



**Minutes of the  
Crystal River City Council  
Regular Council Meeting  
Tuesday, May 28, 2013 @ 7:00 p.m.  
Council Chamber, City Hall**

**1. CALL TO ORDER**

Mayor Farley called the meeting to order at 7:00 p.m.

**Council Present:** Mayor Jim Farley, Vice Mayor Mike Gudis, Councilmember Paula Wheeler, Councilmember Ken Brown, Councilmember Robert Holmes

**Council Absent:** None

**Staff Present:** Andy Houston, City Manager; Michael Brannigan, City Attorney; Carol Harrington, City Clerk; Michelle K. Russell, Finance Director; Jackie Gorman, Planning Director; Dave Burnell, Public Works Director

Councilmember Brown offered the Invocation and Mayor Farley led in the Pledge of Allegiance.

**2. ADOPTION OF AGENDA**

Item 5-E was added to the Consent Agenda. This item addresses scheduling the Utility Rate Workshop for June 10<sup>th</sup>.

Correction was made for 13-D. The address should read: NE 2<sup>nd</sup> Avenue.

**Motion to adopt the Agenda as revised was made by Vice Mayor Gudis; seconded by Councilmember Brown. Motion carried unanimously.**

**3. PRESENTATIONS**

**4. UNFINISHED BUSINESS**

**5. APPROVAL OF CONSENT AGENDA**

**A. Approve Minutes of Regular Council Meeting held May 13, 2013**

**B. Approve Appointment of Jim Bard to the Planning Commission**

**Background:** Agenda Sheet Requested Motion: Motion to appoint Jim Bard to Alternate Seat No. 2 of the Planning Commission.

**Summary:** With the resignation of Mindi Hasting on 5/14/2013, a change needs to be made on filling seats on this Board:

- Move Dee Atkins from Alternate Seat 2 to Alternate Seat 1

Both Mr. Bard and Ms. Atkins will be eligible for a full additional term.

With this appointment, the Planning Commission maintains a full membership. There are no additional applications on file.

**Staff Recommendation:** Staff recommends appointment of Mr. Bard to Alternate Seat No. 2. End of Agenda Sheet 1

- C. *Approve Boards and Commission Minutes for April 2013*
- D. *Approve Departmental Reports for April 2013*
- E. *Approve the Scheduling of a Utility Rate Workshop for 6:00p.m. on June 10th and moving the start time for June 10th CRA Meeting to 5:30 p.m.*

Vice Mayor Gudis noted that Mr. Bard will be a great addition to the Planning Board.

**Motion to approve the Consent Agenda was made by Councilmember Wheeler; seconded by Councilmember Holmes. Motion carried unanimously.**

## **6. PUBLIC INPUT**

*(Three-Minute Time Limit)*

- **Phil Jannarone**

The Planning Commission would like some direction as to the RV Parks. If Council wants to have RV Park, they need to provide direction on how to establish this and how strict Council wants to make the rules.

- **Bob Mercer**

His wife has received three calls today that were complimentary as to the law enforcement that was out this past weekend. He also noted that Fish and Wildlife was on the water.

Mayor Farley complimented the Sherriff's Office.

- **Joe Chrietzberg**

He stated that he was proud to see the money being spent and the projects being done. He noted that he also supports Mr. Bard.

## **7. PUBLIC HEARING**

## **8. CITY ATTORNEY**

## **9. CITY MANAGER**

He agreed with Mr. Mercer that we had good law enforcement out in the City and on the water.

### **A. Status Report Provided on Major 2013 Projects**

Mr. Houston asked Mr. Burnell to come forward give his presentation.

#### **Vacuum Collection System Area114 (DSC grant)**

- ✓ Project has been underway for 75+ days.
- ✓ Vacuum line is being installed along Fort Island Trail.
- ✓ Progress has been slow.
- ✓ Additional crews are expected in two weeks.
- ✓ Vacuum lift station construction expected to start in June.

### Cutler Spur Improvements

- ✓ Gravity wall is complete.
- ✓ Water Main is 70% installed.
- ✓ Large culvert refurbishment to start in approx. four weeks.
- ✓ Road work to start.
- ✓ Forcemain issue needing to be resolved will impact water and sewer project cost.
- ✓ Fence/railing options.

Mr. Burnell showed four examples of fencing and asked Council which they would prefer. Councilmember Holmes asked if it had to be a fence or could it be aluminum with anchors. Councilmember Brown noted aesthetics look industrial. He is opposed to the aluminum color and not the design. Mr. Burnell stated that it can be powder coated any color. Mayor Farley and Councilmember Wheeler agreed with Mr. Brown. Mrs. Wheeler noted that when the restrooms in Kings Bay Park was put in, they decided not to go with the cheapest; but install something that fits into our area. She wants to do it right and make it aesthetically pleasing. She asked Mr. Burnell to keep looking. Mr. Brown also noted the vandalism and wouldn't want to spend a great amount of money. He just does not want industrial looking aluminum.

### Reclaimed Water Project

- ✓ Project cost estimates have increased. Duke has picked up their cost.
- ✓ SWFWMD is looking to support the project with additional funding beyond 50/50 match.
- ✓ Duke has started construction on their site.
- ✓ Final Design and Bidding is expected by summer's end.

### Water Plant Improvements

- ✓ Final plans are complete and project is out for bid.
- ✓ Project includes developing electronic monitoring of the plant operations.
- ✓ Award is expected in July/August.

### CDBG Water Line Project

- ✓ Bid documents are being developed.
- ✓ Going out to bid in late summer.
- ✓ Project has been slowed down because of competing project schedules of other projects.

### Performance Stage – Kings Bay Park

- ✓ Bidding closed May 22, 2013.
- ✓ Five bidders bid the design/build project.
- ✓ Low bidder met with staff May 28, 2013.
- ✓ Request for award expected June 10, 2013.

### North Citrus Streetscape

- ✓ Project is currently out to bid.
- ✓ Bid opening planned or May 30, 2013
- ✓ Award request expected June 10, 2013
- ✓ Intersection design is still waiting for permit approval by DOT.

### Utilities on Highway 19

- ✓ Long range budgeting has been included in budget plan for 2014.
- ✓ Design request for approval expected June 10, 2013.

### Hunter Springs Park Improvements

- ✓ Project is on hold.
- ✓ SWFWMD has agreed to fund shoreline restoration in 2014 for the park if the City moves forward with design that includes the living shoreline concept.
- ✓ Changes requested by SWFWMD are expected to raise costs. A submission to Council for the design of the shoreline expected for the June 10, 2013 meeting.

**Upgrade of Lift Station #19**

- ✓ Design of lift station upgrade about 80% complete.
- ✓ New forcemain design on hold for construction funding
- ✓ DEP feedback determined the City would not be eligible for grant funding until the 2015 budget year
- ✓ Presently an evaluation is being made on various options to move this project forward.

**Generators for Key Lift Station**

- ✓ This project has been moving slowly through design. It is now near 90% complete.

**AES Boardwalk**

- ✓ Design is complete.
- ✓ Permitting is underway; both the County and DEP have brought various challenges to the table for discussion.
- ✓ It appears the permitting issues will get resolved.
- ✓ The project has been bid and low apparent bidder is being scheduled of a meeting.
- ✓ Request for award is expected for the July 8 2013 Council meeting.

**B. Discussion of Regulations Pertaining to RV Park Development**

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

**Summary:** The City has been approached by two (2) developers inquiring about regulations that would be applicable to proposed recreational vehicle (RV) parks along Ft. Island Trail. Currently, the City does not have any specific regulations for RV parks, so staff went before the Planning Commission on May 2 & May 16, 2013 to discuss a proposed Draft Ordinance. The Draft Ordinance includes the following provisions:

- Minimum lot size – 12 Acres
- Camping Cabins and Park Trailers – 10% allowance for cabins and park trailers max.400 SF (must be elevated).
- Setbacks of 25' from all property lines
- Must meet NFPA separation requirements
- Must have paved access unless City Manager agrees otherwise
- Must have continuous pedestrian and bicycle pathways throughout the area
- Trees and shrubs are to be planted in all setbacks to buffer the park from public view
- Accessory uses (showers, laundry facilities, etc.) will be allowed

Prior to moving forward with their discussion, the Planning Commission has requested guidance from City Council as to any specific concerns they would like addressed in the Draft Ordinance for RV park regulation.

**Staff Recommendation:** n/a  
**Funding Information:** n/a

End of Agenda Sheet]

Ms. Gorman noted that the Plantation has brought in a design. It is a very high-end design. They have an outdoor kitchen and they look like condos. They have storage areas included. She noted the items mentioned above and they have reviewed other RV Parks.

Vice Mayor Gudis asked about the buffering space between this park and the homes out there. Ms. Gorman explained that she has built in a 25-foot buffer of vegetation. He also suggested speaking with Mr. Eisner.

Councilmember Wheeler stated that she does not object to RV's in certain areas of the City, but she would like strict codes and regulations.

Councilmember Holmes asked about the second area that might be interested. Ms. Gorman replied that it is the property adjacent to the Plantation that was recently annexed. Mr. Holmes stated that he would like to see landscaping to handle the DRAs. He asked if there will be a time limit for the RV to be parked. Mr. Houston stated that he would suggest that there be a time limit.

Councilmember Brown spoke to the buffer zone; he doesn't want to go against our short term rental ordinance. He also noted noise ordinance and disposals of gray/black water. Mr. Houston stated that they will be on sewer and they have asked the City to reconsider the ERU calculation. Currently each pad is the same as one house.

Councilmember Wheeler stated that she is in favor of having less meters and more single meters. She could be convinced that a one-on-one would be less in tune with what she is thinking. We should go the route of hotels and motels. A lot of them get a 3 for 1 split.

Vice Mayor Gudis asked about the buffering. He noted the buffering at Sugarmill Woods and would like to see strict requirements. Ms. Gorman explained the process of getting approved and what they have to do prior to preparing the property.

Mayor Farley stated he shares the concerns that have been expressed tonight. He also wanted to know about the maintenance of this property and how it will look 10-15 years down the road. He spoke of the management plan for this park. He asked what we can do to stop their operation if they don't take care of the property.

Councilmember Wheeler wants to encourage development, but she does want it our way. We only have one shot when they begin. She wants to see it done right.

Ms. Gorman noted the land is prone to flooding. She asked how Council feels about having cabins on the site as well.

Mayor Farley stated he wanted no open fires. Ms. Gorman stated that has already been taken out.

Councilmember Brown asked if it would be appropriate that we ask for help on Cutler Spur or a sidewalk – amenities during the negotiation stage. Extension to our trail would be beneficial to their cliental as well. He noted others that have come into our community have helped.

Mayor Farley stated that when the cable company came in, they paid for our exercise trail. Vice Mayor Gudis stated this is done all over the country.

Councilmember Holmes asked if we can we get "before" pictures of this area. Ms. Gorman stated that we have topography pictures now.

Vice Mayor Gudis asked about how many units are allowed. Ms. Gorman stated that 5 units per acre are allowed in our current LDC.

Mayor Farley summed up that Council is not against this.

Public Input:

- **Phil Jannarone, Planning Commission**

If we make the regulations too strict, can they come in as commercial?

Ms. Gorman stated that they can only come in as a RV Park. She added that as long as there is legislation pending, she will not accept a site plan. She will forward pictures she received to Council.

## **10. CITY COUNCIL**

## **11. COMMITTEE REPORTS**

### **A. Mayor Farley**

- *Waterfronts Advisory Board*

### **B. Vice Mayor Gudis**

- *Tourist Development Council*
- *Library Governing Advisory Board*
- *Florida League of Cities*
- *Suncoast League of Cities*

### **C. Councilmember Wheeler**

- *Citrus County Board of Commissioners- Liaison*
- *Keep Citrus County Beautiful*

Wants to speak with Mr. Holmes after this meeting about a candidate for the Pride Award.

- *Transportation Planning Organization*

She is not sure where we stand right now.

### **D. Councilmember Brown**

- *Withlacoochee Regional Water Supply Authority*

He received an update on a legislation that was approved by the SWFWMD. They will begin the Chassahowitzka Springs Settlement Removal the week of May 27, 2013. He has the full reading for anyone that would like to see it.

Desalination Plant – 2010 report for Citrus County. Highlights include:

1. Seawater is coming more attractive as a water supply option.
2. Identified a site at the Crystal River Nuclear Power Plant.
3. This would serve both Citrus and Hernando counties.
4. Take water from Barge Canal, concentrate it and mix it with the power plants cooling water for disposal back into the water.
5. They would use a process of reverse osmosis.
6. They determined that there would be a cost of \$4.27 per 1,000 gallons.
7. They would have a 37 mile radius of transmission of the water.
8. 75% of the cost would be operations and transmission.

- *City Tree Board*

### **E. Councilmember Holmes**

- *Transportation Planning Organization*

He is not sure when the meetings are either.

F. **City Manager Houston**

- *Economic Development Council*

They want to focus on getting a couple of sites ready and they are looking for someone to help them. They need to develop "shovel-ready" sites. He thinks this the first step to get something ready to market. He had suggested the back part of the Commons site. Sewer is already there and a lot of property. It is close to the airport and other amenities.

## 12. **COMMUNICATIONS**

## 13. **COUNCIL MEMBER REPORTS**

A. **Mayor Farley**

He continues to be optimistic where we are and where we are headed.

B. **Vice Mayor Gudis**

Commented about the EDC information. They have been talking about this for years. He is hoping to see some better long term planning.

C. **Councilmember Wheeler**

Dave Burnell did an outstanding presentation. It was an eye-opener

D. **Councilmember Brown**

- There were five boats in the bay without any lights over the holiday weekend.

- Possible Creation of Mini-Park on NE 2<sup>nd</sup> Ave. (Michigan Town)

He walks around the town a lot and there is a lot of potential. The more he learns about Michigan Town, the more he loves it. He likes the idea of the historic marker and noted that tourists like to take tours. He identified some land that belongs to the City. He would like to bring more attention to the Michigan Town. He would like to give them a vista to the water. He is thinking a very passive park. Just put a couple of benches.

Mr. Houston will check on the boundaries and see what would fit on this property.

E. **Councilmember Holmes**

Regarding a previous communication from the last meeting about the Suncoast Parkway; is there any information from other cities at this time?

## 14. **PUBLIC INPUT**

*(Five-Minute Time Limit)*

- *Joe Chrietberg*

He noted that in conversation, the words Potential and Restrictive keep coming up. He doesn't want to discourage business with restrictions. There are other areas up and down the coast that would love to have their business.

**15. ADJOURNMENT**

Mayor Farley adjourned the meeting at 8:24 p.m.



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**JIM FARLEY, MAYOR**

**ATTEST:**



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**CAROL HARRINGTON, CMC  
CITY CLERK**