



Minutes
Crystal River City Council
Regular Council Meeting
September 27, 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

Mayor Meek advises of continuance of items 7E & 7F and City Attorney Batsel explains procedural aspects, etc.

Made by Council Member Brown; Seconded by Council Member Fitzpatrick.

Motion CARRIED

3. PRESENTATIONS

A. Dr. Mark Fulkerson with the Southwest Florida Water Management District- Information regarding recent flooding throughout Citrus County

Dr. Fulkerson Chief Professional Engineer for the Southwest Florida Water Management District presents "Rainfall and Flooding in Citrus County" (attached to item 3A of original agenda packet) and addressed Council questions regarding Suncoast Parkway development impact on areas in and around County Road 495 and general stormwater requirements and discussed the upcoming Red Level Watershed Study. Discussion was also held regarding potential declaration

of local state of emergency by Citrus County to enable flood effected homeowners to access FEMA funding and related assessment by FEMA Director.

Council member Brown requested the Mayor to open up the item for public comment and Dr. Fulkerson agreed to address those outside of the chamber.

Vice Mayor Fitzpatrick discussed challenges related to attaining funding assistance for flood related issues.

B. Craig Stevens, Fire Chief, Citrus County Fire Rescue- Update regarding Emergency Medical Services

County Administrator Randy Oliver confirmed previous information provided during item 3B pertaining to consideration local state of emergency declaration, noting allowance for SBA loan eligibility and introduced Fire Chief Craig Stevens, who discussed the transition of EMS service provision from Nature Coast EMS to Citrus County Fire Rescue and related deployment, noting phased approach. Discussion was held regarding continued presence in the Crystal River Fire Station, and Mr. Stevens addressed Council member Brown's questions regarding current Crystal River Fire Department services and potential procurement of a private service provider.

City Manager Frink also presented a five-year employee service award to Council member Fitzpatrick.

4. UNFINISHED BUSINESS

5. PUBLIC INPUT

6. APPROVAL OF CONSENT AGENDA

- A. Motion to approve minutes of the Special City Council meeting held September 8, 2021**
- B. Motion to approve minutes of the City Council meeting held September 13, 2021**
- C. Monthly Departmental Report Summary for August 2021**
- D. Motion to approve and affirm a Staff decision authorizing emergency purchase Change Order No. 1 in the amount of \$56,408.16 to the contract with Southern Road & Bridge, LLC for the "FY 2021 Bridge Maintenance Repair Project" for additional soil stabilization foam under the bridge abutment walls and authorize an additional expenditure of up to \$34,000.00 in case the void cavities are found to be larger than anticipated or other unforeseen circumstances arise.**

**Made by Council Member Guy; Seconded by Council Member Holmes.
Motion CARRIED**

7. **PUBLIC HEARING**

- A. **Consideration of Ordinance No. 21-O-14 for an Amendment to the City of Crystal River Land Development Code to establish standards for Craft Breweries, Wineries, and Distilleries and to set a Public Hearing date for Second and Final Reading on October 11, 2021**

City Clerk Fink read the ordinance by title only.

Staff Presentation: Planning and Community Development Director Brian Herrmann reviewed the presentation and staff report and addressed Council questions regarding dining definition, allowances for food trucks and proximity to certain facilities.

Public Hearing:

Josh Wooten, Chamber of Commerce, Executive Director and CEO- Spoke in favor of updating code.

**Made by Council Member Brown; Seconded by Council Member Guy.
Motion CARRIED**

- B. **Consideration of Ordinance No. 21-O-12 for a Small-Scale Amendment to the Future Land Use Map of the Comprehensive Plan for property owned by Crystal Motor Car Company, Inc., on first reading, and set second and final hearing on October 11, 2021, at 5:30 p.m. (This item is associated with the next agenda item Ordinance 21-O-13.)**

Staff Presentation: Community Planner Jenette Collins reviewed the presentation and staff report, noting applicant plans for ingress/egress.

Public Hearing:

Josh Wooten, Chamber of Commerce, Executive Director and CEO- Spoke in favor of the proposed ordinance.

Council discussion was held regarding former business and current owners.

City Clerk Fink read the ordinance by title only.

**Made by Council Member Holmes; Seconded by Council Member Brown.
Motion CARRIED**

- C. **Consideration of Ordinance No. 21-O-13 amending the official zoning map of the City of Crystal River for property owned by Crystal Motor Car Company, Inc., on first reading, and set second and final hearing on October 11, 2021, at 5:30 p.m. (This item is conditional upon approval of previous agenda item for Ordinance 21-O-12.)**

City Clerk Fink read the ordinance by title only.

Public Hearing: No one spoke for or against.

Made by Council Member Fitzpatrick; Seconded by Council Member Guy.

Motion CARRIED

- D. Consideration of Ordinance 21-O-16 amending Chapter 6 Buildings, Article XV Floodplain Administration of the Crystal River FL Code of Ordinances on Second and Final Reading held September 27, 2021, at 5:30 p.m..**

City Manager Frink introduces Assistant City Manager Jack Dumas who provided a brief overview the item.

Public Hearing: No one spoke for or against.

Made by Council Member Fitzpatrick; Seconded by Council Member Brown.

Motion CARRIED

- E. (CONTINUED BY APPLICANT UNTIL NOVEMBER 8, 2021 - NO ACTION IS REQUESTED) Consideration of Ordinance 21-O-03 for an amendment to the Zoning Map to change 7.21 acres owned by Crystal River Plantation Corporation from High Intensity Commercial (CH) to PUD, Planned Unit Development on second and final hearing on September 27, 2021, at 5:30 p.m. (This item is associated with the next agenda item Ordinance No. 21-O-04)**
- F. (CONTINUED BY APPLICANT UNTIL NOVEMBER 8, 2021 - NO ACTION IS REQUESTED) Consideration of Ordinance 21-O-04 to modify and renew a PUD, Planned Unit Development to establish a Master Plan of Development submitted by Crystal River Plantation Corporation on second and final reading on September 27, 2021, 5:30 p.m. (This item is conditional upon approval of previous agenda item Ordinance No. 21-O-03)**

8. CITY ATTORNEY

City Attorney distributed a letter received from legal representatives of Crystal River Plantation Corporation dated 9/23/21, noting substantial changes to the application are anticipated.

9. CITY MANAGER

- A. Motion to award a contract to Pospiech Contracting, Inc. in the amount of \$1,466,785.00 for Solicitation 21-B-08, Indian Waters Phase I Septic to Sewer Project and authorize the 16% contingency allowance used to establish the assessment amounts reflected in Final Assessment Resolution, 21-R-26 for a total cost of \$1,707,470.60**

City Manager Frink provides a brief overview of the item. Fitzpatrick- local company- grew up in Inverness.

**Made by Council Member Holmes; Seconded by Council Member Guy.
Motion CARRIED**

- B. Motion to approve and authorize the Mayor to execute Cooperative Purchasing Agreements for the Provision of General Contractor Continuing Services - Primary and Alternate Contractors based on Citrus County RFP No. 21-050 with Daly & Zilch (Florida), Inc. as the Primary Contractor and Cardiff Construction, LLC, Ryman Construction of Florida, Inc. and Stokes Construction & Maintenance, LLC as Alternates.**

City Manager Frink provides a brief overview of the item.

**Made by Council Member Guy; Seconded by Council Member Fitzpatrick.
Motion CARRIED**

City Manager Frink also discussed a request for approval of EMS Lease assignment agreement (associated with the recent BOCC decision for Citrus County Fire Services to assume EMS related responsibilities) noting desire for modification of terms limited to elimination of monthly rental payment and requesting authorization work with the Mayor in negotiating to the new term.

Motion to allow the City Manager to negotiate an assignment of lease with changes as necessary to allow for the continued use of the Crystal River Fire Station for EMS and Fire Services and authorize the Mayor to sign the revised lease

Made by Vice Mayor Fitzpatrick; seconded by Council member Brown. Motion CARRIED.

10. CITY COUNCIL

11. COUNCIL MEMBER AND COMMITTEE REPORTS

- A. Mayor Meek** Reported on hiring of new MPO Director and feasibility study timeline.
- B. Vice Mayor Fitzpatrick**
- C. Council member Holmes** Presented award made to City by Historic Society for historic preservation of pumphouse.
- D. Council member Brown** Requested staff pursue FDOT Highway Beautification funding for landscaping of medians.

Vice Mayor Fitzpatrick noted ongoing maintenance cost to city.

E. Council member Guy

12. COMMUNICATIONS

13. PUBLIC INPUT

14. ADJOURNMENT

Mayor Meek adjourned the meeting at 7:04 p.m.