

Mayor

Joe Coviello

Council Members

District 1: John Gunter

District 2: John M. Carioscia Sr.

District 3: Marilyn Stout

District 4: Jennifer I. Nelson

District 5: Lois Welsh

District 6: Richard Williams

District 7: Jessica Cosden



1015 Cultural Park Blvd.
Cape Coral, FL

City Manager

John Szerlag

City Attorney

Dolores Menendez

City Auditor

Andrea R. Butola

City Clerk

Kimberly Bruns

AGENDA
COMMITTEE OF THE WHOLE

October 28, 2019

4:30 PM

Council Chambers

PLEDGE OF CIVILITY

We will be respectful of each other even when we disagree.
We will direct all comments to the issues. We will avoid personal attacks.

VIDEO

1. MEETING CALLED TO ORDER

A. MAYOR COVIELLO

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A. MAYOR COVIELLO, COUNCIL MEMBERS CARIOSCIA, COSDEN, GUNTER, NELSON, STOUT, WELSH, WILLIAMS

4. BUSINESS:

A. CITIZENS INPUT TIME

A maximum of 60 minutes is set for input of citizens on matters concerning the City Government; 3 minutes per individual.

B. DISCUSSION

(1) Charter School Discussion - Presented by City Manager Szerlag

(2) TIME PERMITTING: Possible Uses of One Time FEMA Reimbursements - Presented by City Manager Szerlag and the Finance Department

5. ROUND TABLE DISCUSSION

6. TIME AND PLACE OF FUTURE MEETINGS

- A. A Regular Meeting of the Cape Coral City Council is Scheduled for Monday, November 4, 2019 at 4:30 p.m. in Council Chambers

7. MOTION TO ADJOURN

GENERAL RULES AND PROCEDURES REGARDING THE CAPE CORAL CITY COUNCIL AGENDA

In accordance with the Americans with Disabilities Act and Section of 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Office of the City Clerk at least forty-eight (48) hours prior to the meeting. If hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance.

Persons wishing to address Council under Citizens Input or the Consent Agenda may do so during the designated times at each meeting. No prior scheduling is necessary. All speakers must have their presentations approved by the City Clerk's office no later than 3:00 PM the day of the meeting.

Any citizen may appear before the City Council at the scheduled PUBLIC HEARING/INPUT to comment on the specific agenda item being considered. No prior scheduling is necessary.

When recognized by the presiding officer, a speaker shall address the City Council from the designated speaker's lectern, and shall state his or her name and whom, if anyone, he or she represents. An address shall only be required if necessary to comply with a federal, state or local law.

Copies of the agenda are available in the main lobby of Cape Coral City Hall and in the City Council Office, 1015 Cultural Park Boulevard. Copies of all back-up documentation are also available for review in the lobby of Council Chambers. You are asked to refrain from removing any documentation. If you desire copies, please request they be made for you. Copies are 15 cents per page. Agendas and back-up documentation are also available on-line on the City website (capecoral.net) after 4:00 PM on the Thursday prior to the Council Meeting.

***PUBLIC HEARINGS DEPARTMENT OF COMMUNITY DEVELOPMENT CASES**

In all public hearings for which an applicant or applicants exist and which would affect a relatively limited land area, including but not limited to PDPs, appeals concerning variances or special exceptions, and small-scale rezonings, the following procedures shall be utilized in order to afford all parties or their representatives a full opportunity to be heard on matters relevant to the application:

1. The applicant, as well as witnesses offering testimony or presenting evidence, will be required to swear or affirm that the testimony they provide is the truth.
2. The order of presentation will begin with the City staff report, the

presentation by the applicant and/or the applicant's representative; witnesses called by the applicant, and then members of the public.

3. Members of the City Council may question any witness on relevant issues, by the applicant and/or the applicant's representative, City staff, or by any member of the public.
4. The Mayor may impose reasonable limitations on the offer of testimony or evidence and refuse to hear testimony or evidence that is not relevant to the issue being heard. The Mayor may also impose reasonable limitations on the number of witnesses heard when such witnesses become repetitive or are introducing duplicate testimony or evidence. The Mayor may also call witnesses and introduce evidence on behalf of the City Council if it is felt that such witnesses and/or evidence are necessary for a thorough consideration of the subject.
5. After the introduction of all-relevant testimony and evidence, the applicant shall have the opportunity to present a closing statement.
6. If a person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Item Number: B.(1)
Meeting Date: 10/28/2019
Item Type: DISCUSSION

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

Charter School Discussion - Presented by City Manager Szerlag

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?
 - If Yes, Priority Goals Supported are listed below.
 - If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning/Staff Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

Presentation
Letter from Superintendent Gregory Adkins
Memo regarding Charter Schools USA
Additional backup received

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Presentation	Backup Material
<input type="checkbox"/> Letter from Superintendent Gregory Adkins	Backup Material
<input type="checkbox"/> Memo regarding Charter Schools USA	Backup Material

▣ Additional Backup received

Backup Material



Committee Of the Whole

October 28, 2019

- Charter School Sustainability

Background



City of Cape Coral Charter Schools were created in 2005.

When schools were established the community was told that no General Fund dollars would be used to support the Charter Schools. However, no Ordinances nor resolutions addresses this matter.

The Charter Schools entered into a lease agreement where they are responsible for debt service (\$3.2 million per year for buildings) plus capital and O&M (e.g. HVAC and parking lots).

Current Status



Due primarily to debt service the Charter Schools are currently unsustainable.

Data from Stantec will be presented indicating that the Schools will be below the 5% Fund Balance requirement by 2024; rendering them unsustainable (Mr. Napoli will present).

Lee County School District Superintendent Dr. Greg Adkins advised that the School District would accept Charter School students but not the buildings – should the Charter Schools cease to exist (letter from the School District in packet).

Current Status continued



The City is responsible for the debt service on all Charter School buildings, which carry \$61.2 million in debt including principle and interest (Vicki Bateman is available to discuss debt schedule).

According to EDO Manager Ricardo Noguera there is no suitable adaptive reuse for the Charter School buildings.

Not A Viable Option



It is not a viable option for the City to pay \$3.2 million per year or \$61.2 million for empty school buildings

- City created the Charter School Authority in 2005
- Schools enhance the quality of life in City
- All Charter Schools have an “A” rating

Charter Schools USA (CSUSA): Financial Services determined through research and working with CSUSA that the City/Charter Schools has the ability to manage the system more efficiently and cost effectively (see memo from Financial Services in packet). CSUSA manages 5 charter schools in Lee County and none have “A” rating (Budget Administrator Chris Phillips is available to discuss)

Recommendation



Take steps to make the Cape Coral's charter school system sustainable. This can be accomplished by:

- a. Long term loan that may turn into a subsidy contingent upon revenue/expenditures going out more than 10 yrs. from now
- b. Pay all or a portion of \$3.2 million in debt service via either a dedicated millage or General Fund budget.

Dedicated millage: In today's dollars \$1.5 million per year equals \$15 per year for valued at \$150,000.

\$3 million per year equals \$30 per year for the same home

Recommendation continued



- c. City does not charge for administrative staff costs associated with Fleet Management, Building Maintenance, Finance/Procurement/Budgeting, Human Resources, IT, and Recordkeeping. However, we enter into a management agreement whereby the City manages all of these functions
- d. Continue to work with the Lee County School District to explore possible new partnerships as it relates to the City's charter school system
- e. Conduct future COW meetings for Council direction as we progress

Cape Coral Charter School Projection current long term projection

FAMS-XL

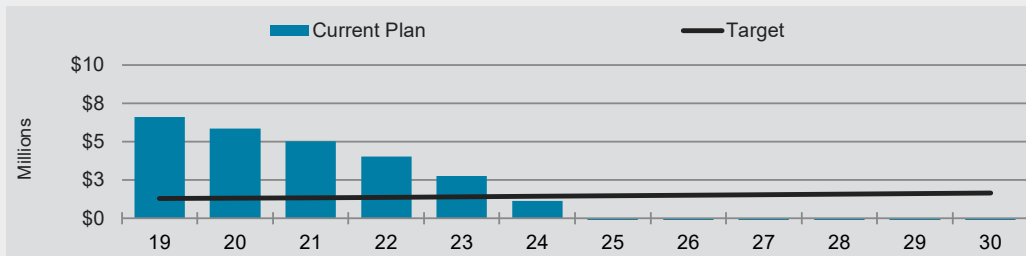
Cape Coral Charter School Authority



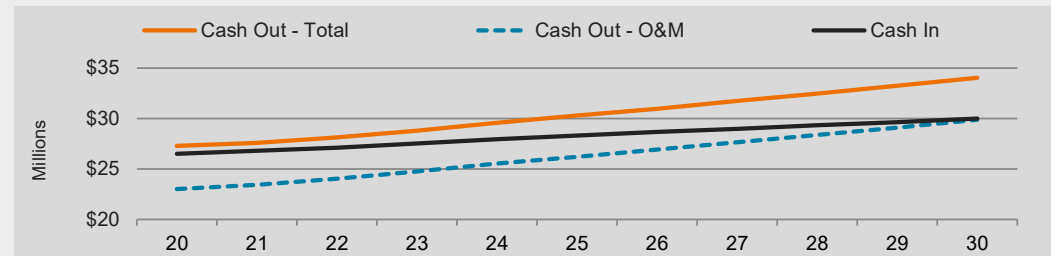
CALC SAVE LAST CTRL 5/10

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Scenario Manager
Cash Flow Surplus/(Deficit) \$M	\$ (0.73)	\$ (0.83)	\$ (0.98)	\$ (1.27)	\$ (1.64)	\$ (1.95)	\$ (2.33)	\$ (2.73)	\$ (3.15)	\$ (3.60)	\$ (4.04)	Payroll 3.00%
End of Year Fund Balance \$M	\$ 5.86	\$ 5.03	\$ 4.04	\$ 2.78	\$ 1.13	\$ (0.82)	\$ (3.15)	\$ (5.89)	\$ (9.04)	\$ (12.64)	\$ (16.68)	Operating 1.75%
Target Fund Balance \$M	\$ 1.31	\$ 1.33	\$ 1.36	\$ 1.40	\$ 1.44	\$ 1.47	\$ 1.51	\$ 1.54	\$ 1.58	\$ 1.62	\$ 1.65	
Balance % of Expenses	21.47%	18.20%	14.38%	9.64%	3.84%	-2.71%	-10.18%	-18.56%	-27.84%	-38.00%	-49.01%	
Reserve Target %	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	Total GF Support \$0.00
General Fund Support \$M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Addtl Facilities & Capital Maint \$M	\$ 0.25	\$ 0.42	\$ 0.43	\$ 0.43	\$ 0.44	\$ 0.45	\$ 0.46	\$ 0.48	\$ 0.49	\$ 0.50	\$ 0.50	
Building Rental/Lease \$M	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	

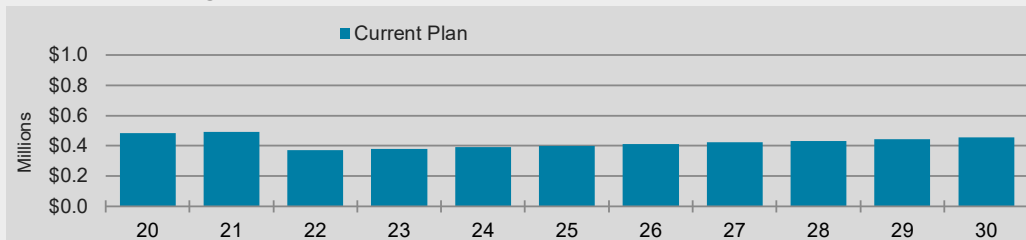
End of Year Fund Balance



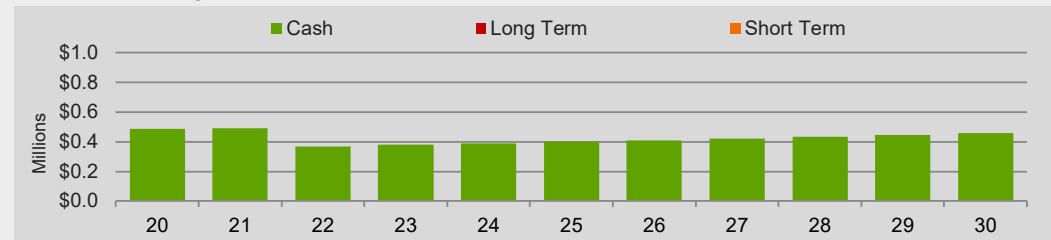
Revenues vs. Expenses



CIP Spending



CIP Funding



Cape Coral Charter School long term Projection **with Support**

FAMS-XL

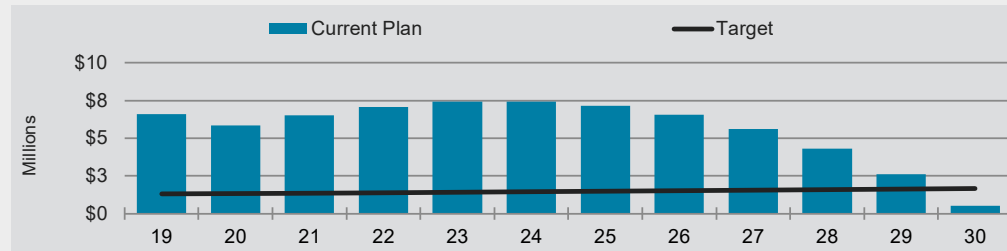
Cape Coral Charter School Authority



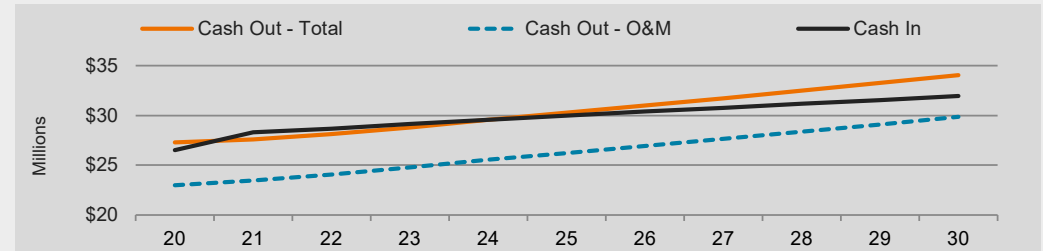
CALC SAVE LAST CTRL 5/10

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Scenario Manager
Cash Flow Surplus/(Deficit) \$M	\$ (0.73)	\$ 0.67	\$ 0.56	\$ 0.33	\$ (0.00)	\$ (0.27)	\$ (0.59)	\$ (0.94)	\$ (1.31)	\$ (1.70)	\$ (2.09)	Payroll 3.00%
End of Year Fund Balance \$M	\$ 5.86	\$ 6.53	\$ 7.09	\$ 7.41	\$ 7.41	\$ 7.14	\$ 6.55	\$ 5.61	\$ 4.30	\$ 2.60	\$ 0.52	Operating 1.75%
Target Fund Balance \$M	\$ 1.31	\$ 1.33	\$ 1.36	\$ 1.40	\$ 1.44	\$ 1.47	\$ 1.51	\$ 1.54	\$ 1.58	\$ 1.62	\$ 1.65	
Balance % of Expenses	21.47%	23.63%	25.21%	25.74%	25.06%	23.61%	21.14%	17.68%	13.24%	7.83%	1.51%	
Reserve Target %	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	Total GF Support \$17.20
General Fund Support \$M	\$ -	\$ 1.50	\$ 1.55	\$ 1.59	\$ 1.64	\$ 1.69	\$ 1.74	\$ 1.79	\$ 1.84	\$ 1.90	\$ 1.96	
Addtl Facilities & Capital Maint \$M	\$ 0.25	\$ 0.42	\$ 0.43	\$ 0.43	\$ 0.44	\$ 0.45	\$ 0.46	\$ 0.48	\$ 0.49	\$ 0.50	\$ 0.50	
Building Rental/Lease \$M	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	\$ 3.19	

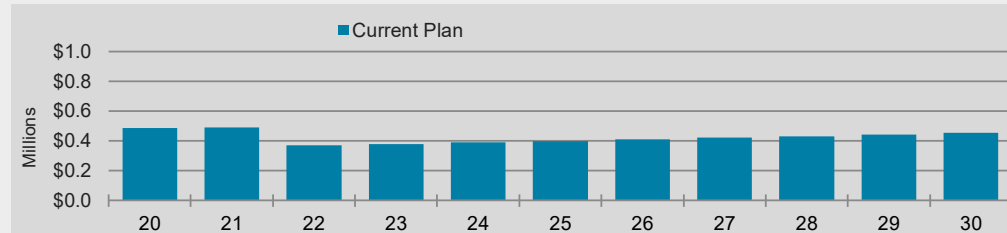
End of Year Fund Balance



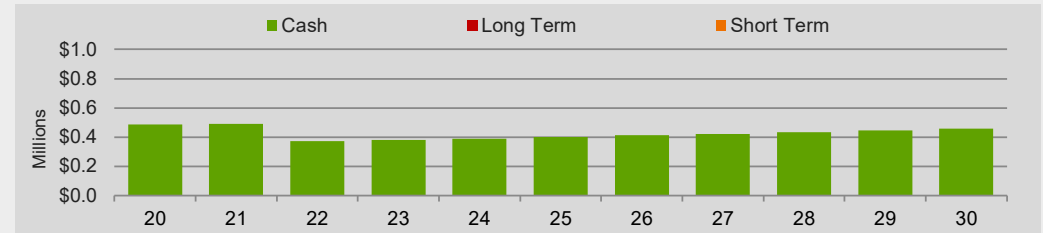
Revenues vs. Expenses



CIP Spending



CIP Funding



Version 1 - City Makes Payments of \$1.5 million escalating 3% Thereafter

City Payment on Debt							Charter School Repayment to City					
Period Ending	Existing Charter School Debt	New Charter School Payment	(Increase)/ Decrease in Debt Payment	Charter School Payment to Debt	City Payment on Debt	Total Debt Payment	Interest Rate Paid to City: 2.00%		City Accrued Interest on Debt Payment	Total Annual Owed City	Charter School Payment To City	Ending Balance Owed to City
							Beginning Balance Owed to City	City Payment on Debt				
10/01/2020	3,351,981	1,851,981	1,500,000	1,851,981	1,500,000	3,351,981	-	1,500,000	-	1,500,000	-	1,500,000
10/01/2021	3,261,643	1,716,643	1,545,000	1,716,643	1,545,000	3,261,643	1,500,000	1,545,000	30,000	1,575,000	-	3,075,000
10/01/2022	3,192,875	1,601,525	1,591,350	1,601,525	1,591,350	3,192,875	3,075,000	1,591,350	61,500	1,652,850	-	4,727,850
10/01/2023	3,191,375	1,552,285	1,639,091	1,552,285	1,639,091	3,191,375	4,727,850	1,639,091	94,557	1,733,648	-	6,461,498
10/01/2024	3,186,125	1,497,862	1,688,263	1,497,862	1,688,263	3,186,125	6,461,498	1,688,263	129,230	1,817,493	-	8,278,991
10/01/2025	3,187,125	1,448,214	1,738,911	1,448,214	1,738,911	3,187,125	8,278,991	1,738,911	165,580	1,904,491	-	10,183,482
10/01/2026	3,183,875	1,392,797	1,791,078	1,392,797	1,791,078	3,183,875	10,183,482	1,791,078	203,670	1,994,748	-	12,178,230
10/01/2027	3,186,375	1,341,564	1,844,811	1,341,564	1,844,811	3,186,375	12,178,230	1,844,811	243,565	2,088,375	-	14,266,605
10/01/2028	3,189,125	1,288,970	1,900,155	1,288,970	1,900,155	3,189,125	14,266,605	1,900,155	285,332	2,185,487	-	16,452,092
10/01/2029	3,191,875	1,234,715	1,957,160	1,234,715	1,957,160	3,191,875	16,452,092	1,957,160	329,042	2,286,202	-	18,738,294
10/01/2030	3,184,375	1,168,500	2,015,875	1,168,500	2,015,875	3,184,375	18,738,294	2,015,875	374,766	2,390,640	-	21,128,934
10/01/2031	3,181,875	1,105,524	2,076,351	1,105,524	2,076,351	3,181,875	21,128,934	2,076,351	422,579	2,498,929	-	23,627,864
10/01/2032	3,187,425	1,048,784	2,138,641	1,048,784	2,138,641	3,187,425	23,627,864	2,138,641	472,557	2,611,199	-	26,239,062
10/01/2033	3,189,750	986,949	2,202,801	986,949	2,202,801	3,189,750	26,239,062	2,202,801	524,781	2,727,582	-	28,966,644
10/01/2034	3,186,250	917,365	2,268,885	917,365	2,268,885	3,186,250	28,966,644	2,268,885	579,333	2,848,217	-	31,814,862
10/01/2035	3,186,750	849,799	2,336,951	849,799	2,336,951	3,186,750	31,814,862	2,336,951	636,297	2,973,248	-	34,788,110
10/01/2036	3,186,550	779,490	2,407,060	779,490	2,407,060	3,186,550	34,788,110	2,407,060	695,762	3,102,822	-	37,890,932
10/01/2037	3,188,025	708,754	2,479,271	708,754	2,479,271	3,188,025	37,890,932	2,479,271	757,819	3,237,090	-	41,128,022
10/01/2038	1,192,275	3,200,000	(2,007,725)	1,192,275	-	1,192,275	41,128,022	-	822,560	822,560	2,007,725	39,942,857
10/01/2039	1,195,000	3,360,000	(2,165,000)	1,195,000	-	1,195,000	39,942,857	-	798,857	798,857	2,165,000	38,576,715
10/01/2040	1,190,800	3,528,000	(2,337,200)	1,190,800	-	1,190,800	38,576,715	-	771,534	771,534	2,337,200	37,011,049
10/01/2041	-	3,704,400	(3,704,400)	-	-	-	37,011,049	-	740,221	740,221	3,704,400	34,046,870
10/01/2042	-	3,889,620	(3,889,620)	-	-	-	34,046,870	-	680,937	680,937	3,889,620	30,838,187
10/01/2043	-	4,084,101	(4,084,101)	-	-	-	30,838,187	-	616,764	616,764	4,084,101	27,370,850
10/01/2044	-	4,288,306	(4,288,306)	-	-	-	27,370,850	-	547,417	547,417	4,288,306	23,629,961
10/01/2045	-	4,502,721	(4,502,721)	-	-	-	23,629,961	-	472,599	472,599	4,502,721	19,599,839
10/01/2046	-	4,727,857	(4,727,857)	-	-	-	19,599,839	-	391,997	391,997	4,727,857	15,263,978
10/01/2047	-	4,964,250	(4,964,250)	-	-	-	15,263,978	-	305,280	305,280	4,964,250	10,605,008
10/01/2048	-	5,212,463	(5,212,463)	-	-	-	10,605,008	-	212,100	212,100	5,212,463	5,604,645
10/01/2049	-	5,716,738	(5,716,738)	-	-	-	5,604,645	-	112,093	112,093	5,716,738	(0)
61,191,449 73,670,178 (12,478,729) 26,069,796 35,121,653 61,191,449							35,121,653 12,478,729 47,600,382 47,600,382					
Charter School Payments on Debt				26,069,796	Charter School Payments to City			47,600,382				
					Total Charter School Payments			73,670,178				
					Total Cost to Charter for Delaying Payments			(12,478,729)				
					Net Present Value Benefit			4,667,407				

*Present valued to 6/1/19 for comparison purposes at 3.35%, which is the approximate True Interest Cost of the charter school portion of the Series 2017 Bonds.



Next Steps:
Permission to proceed
Questions



PERSONAL | PASSIONATE | PROGRESSIVE

THE SCHOOL DISTRICT OF LEE COUNTY

Gregory K. Adkins, Ed.D.

Superintendent

2855 Colonial Boulevard, Fort Myers, FL 33966

October 17, 2019

John Szerlag
City Manager
City Manager's Office
1015 Cultural Park Boulevard
Cape Coral, FL 33990

Dear Mr. Szerlag:

Thank you for continuing the discussion on the possibility of the District acquiring the schools currently owned and operated by the City of Cape Coral. As I mentioned in the meeting, the City of Cape Coral is a model for how to operate a highly effective, well-run, and financially competent charter school system.

In prior discussions we shared data that confirms our current ability to accommodate additional enrollment in the West Zone in the event of a closure of the schools operated by City of Cape Coral Charter School Authority. However, it is not in the District's best interest to acquire the charter school buildings and facilities.

The use of the Cape Coral Charter School buildings, to meet a future need for capacity, would require the District to renovate the facilities according to DOE SREF (State Requirements for Education Facilities) standards, which Charter Schools do not have to meet. Major components such as roofs and air handlers of the charter schools are at or approaching their end-of-service timeline and would need to be replaced. Additionally, in order to meet State and District facility standards, the schools would need to be retrofitted with modified food service facilities, separated parent pickup lanes, and networking infrastructure.

After much deliberation with my team, it has been determined that the costs to bring the current school buildings and facilities up to the required standards and to renovate and modify the major components simply does not meet the District's capital improvement plan priorities. Even with the major renovations and modifications, we would gain limited capacity and therefore cannot justify the acquisition of the City's site(s) as a fiscally responsible utilization of funding.

We do appreciate you raising the question before deciding the future of school buildings and facilities owned by the Cape Coral Charter School Authority and your patience during our careful deliberation. We look forward to working with you.

Sincerely,



Gregory K. Adkins, Ed.D.
Superintendent

BOARD MEMBERS GWYNETTA S. GITTENS, Chair, District 5 | CHRIS N. PATRICCA, Vice Chair, District 3 | MARY FISCHER, District 1
MELISA W. GIOVANNELLI, District 2 | DEBBIE JORDAN, District 4 | BETSY VAUGHN, District 6 | CATHLEEN O'DANIEL MORGAN, District 7
GREGORY K. ADKINS, Ed.D., Superintendent | ALAN L. GABRIEL, ESQ., Board Attorney

MEMORANDUM

CITY OF CAPE CORAL
FINANCIAL SERVICES

TO: John Szerlag, City Manager 
FROM: Chris Phillips, Management/Budget Administrator 
DATE: October 16, 2019
SUBJECT: Charter Schools USA

In April of 2018 the City issued a Request For Information regarding outsourcing the administrative functions of the City's Charter Schools. The City received only one response and it was from Charter Schools USA.

Although the RFI requested guidelines on the costs associated with the scope of work involved, the response did not indicate estimates on what those costs may be from Charter Schools USA. Through my research of all the schools in the State of Florida that Charter Schools USA provides service for, I discovered the fees at a cost per student basis to be from \$300 to \$500 per student. Using those estimates, the City's Charter Schools would incur up to a \$1.5 million fee annually for their services.

While the fee would be up to \$1.5 million, that did not include the costs to operate the schools. It also did not relieve the City or Charter Schools of the annual debt service at approximately \$3.2 million annually.

I reached out to Mr. Derek Kelmenson of Charter Schools USA to further understand what the City should expect in the way of costs. Mr. Kelmenson met with you, Connie Barron, Victoria Bateman and me on Friday February 20, 2019. In this meeting there was no clear indication of costs, but more the capabilities of Charter Schools USA in operating the City's Charter Schools.

In conclusion, it is clear that the City will not know the full cost of outsourcing the administrative functions of the Charter Schools unless it issues a Request For Proposal.

CP

Version 2 - Charter School Makes Payments of \$1.5 Million Escalating 3%

City Payment on Debt							Charter School Repayment to City					
							Interest Rate Paid to City: 2.00%					
Period Ending	Existing Charter School Debt	New Charter School Payment	(Increase)/Decrease in Debt Payment	Charter School Payment to Debt	City Payment on Debt	Total Debt Payment	Beginning Balance Owed to City	City Payment on Debt	City Accrued Interest on Debt Payment	Total Annual Owed City	Charter School Payment To City	Ending Balance Owed to City
10/01/2020	3,351,981	1,500,000	1,851,981	1,500,000	1,851,981	3,351,981	-	1,851,981	-	1,851,981	-	1,851,981
10/01/2021	3,261,643	1,545,000	1,716,643	1,545,000	1,716,643	3,261,643	1,851,981	1,716,643	37,040	1,753,683	-	3,605,664
10/01/2022	3,192,875	1,591,350	1,601,525	1,591,350	1,601,525	3,192,875	3,605,664	1,601,525	72,113	1,673,638	-	5,279,302
10/01/2023	3,191,375	1,639,091	1,552,285	1,639,091	1,552,285	3,191,375	5,279,302	1,552,285	105,586	1,657,871	-	6,937,173
10/01/2024	3,186,125	1,688,263	1,497,862	1,688,263	1,497,862	3,186,125	6,937,173	1,497,862	138,743	1,636,605	-	8,573,778
10/01/2025	3,187,125	1,738,911	1,448,214	1,738,911	1,448,214	3,187,125	8,573,778	1,448,214	171,476	1,619,689	-	10,193,468
10/01/2026	3,183,875	1,791,078	1,392,797	1,791,078	1,392,797	3,183,875	10,193,468	1,392,797	203,869	1,596,666	-	11,790,133
10/01/2027	3,186,375	1,844,811	1,341,564	1,844,811	1,341,564	3,186,375	11,790,133	1,341,564	235,803	1,577,367	-	13,367,500
10/01/2028	3,189,125	1,900,155	1,288,970	1,900,155	1,288,970	3,189,125	13,367,500	1,288,970	267,350	1,556,320	-	14,923,820
10/01/2029	3,191,875	1,957,160	1,234,715	1,957,160	1,234,715	3,191,875	14,923,820	1,234,715	298,476	1,533,192	-	16,457,012
10/01/2030	3,184,375	2,015,875	1,168,500	2,015,875	1,168,500	3,184,375	16,457,012	1,168,500	329,140	1,497,641	-	17,954,652
10/01/2031	3,181,875	2,076,351	1,105,524	2,076,351	1,105,524	3,181,875	17,954,652	1,105,524	359,093	1,464,617	-	19,419,270
10/01/2032	3,187,425	2,138,641	1,048,784	2,138,641	1,048,784	3,187,425	19,419,270	1,048,784	388,385	1,437,169	-	20,856,439
10/01/2033	3,189,750	2,202,801	986,949	2,202,801	986,949	3,189,750	20,856,439	986,949	417,129	1,404,078	-	22,260,517
10/01/2034	3,186,250	2,268,885	917,365	2,268,885	917,365	3,186,250	22,260,517	917,365	445,210	1,362,576	-	23,623,093
10/01/2035	3,186,750	2,336,951	849,799	2,336,951	849,799	3,186,750	23,623,093	849,799	472,462	1,322,261	-	24,945,353
10/01/2036	3,186,550	2,407,060	779,490	2,407,060	779,490	3,186,550	24,945,353	779,490	498,907	1,278,397	-	26,223,751
10/01/2037	3,188,025	2,479,271	708,754	2,479,271	708,754	3,188,025	26,223,751	708,754	524,475	1,233,229	-	27,456,979
10/01/2038	1,192,275	2,543,733	(1,351,458)	1,192,275	-	1,192,275	27,456,979	-	549,140	549,140	1,351,458	26,654,662
10/01/2039	1,195,000	2,609,870	(1,414,870)	1,195,000	-	1,195,000	26,654,662	-	533,093	533,093	1,414,870	25,772,885
10/01/2040	1,190,800	2,677,726	(1,486,926)	1,190,800	-	1,190,800	25,772,885	-	515,458	515,458	1,486,926	24,801,417
10/01/2041	-	2,747,347	(2,747,347)	-	-	-	24,801,417	-	496,028	496,028	2,747,347	22,550,098
10/01/2042	-	2,818,778	(2,818,778)	-	-	-	22,550,098	-	451,002	451,002	2,818,778	20,182,322
10/01/2043	-	2,892,066	(2,892,066)	-	-	-	20,182,322	-	403,646	403,646	2,892,066	17,693,902
10/01/2044	-	2,967,260	(2,967,260)	-	-	-	17,693,902	-	353,878	353,878	2,967,260	15,080,520
10/01/2045	-	3,044,409	(3,044,409)	-	-	-	15,080,520	-	301,610	301,610	3,044,409	12,337,722
10/01/2046	-	3,123,563	(3,123,563)	-	-	-	12,337,722	-	246,754	246,754	3,123,563	9,460,913
10/01/2047	-	3,204,776	(3,204,776)	-	-	-	9,460,913	-	189,218	189,218	3,204,776	6,445,355
10/01/2048	-	3,288,100	(3,288,100)	-	-	-	6,445,355	-	128,907	128,907	3,288,100	3,286,162
10/01/2049	-	3,351,885	(3,351,885)	-	-	-	3,286,162	-	65,723	65,723	3,351,885	0
61,191,449		70,391,166	(9,199,717)	38,699,728	22,491,721	61,191,449	22,491,721		9,199,717	31,691,438	31,691,438	
Charter School Payments on Debt				38,699,728	Charter School Payments to City		31,691,438					
					Total Charter School Payments		70,391,166					
					Total Cost to Charter for Delaying Payments		(9,199,717)					
					Net Present Value Benefit		3,553,389					

Item Number: B.(2)
Meeting Date: 10/28/2019
Item Type: DISCUSSION

AGENDA REQUEST FORM
CITY OF CAPE CORAL



TITLE:

TIME PERMITTING: Possible Uses of One Time FEMA Reimbursements - Presented by City Manager Szerlag and the Finance Department

REQUESTED ACTION:

STRATEGIC PLAN INFO:

1. Will this action result in a Budget Amendment?
2. Is this a Strategic Decision?
 - If Yes, Priority Goals Supported are listed below.
 - If No, will it harm the intent or success of the Strategic Plan?

Planning & Zoning/Staff Recommendations:

SUMMARY EXPLANATION AND BACKGROUND:

LEGAL REVIEW:

EXHIBITS:

Presentation
Oasis High School Football Field update

PREPARED BY:

Division- Department-

SOURCE OF ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Presentation	Backup Material
<input type="checkbox"/> Oasis High School Football Field Update	Backup Material



Committee Of the Whole

October 28, 2019

FEMA reimbursement uses

Previously Discussed Uses of FEMA Reimbursement Revenue

- Assisting the City's Charter Schools with Athletic Field(s) construction – Estimated \$3 million to construct athletic facilities at the Oasis campus.
- Funding additional Median improvements throughout the City - \$1 million was discussed during FY 2020 budget workshops.
- Funding additional Sidewalks throughout the City - \$1 million was discussed during FY 2020 budget workshops.
- Funding a Seawall Hardship Special Assessment program - \$1 million Special Assessment revolving fund.
- Assistance with funding a new Fleet Facilities Building – Total Cost \$18 million, General Fund portion is \$9.2 million (51.3%). Requesting Study/Conceptual Design of \$175,000 and \$1,625,000 for design.
- Funding additional Disaster Reserves with the remaining balance of FEMA reimbursement.

FEMA Reimbursement Revenue:

- The City has received to date: \$ 9,797,585
- The City has appealed a partial Category B denial \$ 1,200,722
- Over the next 24 months, the City expects to receive \$ 6,183,411
- Total expected reimbursement from FEMA: \$17,181,718
- Less: Requested Commitments \$ 7,800,000
- Balance to City's Disaster Reserves \$ 9,381,718


[illegible]




Next Steps – Direction from City Council

MEMORANDUM

CITY OF CAPE CORAL
PUBLIC WORKS DEPARTMENT

TO: John Szerlag, City Manager 
Connie Barron, Assistant City Manager

FROM: Michael Ilczyszyn, Sr. Public Works Manager 

DATE: October 24, 2019

SUBJECT: Oasis High School Football Field Update

City Public Works and Parks and Recreation staff, accompanied by our neighborhood parks design firm AECOM, met with the Charter School staff regarding the possibility of amending the AECOM contract to have them design a football field and supporting amenities while designing the OASIS Woods Park. A list of programming elements was developed for the Charter School to begin hosting high school football games on site. The meeting minutes for this discussion are attached.

While the vision for the athletic field involve full scale competitive elements, the attendees at the meeting narrowed the scope of proposed programs to a list of Phase 1 elements that comprise of the following:

1. Competition football field
2. Bleachers for 1,500
3. Shared parking
4. Practice football field
5. Stormwater management facilities
6. Concession stand and restroom

Based on follow up discussion with our design team it is possible for the items in Phase 1 to be designed and constructed on the same timeframe as the Parks GO Bond if this is the desired path forward. Any additional program elements would likely require more time than the current GO Bond timeline. The estimate to design and construct phase one programs ranges from \$2 million to \$3 million depending on how much site preparation is involved.

While the football fields and associated elements only encompass a portion of the property remaining for athletics, the regulatory agencies may require design and construction of stormwater management improvements for the entire site. If we are

John Szerlag, City Manager - Oasis High School Football Field Update
October 24, 2019
Page 2 of 2

able to permit such improvements in phases we can limit the amount front loaded expenditures. If there are any questions about this status update, please let me know.

MI/cam
Attachment

C: Paul Clinghan, Public Works Director
Jacquelin Collins, Superintendent
Donnie Hopper, Oasis High School Principal
Kerry Runyon, Parks & Recreation Director
Keith Locklin, Recreation Superintendent
James Breakfield, Principal Engineer

Meeting Notes

To

Name James Breakfield
Agency City of Cape Coral – Public Works
Email jbreakfi@capecoral.net

From

Name Nick Kuhn
Firm AECOM
Date Sent 9/19/19

Meeting Date: September 19, 2019
Project Name: Part 2: Neighborhood Parks
Project Number: 60604487
Subject: Oasis Woods Park coordination with Cape Charter Schools

☒ Meeting ☐ Telephone ☐ Conference Call

Attendees via phone: Kathleen Paul-Evans (CCS); Christina Britton (CCS); Jacquelin Collins (CCS); Marck Mitchell (CCS); Frank Haba (CCS); Mike Ilczyszyn (CoCC-PW); James Breakfield (CoCC-PW); Keith Locklin (CoCC-PR); Matt Creed (CoCC-PR); Joe Webb (AECOM); Nick Kuhn (AECOM); Mike Brown (AECOM)

The following is a summary of a project coordination call held on 8/20/19. This summary is not a direct transcript, but rather a summary of the discussion.

General Notes:

I. Oasis Woods Park & Oasis Charter High School:

- JW: Looking to create synergy between the park and adjacent schools.
- JW: The park site will be kept natural with limited opportunities to develop parking within the park.
- JW: Throughout the public engagement process, residents, many neighbors to the park have expressed desire to keep the park natural.
- Believe the intent was always to have the park and school entrance together, south of the high school.
- Not sure where the idea for parking within park came from; however, the campus does not have enough parking currently and there is a desire to have overflow parking.
- School/City obtained permits to fill existing lakes. The NE lake is filled and currently serves as the practice field for football.
- Ideally, the play field would be where the practice field is now.
- Parking could be in the south side of the site, adjacent to the park.
- JW: Will need to work with school to determine what is the currently parking needs are.
- JW: Park does not have a large parking requirement.

- Could the parking lot be placed in the northern area of the park and the school expand the lot?
- MI: Ties back to the need to plan the park/school entrance. The park will need to have unrestricted access during the day while the school areas need to be secure.
- Are there any infrastructure improvements needed in the southern area of the school property for the park site? MI: All items are intended to be within the park.
- Football field is the priority. The softball/baseball fields are potential future additions.
- JW: There are efficiencies that can be realized through the school and park. For the school multiple use, flexible spaces and fields can be used.
- Charter School cannot purchase land, city must purchase land for them.
- HS has single lane entry and exit, and it must be secured during day and weekend.
- Long-term plan is to have a guard house at the HS entry. Most heavily used entrance for campus.
- If a lane is added, then it could be used as long as the school area is fenced.
- Parking is primary issue. Students were parking near practice field and getting stuck. Need for student parking is present. Typically, have waiting list for parking of 12-20.
- Have grant for a youth league (Hawks) to use facility on weekends.
- Front lot could be secured with guard separately from currently gate at roadway entry.
- May consider moving entry drive south slightly and relocate retention. Gate would be further into the site.
- Need to develop concept in order to appropriate funds and amend contract.
- School is looking for a competitive HS level football field with 1,500 – 3,000 spectators. School has 750 students so 1,500 is likely best to start with.
- Most new fields do not have home and away side bleachers. Single-sided bleachers would be okay and provide for better site layout.
- Track would be nice, but it's not a money-making element.
- Could be designed for a track to be added later.
- Track would need to be lighted and surface would be replaced every 3-5 years.
- School has a travel baseball team at Cape Sports Complex.
- Would be nice for a practice facility.

OCHS Proposed Program:

- competition lighted football field (phase 1)
- bleachers for 1,500 (expandable to 3,000) (phase 1)
- shared parking (lighted) (phase 1)
- stormwater management (phase 1)
- practice football field (phase 1)
- combined concessions and restrooms (phase 1)
- locker rooms/field house
- storage building/equipment
- announcer box
- baseball/softball field(s)

Current Concept Plan Comments:

- Outdoor classroom would consist of an area for pinning up items and stations with seating.
- Intent was to have the space covered and lightening protected.
- Size should be for 35 students.
- Raised platform at front and platformed seating.

II. Action Items

ITEM #	DESCRIPTION	ACTION BY
1	City to confirm a phase 1 program based on available funding.	CC – Mike Ilczyszcz
2	AECOM will coordinate with city for development of a scope of work and preliminary schedule.	AECOM – Mike Brown

END OF NOTES