



Minutes
Crystal River City Council
Regular Council Meeting
Monday, December 11th, 2023 5:30 p.m.
Citrus County Welcome Center
915 N. Suncoast Blvd.

1. CALL TO ORDER

Mayor Meek called the meeting to order at 5:34 p.m.

Council members present: Mayor Meek, Vice Mayor Robert Holmes, Council member Ken Brown, Council member Cindi Frink

Council members absent: None

Staff present: City Manager Doug Baber, City Attorney Robert W. Batsel, Jr., City Clerk Mia Fink, Assistant City Manager Michael Manning, Community Engagement Director Leslie Bollin, Public Works Director Troy Slattery, Human Resources Director Mary Helprin, Finance Director Michelle Russell, Growth Management Director Jenette Collins, Fire Chief Calvin Adams

Council member Holmes led the invocation and Mayor Meek led the Pledge of Allegiance.

2. ADOPTION OF AGENDA

Motion to adopt the agenda was made by Council member Brown; seconded by Council member K. Frink. Motion carried 5-0.

3. PRESENTATIONS

A. Recognition of Service for EFT2 Tornado Response

Mayor Meek and City Manager Baber presented certificates of service to individuals that participated in the EFT Tornado response.

B. Three Sisters Springs Refuge Boardwalk Repair Project Proclamation

Mayor Meek presented the proclamation and Refuge Manager Joyce Palmer noted additional volunteers.

4. UNFINISHED BUSINESS

5. PUBLIC INPUT

Terry Thompson- Crystal River- Discussed recent golf cart parade and inquired about Monthly Department Report Summaries.

Susanna Fulsom- Withlacoochee Regional Water Supply Authority- Presented a plaque to Council member Brown for his representation on the WRWSA Board, noting rotation of municipal representation.

City Manager Baber confirmed monthly reporting to resume.

6. APPROVAL OF CONSENT AGENDA

Mayor Meek confirmed that item 6H was being pulled and would be brought back in January.

A. Motion to approve minutes of the City Council meeting held November 13, 2023

B. Special event permit and road closure request for the 2024 Florida Manatee Festival

C. Motion to approve "Agreement for Conducting Municipal Election" between the Citrus County Supervisor of Elections Office (SOE) and the City of Crystal River(City) at a cost of \$1,000

D. Motion to reappoint the following members to the Housing and Unsafe Structures Appeals Board: Chris Ensing, Seat No. 1; James Ruane, Seat No. 3; Thomas Williford, Seat No. 4; and appoint the following members: Brian Ruane, Seat No. 2; Andrew Chagnon, Seat No. 5

E. Motion to approve "Agreement for Medical Director for City of Crystal River First Responder Services Program" at a monthly cost of \$416.00.

F. Motion to enter contract with Insituform Technologies LLC in the amount of \$216,172.00 for slip lining

G. Motion to adopt Resolution No. 24-R-14 for the transfer of funds to cover cost of the Bank of America parking lot lease

H. Motion to award a contract to AtkinsRealis for the provision of Disaster Recovery Services, in accordance with Solicitation No. 23-RFP-08 and authorize staff to move forward with negotiations

I. Motion to approve "Federal Lands Access Program (FLAP) Project Memorandum of Agreement"

J. Motion to approve a contract with BS&A Software for software and services Cloud Upgrade in the amount of \$57,205.00

Council member K. Frink discussed item 6J and Council member Brown inquired about item 6E. City Manager Baber and Fire Chief Adams provided clarification.

Motion to approve the consent agenda was made by Council member K. Frink; seconded by Vice Mayor Holmes. Motion carried 5-0.

7. PUBLIC HEARING

A. Consideration of Ordinance No. 23-O-29 (Application No. PZMA23-0003) for an amendment of the Official Zoning Map for 61.63 acres addressed as 9520 W Fort Island Trail owned by Crystal River Plantation Corporation on Second Reading, and hold a public hearing on December 11, 2023, at 5:30 p.m. **QUASI-JUDICIAL**

City Clerk Fink read the ordinance by title only.

Mayor Meek reviewed the Quasi-Judicial Procedure, calling for conflicts of interest and ex parte communications.

Conflict of Interest: There were none.

Ex Parte Communications: There were none.

Staff Presentation: Growth Management Director Jenette Collins presented the item.

Applicant Presentation: **Daniel Baker-ACP Communities-** (Engineer of record for applicant) Referred to prior staff presentation, and noted PUD expiration, offering to address any questions. Mayor Meek noted reversion to prior zoning.

Public Comment:

Gary Bibeau- General Manager- Ozello Water Association- Discussed project utility service territory, noting specifications of existing water and sewer infrastructure, and conditions of prior annexation related to Ozello Water Association.

Susan Dorning- 124 N. Country Club Drive- Inquired about approval process for zoning and related uses, for which staff provided explanation.

Council Discussion: Discussion was held regarding legal aspects of expired PUDs, Ozello Water Association service territory, and previous discussions regarding environmental and stormwater concerns.

Intervening Parties: N/A

Applicants Rebuttal: N/A

Motion to adopt Ordinance No. 23-O-29 (Application No. PZMA23-0003) for an amendment of the Official Zoning Map for 61.63 acres addressed as 9520 W Fort Island Trail owned by Crystal River Plantation Corporation on Second Reading was made by Council member K. Frink; seconded by Council member C. Frink.

Vice Mayor Holmes inquired about legal requirements for PUD expiration and related zoning reversion processes, which City Attorney Batsel provided.

Motion carried 4-1 with Vice Mayor Holmes in opposition.

8. INTRODUCTION AND FIRST READING OF ORDINANCES

9. CITY ATTORNEY

A. 579 US Highway 19, LLC Update

City Attorney Batsel provided an update regarding the 579 US Highway 19 property and code enforcement case status, noting timeline and attempt to negotiate agreement for earlier demolition. Council member Brown discussed opposition regarding lien reduction.

B. Riverwalk Update

City Attorney Batsel provided an update regarding easement finalization and recent subdividing of an adjacent parcel.

10. CITY MANAGER

A. Motion to adopt Resolution No. 24-R-14 pertaining to a moratorium on MMDs

City Manager Baber introduced the item and brief Council discussion was held regarding purpose, future ordinance adoption and form based code consistency.

Motion to adopt Resolution No. 24-R-14 pertaining to a moratorium on MMDs was made by Vice Mayor Holmes; seconded by Council member K. Frink. Motion carried 5-0.

B. Motion to authorize the Mayor to execute a funding agreement with the Florida Department of Environmental Protection in the amount of \$112,500 for the Copeland Park Improvement Project through the Florida Recreational Development Assistance Program (FRDAP) City Manager

City Manager Baber provided a brief overview of the item noting project elements and funding detail. Council discussion was held regarding community investment and Copeland Park Community Foundation and volunteers.

Motion to authorize the Mayor to execute a funding agreement with the Florida Department of Environmental Protection in the amount of \$112,500 for the Copeland Park Improvement Project through the Florida Recreational Development Assistance Program (FRDAP) City Manager Baber provided a brief overview of the item, noting eligibility for ARPA funding utilization was made by Council member K. Frink; seconded by Vice Mayor Holmes. Motion carried 5-0.

City Manager Baber also provided updates regarding Hunter Springs Park boardwalk repair, splash pad repairs, and 8th Street Sidewalk project (and impact fee utilization). He also discussed

Hunter Springs Park bathroom project funding request and water clarity impacts from Hurricane Idalia.

11. CITY COUNCIL

A. Motion to nominate and elect a Vice Mayor for a one-year term pursuant to the City Council Policy Manual, Section 22

Mayor Meek briefly introduced the item, noting annual rotation of position.

Motion to nominate and elect Council member Cindi Guy as Vice Mayor for a one-year term pursuant to the City Council Policy Manual, Section 22 was made by Council member Brown; seconded by Council member Holmes. Motion carried 5-0.

12. COUNCIL MEMBER AND COMMITTEE REPORTS

- A. Mayor Meek discussed Christmas Festival and Parade and recent MPO meeting.
- B. Vice Mayor Holmes discussed Christmas Festival and Parade
- C. Council Member Brown discussed WRWSA and potential impact of The Villages expansion on local water resources.
- D. Council member C. Frink discussed recent and upcoming holiday festivities.
- E. Council Member K. Frink discussed recent Tampa Bay Regional Planning Council meeting attendance.

13. PUBLIC INPUT

Terry Thompson- Crystal River- Discussed item 10A, form-based code development and other potential development related moratoriums.

Jasmine Jackson- Vice President- Copeland Community Park Association- Discussed item 10B and thanked staff.

14. ADJOURNMENT Mayor Meek adjourned the meeting at 6:44 p.m.