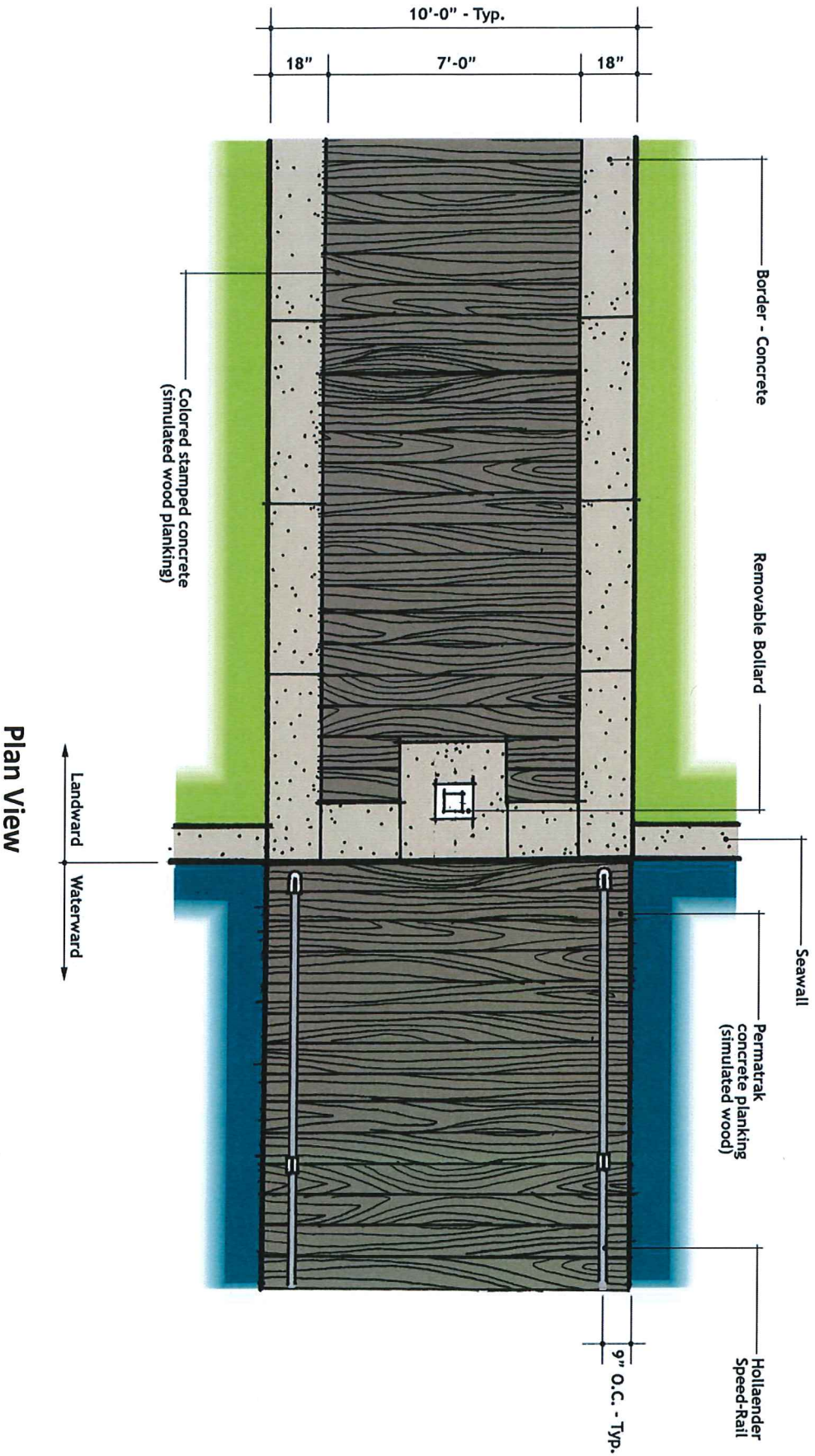
DRAFT FOR APPROVAL 12



KING'S BAY RIVER WALK



FINAL TYPICAL RIVER WALK TRANSITION TREATMENT **DETAILED FOR APPROVAL 13**



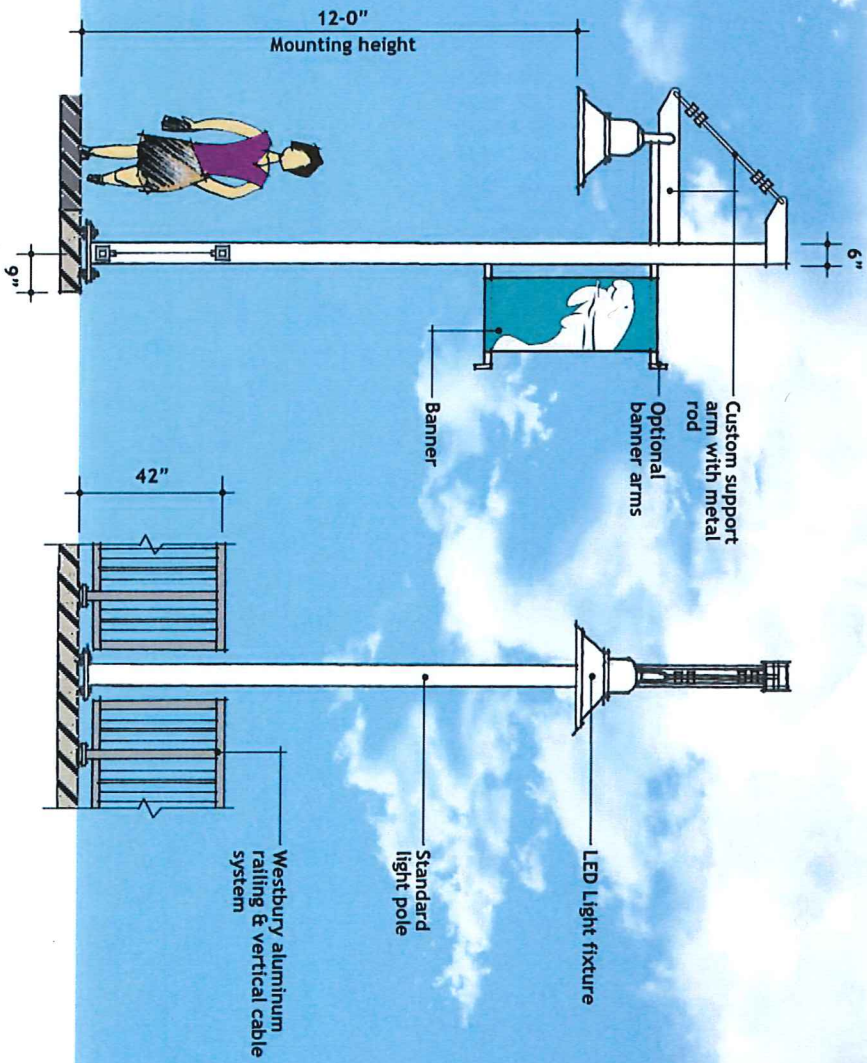
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 Phil Graham
ARES
HALL
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KING'S BAY RIVER WALK



FINAL TYPICAL AREA LIGHTING & RAIL

DRAFT FOR APPROVAL 14



Section Elevation

KING'S BAY RIVER WALK





KING'S BAY RIVER WALK

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ASSOCIATES
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LANDSCAPE ARCHITECTURE AND GARDENING
CSA
LANDSCAPE ARCHITECTURE
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