



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, March 3, 2026 * 6:30 PM

MINUTES

Present was:

Mayor – Jason Carson
District 1 Commissioner – Frank Vertolli
District 2 Commissioner – Holly Bobrowski
District 3 Commissioner – Karl Shuck
District 4 Commissioner – Bobby Lance
District 6 Commissioner – Stan Smith
District 7 Commissioner – Jim Partin

Absent was:

District 5 Commissioner – Beth Lowell

1. Call to Order and Confirmation of Quorum

Mayor Carson called the Council Meeting to order at 6:30 p.m., and the City Clerk, Yolanda Quiceno, confirmed the presence of a quorum. City Manager (CM) Rudometkin, Chief Grimms, Attorney Schaffer, Public Works Director Phil Price, and City Clerk Yolanda Quiceno were also present.

2. Invocation and Pledge to Flag - Commissioner Frank Vertolli, District 1, District Comm Vertolli led the invocation and Pledge to the Flag.

Mayor Carson called for a motion to excuse Comm Lowell.

Comm Smith moved to approve an excused absence for Comm Lowell.

Comm Bobrowski seconded the motion, which passed unanimously 6:0.

3. Presentations

Mayor Carson opened for presentations.

CM Rudometkin introduced Angela Lanam and presented her application for Council approval to serve on the Tree Board.

After discussion, Comm Smith moved to appoint Ms. Lanam to the Tree Board.

Comm Vertolli seconded the motion, which passed unanimously 6:0.

4. Public Comments & Announcements

Mayor Carson opened for public comments and announcements.

There being none, Mayor Carson closed public comments.

5. Consent Items

a. Approval of the City Council Meeting Minutes – February 17, 2026

b. Proclamation: Pioneer Days – Spirit '76 Celebration

Comm Lance requested to pull item “a” for discussion.

Comm Bobrowski moved to approve item “b” as presented.

Comm Shuck seconded the motion, which passed unanimously 6:0.

Page 5 – Unfinished Business: Add to the 2nd paragraph

Comm Lance asked if he would be able to speak with Mr. Morgan as a Council member or as an individual. CM noted that he can speak with Mr. Morgan.

There being no discussion. Comm Lance moved to amend the minutes to include the language as presented by Comm Lance. Comm Smith seconded the motion, which passed unanimously 6:0.

6. Unfinished Business

a. Review and Approval of Lancaster House Lease Agreement with Pine Castle Pioneer Days, LLC

CM Rudometkin explained that the lease agreement before Council is the same agreement previously reviewed, with the fence language discussed at the last meeting. The draft was sent to Pioneer Days, whose board has since approved it. The agreement now requires Council approval so it can be executed, allowing Pioneer Days to begin rehabilitation of the Lancaster House. Comm Vertolli asked whether liability and casualty insurance required under the lease would be in place before construction begins. CM Rudometkin confirmed that Pioneer Days will provide proof of the required insurance, naming the City as an additionally insured party, before any work or construction begins.

After discussion, Comm Smith moved to approve the lease agreement as written with Pine Castle Pioneer Days, LLC.

Comm Partin seconded the motion, which passed unanimously 6:0.

Comm Smith announced that, under Section 3.1, he would be happy to pay for the first 10 years. Since Comm Lance is on the board of directors, he wanted to ask if the payment can be accepted now or if it needs to be held until after the meeting. Attorney Schaffer said he did not see any concern about transparency because Mr. Smith donated the funds in a public forum. Comm Lance accepted a \$10 donation, not in his capacity but as an individual, to be applied to the first 10 years of the lease agreement.

a. 3904 Arajo Condemnation Update

The City Manager provided an update regarding Bernard Turner, who has not yet paid the outstanding fees and fines. Turner's mortgage company submitted a letter stating that he is in the final stages of securing financing to resolve the fines and bring the property into compliance with an anticipated closing next week. Turner recently indicated that the loan may close on the 10th, a few days earlier than previously stated, and requested confirmation that no additional fees would be added beyond the \$19,000 balance. The Council was asked to consider granting Turner an additional week and a half to make payment upon loan closing.

Council members shared their concerns, and after discussion, Comm Bobrowski moved that the new homeowner, Bernard Turner, has until noon on Tuesday, March 17, 2026, to bring a certified or cashier's check to City Hall for all fees, fines and other monetary obligations in the amount of \$19,768.67, or we will commence with demolition on March 18, 2026.

Comm Lance seconded the motion, which passed 5:1 with Comm Smith, nay.

b. Jetport Drive Maintenance Jurisdiction Update

CM Rudometkin reported that a recent meeting with the County, including city representatives and the chief, addressed maintenance responsibilities for a portion of Jetport Avenue. The county agreed to update the 311 system to route maintenance calls correctly. A one-page maintenance resolution was drafted by our City Attorney and submitted to the county attorney for review. Staff anticipates a response and plans to present the final resolution to formally close the dispute by March 17.

7. New Business - na

8. Attorney's Report - na

9. City Manager's Report

a. City Manager's Report and Work Plan

CM Rudometkin gave an update on the following:

- Vulnerability Study - The City received a Resilient Florida grant from FDEP to complete a citywide vulnerability assessment, identifying critical assets at risk of flooding and developing a proposed adaptation plan. Drummond Carpenter, the consulting firm assisting the City, will host two online public meetings: the first on March 19, 2026, to explain the VA process and gather public input, and a second in

June 2026 to present the results, prioritization, and adaptation concepts. Council members were asked to help promote participation. All relevant information will be posted on the City's website and sent via e-blast.

- RFP – RFPs for have been posted with a 30-day response time. Staff will provide submittals to Council at a later date. Council asked if the Debris and Hauling submittals would be in place before hurricane season starts. CM Rudometkin said we are currently under contract with the current contractor until September 2026 and should have the submittals for Council review before the October hurricane season.

b. Chief's Report

Chief Grimm gave an update and reported on the following

- A salary study is underway, with Staff finalizing numbers; a report will be provided prior to the next meeting, with company representative Brit available via Zoom/call for questions if needed.
- The Police Officer Meet & Greet event is scheduled for March 14 at Warren Park from 11 a.m. to 2 p.m., featuring food and public engagement.
- The Police Advisory Board annual awards will be presented at the next meeting; preparation is complete.
- The Chief highlighted notable police cases for inclusion in the monthly report:
 - A traffic stop resulting in the safe surrender of a weapon.
 - The resolution of a 2023 burglary series using newly implemented cameras resulted in a 19-year prison sentence for the offender, demonstrating the effectiveness of investigative tools.

c. Public Works Report

Phil Price, the Public Works Director, reported the following,

- Leaf Collection: Residents are reminded of the 10-item limit for yard waste (bundles, biodegradable bags, or bins). Black plastic bags are considered regular trash. JJ's crews are working extended hours to manage heavy loads; residents are asked to be patient. Blowing leaves into the streets is discouraged and subject to enforcement under the ordinance.
- Tree and Palm Waste: All tree limbs and palm fronds must be properly bundled or contained; oversized piles will not be collected.
- Parks and Fountain: Fountain maintenance and color swatch selection completed; work is scheduled to start on March 23rd. Procurement of necessary parts is complete, but installation is delayed due to custom sizes.

10. Mayor's Report

Mayor Carson reported that the Pioneer Days event was phenomenal, with a great turnout.

Mayor Carson discussed scheduling a review for the City Manager, which is conducted annually as required by contract. CM Rudometkin noted that he will send out a formal evaluation form for Council use.

Mayor Carson shared his appreciation for Chief and Mr. Price for addressing concerns on Perkins Road, even though it was outside the city's jurisdiction. He also thanked staff for their efforts in restoring the live stream, emphasizing the importance of transparency and vendor accountability.

Mayor Carson reported that he will not be available at the next Council meeting because he will be vacationing with his family. The Council discussed postponing the CM Evaluation to a later date to allow the Mayor to be present.

11. Commissioners' Report

The Council shared its appreciation for the staff, Board, and Committee volunteers.

Comm Vertolli asked whether the residents' log-in for the virtual meeting would make their emails public. He also said he is happy to see that candidates for the Orange County Commission are attending our meeting.

12. Adjournment

There being no further business, the Mayor called for adjournment, unanimously approved at 8:40 pm.