



**MINUTES**  
**Crystal River City Council**  
**Emergency Meeting**  
**Monday, February 29<sup>th</sup>, 2016 @ 7:00 p.m.**  
**Council Chamber, City Hall**

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Jim Farley, Mayor  
Andy Houston, Council Seat #1  
Mike Gudis, Council Seat #2/ Vice Mayor  
Ken Brown, Council Seat #3  
Robert Holmes, Council Seat #5

Dave Burnell, City Manager  
George G. Angeliadis, City Attorney  
Lisa Morris, Deputy Clerk

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**1. CALL TO ORDER**

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

*A. Roll Call-*

Council Present - Mayor Jim Farley, Vice Mayor Mike Gudis, Council Member Ken Brown, Council Member Robert Holmes and Council Member Andy Houston.

Staff Present - City Manager Dave Burnell, Planning Director Jackie Gorman, Deputy Clerk Lisa Morris.

*B. Invocation.-Vice Mayor Gudis -* Vice Mayor Gudis led the invocation.

*C. Pledge of Allegiance - Mayor Farley-* Mayor Farley led the pledge of allegiance.

*D. Recognition of Elected Officials in Attendance - Mayor Farley-* No elected officials present.

**2. ADOPTION OF AGENDA -** Vice Mayor Gudis motioned to adopt the agenda and Council Member Brown seconded the motion. Motion carried 5-0.

**3. PUBLIC INPUT**

*(Time Limit of Three Minutes)*

Mark Littrell, 16 NE 2<sup>nd</sup> Street, made a statement related to needing a buffer zone between his property and the park. Mr. Littrell stated that they would be behind the City's efforts if the City can provide a good buffer zone.

Council Member Brown stated he was behind Mr. Littrell in the area of the buffer zone. Council Member Brown suggested reaching out to staff or possibly the Tree Board to recommend and suggest the proper type of shrubbery and plants that would be appropriate to provide an aesthetic and

sound buffer. Council Member Brown asked Mr. Burnell about the existing boat ramp usage.

City Manager Burnell stated that there was no intention of using the boat ramp where it is; that the city hopes to get credit for it and use it elsewhere and providing adequate parking for the area. The City Manager further stated that the City's goal was to have reasonable parking at Hunter Springs Park to get traffic off the side streets.

Mr. Littrell stated that he hoped the City would mitigate the boat ramp out of the park.

Vice Mayor Gudis asked the City Manager for a brief summary of why it is in the best interest to purchase the property.

City Manager Burnell stated that if the property is adjoining the existing park property, it is the most popular park in the City, and it would alleviate the overflow into the neighborhood, increase green space in the park, and increase parking.

Vice Mayor Gudis stated he like the idea of purchase the property; however, he is not fond of the idea of purchasing at a higher price than the appraisal.

Council Member Holmes stated he would like the see a buffer zone in the park and possibly a ranger station.

Council Member Houston stated that the city should provide a good faith job to provide a buffer zone between the park and surrounding properties. Council Member Houston also stated that the City should keep in mind the number of trees coming out of the park and replace the trees that are taken out.

Mayor Farley stated that it should be a goal to make an improvement of what exists now.

Council Member Brown stated that the park should be maintained as a swim park and was unhappy with the price, but saw necessity to purchase now.

Council Member Houston asked City Manager Burnell what the cost of taking down existing buildings or if there was a plan for the buildings to be taken down.

City Manager Burnell provided information on the cost of taking down the builds, possibility of using the boat house or garage as a storage facility and for the enforcement staff and adding a buffer zone and parking area.

#### 4. CITY MANAGER

*A. Motion to approve the purchase of a property located at 18 NE 2<sup>nd</sup> Street for \$325,000 to be used as an extension to Hunter Springs Spring Park -*

Background: [Agenda Sheet:]

**Requested Motion:** Motion to approve the purchase of a property located at 18 NE 2<sup>nd</sup> Street for \$325,000 to be used as an extension to Hunter's Spring Park.

**Summary:** Council approved staff to move forward with applying for a Land and Water Grant for the purchase of property adjacent to Hunter's Spring Park (.43 acres). The grant provides fifty percent (50%) in matching funds and the application was for a total purchase price of \$350,000, which represented the asking price for the property by the owner.

City was awarded the funding; however, the program rule states that the total grant payment is based on the project cost, negotiated purchase price or approved appraised value, whichever is lowest. This funding award will no longer be available to the City if a purchase contract is not in place by March 1, 2016.

Staff moved forward with obtaining two (2) appraisals for the property. The first appraisal came in at \$240,000, and a second appraisal, which was used in support of the grant application, came in at \$250,000.

The property owner, after multiple meetings held over the course of several months, has reduced the asking price to \$325,000.00 and is firm in his belief that this price is fair. Justification is based upon the fact that this is a combination of three water front lots (Hunter Springs Park adjacent), includes a boathouse, ramp and is located in the City's CRA District. Based on this price, the City would be required to expend \$200,000.00 to close on the property, with \$125,000.00 of grant funding utilized.

Staff has recognized the potential of this property for the operations of Hunter Springs Park and highly recommends the purchase of this property in order to secure a community benefit that can be enjoyed for generations to come. It is also important to keep in mind the availability of \$25,000.00 of funding sources available through the private sector.

In summary, the anticipated grant funding would provide \$125,000 (50% of appraised value) which would leave \$200,000 on the table or \$125,000 above the appraised amount.

End of Agenda Sheet]

**Council Member Houston made a motion to approve the purchase of a property located at 18 NE 2<sup>nd</sup> Street for \$325, 000 to be used as an extension to Hunter Springs Park and Council Member Brown seconded the motion.**

Council Member Holmes asked if there would be restrictions related to the grant money being used.

City Manager Burnell stated that the grant was tied to the purchase of the land which is obviously State monies, which like most of the parks the City cannot allow for local preference which is similar to what the City is currently experiencing with the parking and boat launch fees and there would be some restrictions; however it is not tied to as many restrictions as other grants the City has utilized.

Council Member Holmes asked if there was a current survey.

City Manager Burnell affirmed there was a current survey.

Council Member Holmes asked if there was a possibility to move the house from the property.

Mayor Farley stated he did not like paying more than the appraised value; however this property is a key building block in building the City's vision of the City. The City does not have to like it but we need to do it.

City Manager Burnell stated that the City Attorney stated that the vote on the matter needed to be a super majority due to the fact the City is paying more than appraised value; the vote needs to be no less than 4-1.

**Motion carried 5-0.**

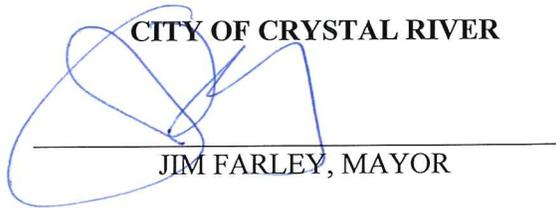
**5. ADJOURNMENT**

Meeting adjourned at 7:22 p.m.

**ATTEST:**

  
LISA MORRIS, DEPUTY CLERK

**CITY OF CRYSTAL RIVER**

  
JIM FARLEY, MAYOR

