

**Minutes of the  
Community Redevelopment Agency  
Regular Meeting  
Monday, August 24<sup>th</sup>, 2015 @ 6:00 p.m.  
Council Chamber, City Hall**

**1. CALL TO ORDER**

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

**Board members Present:** Board member Mike Gudis, Board member Paula Wheeler, Board member Ken Brown; Vice Chairman Robert Holmes

**Board members Absent:** Chairman Jim Farley

**Staff Present:** David Burnell, CRA Administrator; George Angeliadis, CRA Attorney; Mia Fink, City Clerk; Jackie Gorman, Planning and Development Services Director; Lou Kneip, Public Works Director Michelle Russell, Finance Director

**2. ADOPTION OF AGENDA**

**Motion to adopt the agenda was made by Board member Gudis; seconded by Board member Wheeler. Motion carried unanimously.**

**3. PRESENTATIONS**

A. *Riverwalk Final Conceptual Design*.....*Environmental Consultants, MGC*  
CRA Administrator Burnell provided an overview of the presentation agenda.

Ms. Ash presented the outcomes of public input and route plan for the project advising that the final proposed route is a hybrid of preferred routes and the highest ranked style was Working Fishing Village.

Board member Brown inquired about potential bridge cost and Ms. Ash provided clarification, advising that the ramp with stairs will be more cost effective than a draw bridge.

Board member Wheeler inquired about the stairs and if they were necessary and Board member Brown inquired why options were being presented rather than recommendations, for which Ms. Ash provided clarification.

Board member Wheeler also requested the percentage of boardwalk proposed to be built over the water and the number of entry points.

Mr. Graham presented on vignettes and treatments, providing examples of three major types of systems that could be found along different areas of proposed route, including educational and safety features.

Board member Wheeler inquired about the materials to be used, and Mr. Graham advised on those options.

Discussion was held regarding Board member's approval on project specifics, future maintenance costs, and stormwater.

Board member Brown spoke about his preference to be provided with recommendations rather than options.

CRA Administrator Burnell confirmed that all of the options presented were deemed practical and clarified that the consultants would be proposing a detailed design based on Council questions and comments.

Mr. Graham spoke on the importance of the public process and assured Council that the proposals have been pre-vetted through a budget format, and only realistic options were presented.

Board member Gudis inquired about the anticipated timeline and CRA Administrator Burnell explained that consultants were scheduled to meet with property owners the following week and if the concepts being currently presented were approved, a proposal would be brought forward during the next meeting.

Board member Wheeler stated that the Board was looking for quality, not cheap and requested clarification regarding the next steps in the process, which Ms. Ash provided, stating that upon Board approval, property owners will be presented with one concept per property.

Board member Holmes spoke on the need to address considerations including zoning changes, stormwater, etcetera and Mr. Graham confirmed that they are responsible for performing required due diligence for local requirements, agency relationships etcetera, and that all of those issues are considered to create a safe, long-lasting experience.

Mr. Graham continued with the presentation and received further Board input regarding options for materials.

**Consensus was reached among council to move forward with the options presented.**

Vice Chairman Holmes advised that the boat ramp issue need to be addressed and CRA Administrator Burnell confirmed that the matter will be brought back for further discussion.

**Motion to table item 8A in consideration of time was made by Board member Wheeler; seconded by Board member Gudis.**

**Motion carried unanimously.**

#### **4. UNFINISHED BUSINESS**

Board member Brown recognized Officer Brian Coleman, commending him on his recent promotion to the rank of Master Chief.

#### **5. APPROVAL OF CONSENT AGENDA**

A. *Approve Minutes of CRA Meeting held August 10<sup>th</sup>, 2015*

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

#### **6. PUBLIC INPUT**

**Joe Chrietzburg- 304 NW Crystal Street-** Stated he was pleased with Board member Wheeler's comments regarding looking for quality, not cheap, when it comes to the Riverwalk, inquired about gateways mentioned in the presentation and reminded the Board that maintenance will include flood insurance.

**Gerry Mulligan- Crystal River Area Council-** Thanked the Board for moving ahead on the Riverwalk project, and encouraged them to have confidence, stating that Environmental Consultants MGC and the Ash Group are doing a great job with the property owners, and the community stands behind them.

**Josh Wooten-Executive Director- Citrus County Chamber of Commerce-** Stated that he was pleased with the progress on the Riverwalk project, thanked the Board for moving forward and offered assistance in facilitating things, if needed.

Board member Wheeler remarked that the project has been in the works for many years, which many people have worked hard to develop.

**Paul Melini-Crystal River Area Council-** Spoke regarding the Riverwalk project, recommending that a budget be developed concurrently throughout the design process.

**Dee Atkins- 3851 N. Nokomis Point-** Commended the Board regarding Riverwalk, adding that if it were not for the Crystal River Area Council they might still be at square one.

#### **7. CRA ATTORNEY**

#### **8. CRA ADMINISTRATOR**

A. Discussion on FY 2016 Projects and Funding for CRA  
BOARD VOTED TO TABLE THIS ITEM

B. Motion to approve a Submerged Aquatic Vegetation and Restoration Site Assessment for the development of the proposed Riverwalk by MGC Environment Consultants

Background: [Agenda Sheet]

**Requested Motion:** Motion to approve a Submerged Aquatic Vegetation and Restoration Site Assessment for the development of the proposed Riverwalk by MGC Environment Consultants for the sum of \$19,282.34.

**Summary:** A significant area of the proposed Riverwalk is planned directly over the water and requires specific steps in order to collect the information required to develop permit requirements for the construction of the Proposed Riverwalk, Submerged Aquatic Vegetation Restoration and Living Shoreline an underwater assessment of that area is required. This aspect of the project needs to move forward because of the limitations on when this study can be completed. Submerged Aquatic Vegetation surveys for fresh water grass beds typically are only considered valid when conducted in the late spring and summer. August and September are considered ideal months to conduct such surveys. Not meeting the time limitations would delay the project approximately six to seven months.

The surveys are used to design the project to avoid, minimize or when necessary mitigate the impact to important Resource Protection and Submerged Aquatic Vegetation Areas. In turn this facilitates design and permit requirements for the project.

**Staff Recommendation:** Staff recommends approval.

End of Agenda Sheet]

CRA Administrator Burnell advised that this was a time- sensitive matter, which needs to be completed within the six weeks to ensure that the data is accepted by the state and to avoid project delays.

**Motion to approve a Submerged Aquatic Vegetation and Restoration Site Assessment for the development of the proposed Riverwalk by MGC Environment Consultants for the sum of \$19,282.34 was made by Board member Brown; seconded by Board member Wheeler.**

**Motion carried unanimously.**

C. CRA Mini-Grant for All About Nature

Background: [Agenda Sheet] **Requested Motion:** Information Only

**Summary:** Roger Osborne is the owner of *All About Nature* relocating from the Crystal River Mall to Heritage Village (707 N. Citrus Avenue, Units D & E).

Attached for your review is a mini-grant requesting funds for signage. The signage is in compliance with the CRA Appearance Guidelines and meets required zoning.

Mr. Osborne received three estimates as required, the lowest from White Mountain Signs in the amount of \$3,400. The grant allows 50% up to \$2,500; the requested grant amount is \$1,700.

**Staff Recommendation:** None

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the informational item, and informing the Board that All About Nature is vacating the mall and relocating to the CRA.

## **9. COMMUNICATIONS**

## **10. BOARD MEMBERS COMMENTS**

A. Jim Farley, Chair

B. *Mike Gudis*

C. *Paula Wheeler*

D. *Ken Brown*

E. *Robert Holmes, Vice Chair*

**11. PUBLIC INPUT**


**12. ADJOURNMENT**

Vice Chairman Holmes adjourned the meeting at 6:56 p.m.

**CITY OF CRYSTAL RIVER**

  
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ROBERT HOLMES, VICE CHAIRMAN

**ATTEST:**

  
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MIA FINK, CITY CLERK