



Minutes
Crystal River City Council
Regular Council Meeting
September 13, 2021 5:30 P.M.
Council Chamber, City Hall

1. CALL TO ORDER

Mayor Meek called the meeting to order at 5:30 p.m.

Council members present: Mayor Joe Meek, Vice Mayor Pat Fitzpatrick, Council member Ken Brown, Council member Cindi Guy and Council member Robert Holmes

Council members absent: None.

Staff present: City Manager Ken Frink, City Attorney Rob Batsel, City Clerk Mia Fink, Assistant City Manager Jack Dumas, Public Works Director Beau Keene, Finance Director Michelle Russell-Maynard, Visitors Services Director Andrea Hullstrung, Human Resources/Risk Management Director Jasmine Jackson, Planning and Community Development Director Brian Herrmann

B. Invocation

Council member Holmes led the invocation.

C. Pledge of Allegiance

Mayor Meek led the Pledge of Allegiance.

2. ADOPTION OF AGENDA

Motion to adopt the agenda was made by Council member Holmes; seconded by Council member Brown. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. PUBLIC INPUT

Travis Fulton- Crystal River- Spoke on item 7A, expressing project-related concerns including environmental and cost.

Terry Thompson-1107 SE 4th Avenue- Discussed 9/8/21 budget hearing, noting CRA salary reallocation, and Section 2-65 and 2-66 pertaining to CRA annual reporting and resident appointment option for CRA board membership.

Jackie Brooks-665 N. Country Club Drive- Discussed City Council agenda item language, Plantation R.V. Resort hearing (continued to 9/27/21), and provided hand-outs of sales listing of the parcel related to items 7B and 7C (attached under item 7B of original agenda packet).

Council member Holmes noted request for topography map.

Council member Frink confirmed items 7B & 7C pertained to an application submitted by Crystal River Limited Partnership, noting continuance at August 27, 2021 Council meeting and confirming that the public hearings pertaining to the Plantation R.V. Resort were continued to September 27, 2021.

City Attorney Batsel confirmed section 5 of the agenda was intended for general public comment and Council may only consider project-specific input received during that specific public hearing.

Meredith Linley-CR Main Street Executive Director- Discussed item 6B and upcoming Taste of Crystal River event, announced recent Main Street Award and upcoming quarterly conference hosting, and announced skating rink set up planned for December.

Gail Kostelnick- Requested removal of item 6F from consent agenda for discussion, discussed water meter replacement project, and concerns pertaining to the FY 22 proposed budget.

Megan Pitzer- United Way CEO- Discussed item 9A and upcoming fundraiser.

6. APPROVAL OF CONSENT AGENDA

Council member Brown requested that item 6C be pulled for discussion.

- A. Motion to approve minutes of the City Council meeting held August 23, 2021**
- B. Motion to approve a special event permit and waiver of open container for the 2021 Taste of Crystal River event**
- D. Motion to approve the special event permit and road closure request for the 2021 Christmas Parade**
- E. Motion to approve the special event permit and road closure request for the CRHS Homecoming Parade**
- F. Motion to acknowledge a reduction in number of units proposed for The Fountains at Hidden Lake by HTG Hidden Lake, LLC from 96 to 90, while retaining the 24 unit set aside for Veterans and Essential Service Personnel, for a Florida Housing Finance Housing Tax Credit Application**
- G.**

Motion to approve the consent agenda (excluding item 6C) was made by Council member Guy; seconded by Council member Holmes. City Manager Frink provided a brief explanation of item 6F.
Motion carried unanimously.

C. Motion to approve a special event permit for the Great Florida Yard Sale

Council member Brown inquired about the event and special event permit approval process, on which Ms. Bollin provided explanation, noting Council approval only required for road closures and waivers of open container.

Motion to no longer require staff to bring standard special events permit applications before Council for informational purposes was made by Council member Guy; seconded by Council member Brown.
Motion carried unanimously.

7. PUBLIC HEARING

- A. Motion to adopt Resolution No. 21-R-26, Indian Waters Phase I Septic-to-Sewer Project Final Assessment Resolution.**

Staff Presentation:

City Manager Frink provides a brief overview of the item and introduces Heather Encinosa, of Government Services Group, and Project Manager Alan Gary of Kimley Horn, noting percentage of state grant funding for the project.

Ms. Encinosa provided a detailed overview of the approval process and details pertaining to the resolution and project costs.

Council discussion was held regarding new septic tank standards and costs.

Public Hearing:

Larry Kelley- Inquired about project timeline, logistics and costs.

Ann Rodriguez- Eagle Point – Crystal River- Commented on thorough communications with residents and successful attainment of additional project funding.

Mark Elliot- Spoke in favor of the project noting environmental benefits (and indirect economic benefits).

Clint Perry- Inquired about project financing period and Ms. Encinosa provided explanation pertaining to internal vs. external financing.

Angelo Nios- Inquired about estimated assessment amount and City Manager Frink confirmed it would depend upon additional Section 319 grant funding.

Bernie Crane- Inquired about timeline for hooking up and Mr. Gary provided details related to the project timeline.

Angelo Nios- Returns with additional questions pertaining to project logistics for individual homeowners, including electrical installation and stormwater impacts which Mr. Gary provided.

Travis Fulton- Expressed concerns regarding project costs and reported level of nutrient reduction.

Mr. Gary confirmed nitrogen output comparison (23 lbs./year from septic vs. sewage <3 lbs./year).

Motion to adopt Resolution No. 21-R-26, Indian Waters Phase I Septic-to-Sewer Project Final Assessment Resolution was made by Council member Holmes; seconded by Council member Brown. Motion carried unanimously.

- B. Consideration of Ordinance No. 21-O-09 for an amendment to the City of Crystal River Comprehensive Plan and to set a public hearing date for second and final reading on September 27, 2021, at 5:30 pm.**

City Attorney Batsel reviewed the public hearing process.

Staff Presentation:

Council member Brown requested further clarification pertaining to the public hearing process, which City Attorney Batsel provided.

Council discussion was held regarding density impacts, including environmental and traffic-related, status of property, air traffic and stormwater concerns. Mayor Meek inquired about PUD applicability and Mr. Herrmann confirmed it had been discussed. Council member Brown inquired about property status and discussion was held regarding the role of a Planner, with City Attorney Batsel advising that the hearing was to consider consistency of the proposal with current land use and zoning standards.

Applicant Presentation:

Rob Benjamin- VP of Development-Woolpert, Inc. Noted Woolpert, Inc. developed Beall's Centers, and discussed development goals for the property, and similar projects.

He also addressed Council questions regarding intent of development application and other density options. Council member Fitzpatrick noted stormwater issues observed county-wide.

Public Hearing:

Jackie Brooks- Spoke in opposition, noting stormwater and environmental concerns.

Ann Rodriguez- Spoke in opposition, noting stormwater and environmental concerns.

Kennedy Smith- Chairman of Aviation Advisory Board- Expressed height restriction concerns.

City Attorney Batsel provided clarification regarding minimal requirements for approval. Council discussion was held regarding concerns raised, and P.U.D. option, with Mr. Benjamin noting trend of local governments replacing P.U.D.s with mixed use development options.

The applicant confirmed withdrawal of application for discussion of further options with Mr. Herrmann and City Attorney Batsel provided clarification regarding procedure for withdrawal, as well as potential amendment to P.U.D.

- C. **Consideration of Ordinance No. 21-O-10 for an amendment to the City of Crystal River Zoning Map and to set a public hearing date for second and final reading on September 27, 2021, at 5:30 pm.**

City Attorney Batsel advised no action to be taken at this time.

Council member Fitzpatrick left due to emergency.

- D. **Consideration of Ordinance No. 21-O-11 for an amendment to the City of Crystal River Land Development Code to establish standards for Roadside Vending on second and final reading.**

Mr. Herrmann made his presentation and noted additional language added to provide exceptions for tent sales (page 5) and reviewed staff report.

Public Hearing: No one spoke for or against.

Motion to adopt Ordinance No. 21-O-11 for an amendment to the City of Crystal River Land Development Code to establish standards for Roadside Vending on second and final reading was made by Council member Brown; seconded by Council member Guy. Motion carried 4-0.

- E. **Consideration of Ordinance 21-O-16 amending Chapter 6 Buildings, Article XV Floodplain Administration of the Crystal River FL Code of Ordinances on First Reading and set a publichearing date for Second and Final Reading on September 27, 2021.**

Assistant City manager Jack Dumas provided a brief overview of item and addressed questions pertaining to grandfathering of sheds.

Public Hearing:

Jackie Brooks- Inquired about potential impact of ordinance to other city projects heard prior to the item.

Motion to approve Ordinance 21-O-16 amending Chapter 6 Buildings, Article XV Floodplain Administration of the Crystal River FL Code of Ordinances on First Reading and set a public

hearing date for Second and Final Reading on September 27, 2021 was made by Council member Guy; seconded by Council member Holmes. Motion carried 4-0.

9. **CITY ATTORNEY**

Discussed draft county ordinance prohibiting internet cafes. i

10. **CITY MANAGER**

- A. **Motion to approve a special event permit and waiver of open container for the United Way event and authorize the City Manager to postpone the event if necessary.**

Mayor Meek addressed Angela Johnson-Wegzyn of United Way and City Manager Frink confirmed the item was not on consent due to the event being the first to utilize the pumphouse.

Motion to approve a special event permit and waiver of open container for the United Way event and authorize the City Manager to postpone the event if necessary was made by Council member Holmes; seconded by Council member Guy. Motion carried 4-0.

- B. **Motion to approve a negotiated Exclusive Franchise Agreement with Waste Management Inc. of Florida for solid waste collection services maintaining a status quo for the same service styles and frequency as is currently provided.**

City Manager Frink provided an overview of the item and introduced Waste Management District Manager Doug McCoy who addressed Council, noting the detailed nature of the procurement document.

Motion to approve a negotiated Exclusive Franchise Agreement with Waste Management Inc. of Florida for solid waste collection services maintaining a status quo for the same service styles and frequency as is currently provided was made by Council member Brown; seconded by Council member Guy. Motion carried 4-0.

- C. **FY22 Legislative Agenda**

City Manager Frink reviewed the draft legislative agenda and requested an affirmative vote.

Motion to approve the FY22 Legislative Agenda was made by Council member Guy; seconded by Council member Holmes. Motion carried 4-0.

City Manager Frink also discussed the recently passed Section 327.45 F.S. pertaining to anchorage/boating exclusion zones and ability for city to petition for designation of certain areas, noting upcoming meetings with FWC.

11. **CITY COUNCIL**

12. **COUNCIL MEMBER AND COMMITTEE REPORTS**

- A. **Mayor Meek**

Mayor Meek noted passing of MPO Director Steve Diaz, and discussed upcoming County decision pertaining to the provision of emergency medical services

- B. **Vice Mayor Fitzpatrick**

- C. **Council member Holmes**

Discussed recent meeting with City Manager Frink to observe stormwater issues throughout the city.

- D. **Council member Brown**

Discussed working story board/walking tour project and WAB request for development of a fertilizer ordinance.

E. Council member Guy

Discussed TDC reporting of record tourism numbers.

13. COMMUNICATIONS

14. PUBLIC INPUT

Terry Thompson- Inquired about 579 and 589 Highway 19 properties and City Attorney Batsel confirmed accrual of fines.

Gail Kostelnick- 2021 NW 13th Street- Confirmed the city has a fertilizer ordinance in place, noted cost increase anticipated due to water meter replacement project and suggested efforts to mitigate cost increase.

Mary Schlum- 720 N Dove Pt.- Requested confirmation of next public hearing scheduled for the Plantation R.V. Resort project (9/27/21).

15. ADJOURNMENT

Mayor Meek adjourned the meeting at 8:29 p.m.

