



City of Keystone Heights City Council

Community Redevelopment Agency Workshop, May 12,2025

ANYONE WISHING TO ADDRESS THE CITY COUNCIL REGARDING <u>ANY</u> TOPIC ON THIS EVENING'S AGENDA IS REQUESTED TO COMPLETE A CARD AND RETURN TO THE CITY CLERK. SPEAKERS ARE RESPECTFULLY REQUIRED TO LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

THE CITY COUNCIL PROHIBITS THE USE OF CELL PHONES AND PAGERS WHICH EMIT AN AUDIBLE SOUND DURING ALL MEETINGS WITH THE EXCEPTION OF LAW ENFORCEMENT, FIRE AND RESCUE OR HEALTH CARE PROVIDERS ON CALL. PERSONS IN VIOLATION WILL BE REQUESTED TO LEAVE THE MEETING.

"Please turn off cell phones"

Date: May 09 2025 (6pm)

Call to Order

1. Call to Order

Invocation

2. Invocation: Charlie Van Zant

Pledge of Allegience

3. Pledge of Allegiance

Roll Call

4. Roll Call

Public Comment

5. Public Comments

There was no public comment.

Discussion

6. Review Items From Last Workshop

Councilman Dan Lewandowski asked the City Staff's about their homework on connections to CCUA sewer.

- 1. There are 427 residences on CCUA within the city. Seven are connected to CCUA sewer.
- 2. There are seven residents on sewer.

Ms. Janis Fleet will provide maps with overlays with the breakdown for residential to commercial. Councilman Ryan Knight wants to know about CCUA report for the capacity of sewer and water coverage, costs, etc.

The City Council agreed to have a representative from CCUA come to a meeting and speak in regard to the current state of city sewer and water hook ups.

7. Recommended Properties

The City Council would like city staff to work with a real estate agent to assess currently available real estate within the redevelopment area. Specific properties:

- A. N Lawrence Blvd property adjacent (north of) Family Dollar (Est \$500K).
- B. 215 N Lawrence Blvd at the intersection of Lawrence Blvd and Commercial Circle (Est \$500K).
- C. 7211 Cardinal Street (Est \$12K).
- D. Orchid Ave (3 properties est. at \$20K to \$25K each); The lot between Capital City Bank and Taco Bell, The lots on exception of the Natural Park, property in the vicinity of the old Volunteer Fire Department, the open Hatch Realty, narrow and long lots in the downtown core along Lawrence Blvd adjacent to Guns and Gifts and the formation.

8. Full Project List

- 1. Vice Mayor Kussler would like city to staff to work with Clay County Sheriff's Office and FDOT to address the violation (failure to yield) of crosswalk pedestrian activity by vehicle operators in the downtown core area along Lawrence Blvd.(Hwy21).
- 2. Councilman Knight would like to see conversion to underground power lines addressed in priority area #5 "Infrastructure" of the 2nd draft CRP.
- 3. Councilman Lewandowski does not agree with the staff assessment on item number 118 "Hold Some Youth Sporting Events". The Councilman does not believe MotoSurf and Pro WaterCross events address this task. He believes this needs to be city hosted basketball, tennis, beach volleyball or pickleball tournaments. He recommended we use the ribbon cutting events of the refurbished courts to complete this task.
- 4.Councilman Lewandowski is OK with the 2025 CRP becoming a more general guidance document if the city staff maintains the 2015 CRP spreadsheet to track specific project completion as part of a sustained city practice.
- 5. Councilman Knight stated that reference the 2015 CRP project spreadsheet, he is a yes on project numbers 11, 18, 20, 22, 27 and 32. He is a no on 77 and 117. He is unsure on 15, 23, 38, 41, 53, 59, 66, 88, 103, 104, 116, and 121.
- 6. Councilman Knight wants the city staff to build contingency funds in the budgeting process. Potentially even a rainy day fund.

Possible Projects

9. Possible Projects

See number 8

Action Items

10. Prioritization of the Project List

11. Summarize Decisions and Suggestions from the CRA Board

BLUF-The board directed city staff to modify the draft 2025 Community Redevelopment Plan (CRP) amendment to cover five priority areas with subordinate projects covered by broad descriptions under each of the five priority areas. The priority areas are:

- 1) Lake Related Projects
- 2) Traffic, Streetscape, Signs, and Parking
- 3) Parks and Events
- 4) Economic Development
- 5) Infrastructure (septic to sewer, City Hall/Museum, property acquisition)

Note-project area "Operations and Maintanence" proposed in the first draft of the CRP is to be removed from consideration in the 2nd draft. The Board felt that the City needs to get used to sustaining CRA assets under the general budget as the CRA will cease providing funds in 2034/35.

Note-The second draft of the CRP should also include rough timelines, costs, and funding sources (to include grant opportunities) for potential future projects.

Note-The board believes that project prioritization can occur in the budgeting process with each board member serving as a project champion for one project each.