



city council minutes

MINUTES CC Workshop February 26, 2020

The Belle Isle City Council met in a Regular Session on February 26, 2020, at 6:30 p.m. at the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Mayor Nicholas Fouraker
Commissioner Ed Gold
Commissioner Anthony Carugno
Commissioner Karl Shuck
Commissioner Mike Sims
Commissioner Harv Readey
Commissioner Jim Partin
Commissioner Sue Nielsen

Absent was:

n/a

Also present were Attorney Langley, City Manager Francis, Chief Houston, and City Clerk Yolanda Quiceno.

Vice Mayor Readey stated that Mayor Fouraker is en route from another meeting and will join us shortly.

CALL TO ORDER

Vice Mayor Readey called the meeting to order at 6:30 pm.

Comm Nielsen led the invocation and pledge to the flag.

Vice Mayor Readey opened for citizen comments

Dina Goodenow residing at 6416 Gibson Drive said she is in support of Cornerstone Charter Academy (CCA) and that it continues to thrive. Moving forward she would like to see the City,

- Establish a healthier relationship with the school, Council and the residents
- Term limits for Board Members
- Mayor and Council should have a vote on the Board
- Not allow any further By-law changes unless approved jointly by the City and CCA
- Encourage more Belle Isle families to enroll their children and revise the waiting list criteria

REFINANCING CONERSTONE DEBT DISCUSSION

CCA Refunding & Cornerstone Master Plan 2.0

City Manager Francis as a result of the Council Workshop on February 4, 2020, the following three core issues were discussed,

1 CCA Board Composition

- Term Limits
- City has three votes (elected/non-elected – all can compete)
- Board Representation
 - Members come from areas based on student population
- Board members are elected
 - Could be problematic
 - Who votes?
 - Who sets up the election? When?
 - Who qualifies candidates?
 - Could conflict w/Belle Isle Charter (cannot hold two elected offices)

Site Plan

- City representatives (2) at Master Plan Sessions
- City representatives to review construction expenses
- Wallace Field not included in negotiations
- CCA Board stated BOA property is not conducive to CCA use or expansion. They would improve other buildings or space on the property for additional space.
- Where does the Lancaster House fit in?
- Should CCA own property?
- Consider a market-rate rent structure.

Facility Monitoring

- City/CCA to do periodic inspections
- City hires engineering firm or agreement w/OCPS facility maintenance (3-5 year contract)
- CCA to provide regular reports to City on Capital projects and preventive maintenance

Other

- Revise the waiting list criteria that a prospective student lives in Belle Isle; they go the top of the list
- Ask CCA, OCPS, or independent marketing firms to survey with a focus on Why Belle Isle's parents do not send their children to CCA and how the school administration, Board, and faculty are doing.

City Manager Francis provided a PowerPoint presentation and open discussion to compile a list of conditions for the CCA refinancing agreement and then ask for a joint agreement in a public forum.

Council discussed if CCA can sell the school and/or property to Academica.

- David Moore, Public Risk Management, said the sale of the school is not allowed without the consent of the City. He stated if there were a problem with CCA defaulting of the bond, the City would like to ensure that they have the first right to step in and take-over, or running the school and obtain another entity to replace CCA.
- Attorney Langley said as the contract is currently written, the City owns the property, and CCA (tenant) does not have the authority to sell the City's property. Attorney Langley said City land/property could not be pledged or leaned by State Law.

After discussion, Council direction was as follows,

Board Composition

- 1. Two consecutive appointed term limits for Board members and the Chair. Start the staggering of members after 1-year of passing motion;**
- 2. Board consists of three members from the City which can include an elected official from Belle Isle; can be set by Resolution or Charter change;**
- 3. Offer suggestions to CCA to allow a member from the public for the remaining six members**

Site Plan

- 1. Appoint two City representatives for master planning, oversight or procurement committee of property build-out**
- 2. Revisit discussion on the Lancaster House after the meeting on March 17**
- 3. Consider a market rent rate structure**

Facility Monitoring

- 1. Require CCA to provide maintenance reports quarterly**
- 2. CCA should give a synopsis on what they are using as revenue sources**

Other

- 1. By-Law changes that affect the City should not be amended without City Council approval.**
- 2. The City should have authority/approval over some of the improvements made on the property**
- 3. Recommend to the CCA Board to initiate an independent survey focusing on why Belle Isle's parents do not send their children to CCA and how the school administration, Board, and faculty are doing?**
- 4. Require a public procurement process that would require selection of architects, engineers, and contractors through a competitive process**
- 5. Require a single-audit from CCA on the Bond expenditures and procurement process**

Mayor Fouraker joined the meeting.

Mayor Fouraker said there had been comments made that now would be the time to have outside Council investigate the changing of the By-Laws and scrutinize the process put in place at that time by Attorney Kruppenbacher. Attorney Langley said another approach to consider would be to insist on an agreement or new provisions that will say that the By-Laws cannot be changed without Council approval. For the record, Mayor Fouraker said he was not noticed or consulted on the decision that CCA will not use the BOA building. Discussion ensued.

Mayor Fouraker spoke on the Bond Refunding, which will provide a clear and decisive distinction between a tenant and a landlord relationship. He further spoke on revisiting an equitable, fair market practice.

Council consensus was to move forward the terms discussed and formalize in a clear and concise letter to present to CCA for a joint meeting. The City Attorney will create a formal document regarding the By-laws discussion.

ADJOURNMENT

There being no further business, Mayor Fouraker called for a motion to adjourn. The motion was passed unanimously at 8:30 p.m.

Yolanda Quiceno, CMC, City Clerk