

**MINUTES FOR THE COMMITTEE OF THE WHOLE
OF THE CAPE CORAL CITY COUNCIL**

Tuesday, May 22, 2018

Meeting called to order by Mayor Coviello at 4:30 p.m.

Pledge of Allegiance was led by Mayor Coviello.

Roll Call: Mayor Coviello, Council Members Carioscia, Cosden, Gunter, Nelson, Stokes, Stout, and Williams were present.

BUSINESS

CITIZENS INPUT TIME

Shannon Stengel, President of the Lee County Hawks Youth Football and Cheer Program, appeared to discuss the program offered to children without restrictions. He discussed the need to rely on the Lee County School District to play games. He was in favor of the Oasis Sports Park for the Lee Hawks Program to help grow the Football and Cheer Program.

Jerry Geyer appeared to discuss the D&D Boat Ramp item. He reviewed the options and numbers put together by City staff. He requested considering the option where D&D remains part of the plan.

Carrie Logan expressed appreciation for those that attended the Oasis High School graduation. She discussed the growth and success of the existing sports program; volunteer hours; and service programs.

John Brock appeared to discuss the success with the Oasis Charter School System. He was in support of the Board and the Superintendent's plans. He requested the support from Council to bring a premium education. He thanked Councilmember Nelson for attending the Town Hall meeting.

Frank Conley appeared to discuss the Lee County Hawks Football and Cheering Program and the need for a permanent home for the program. He referenced improvements paid for by the Lee County Hawks Program.

Bridget Lukomski, Science and Physical Education Teacher at Oasis High School, appeared with concerns about the structure of how board members are selected by City Council. She mentioned that only 1 out of 11 members required an educational background, this caused her alarm since they select the Superintendent.

Casey Weisman, both a parent of students at Oasis and a Teacher, appeared to discuss the financial situation for Oasis. She was in favor of the City paying to help with teacher retention.

Lisa Whitaker, parent of Oasis High School students, appeared to discuss the Town Hall meeting she attended last week. She left the meeting very concerned about the educational program at the High School. She referred to Oasis as a neighborhood school with the dedication, ownership investment and accountability. She expressed concerns with staffing, curriculum changes, decisions that are being made during their final years at Oasis, and the constant changing of principals. She was surprised about there not being a plan to recruit and keep staff. She requested support from Council.

DISCUSSION

Presentation/Discussion of Sister City - Baise, China - JoAnne Killion

City Manager Szerlag reviewed the Sister City program had been approached with the previous Council and this is a recap of the program.

Public Affairs Manager Barron recapped that a general direction was received to see if we could locate a City for this opportunity. She stated that Baise is interested in sending an invite to send a small delegation to their city to discuss possibilities.

JoAnne Killion appeared to review the Sister City Program with Baise, China. She moved to Cape Coral seven years ago and reviewed the desire for parents to send their children here for boarding schools and exhibitions. She approached the City Manager's office about the program and now China has accepted Cape Coral. The City is called Baise. She picked this City because she speaks the language and was able to communicate with Baise international foreign directors. Information has been sent for their review. Now, it is up to Cape Coral to communicate as soon as possible to prepare the delegation group to China. Next, they bring their delegation over here to see what they can do for us. This program will help with school funding, investing, economic benefits, and the interest in medicine.

Mayor Coviello inquired about the economic impact with a student exchange.

Ms. Killion explained meetings with schools could occur when the Cape Coral delegation travels to Baise, then it would escalate from there. Her job would be as the liaison. She expressed interest in being on an education committee.

EDO Manager Brunett explained that having a Sister City program opens investment opportunities to go back and forth.

Councilmember Stokes expressed an interest.

Councilmember Stout inquired about a previous concept of a Sister City with France.

Public Affairs Manager Barron explained that it did not finalize. There have been discussions in the past with different cities, but it has not ever taken off.

Councilmember Stout inquired as to the next steps.

Ms. Barron stated next we would need to have the Mayor send a letter to accept and then send a small delegation to include the Mayor, City Manager, Public Affairs Manager, EDO, JoAnne Killion and a member from the Business community, possibly Brian Rist as he has established contacts in China already.

Ms. Killion explained that once the next steps have been completed, it would be very good for the Cape to open the doors.

Ms. Barron explained there would be costs to travel to China, then, the cost of courtesies to Baise's delegates, and then, business incentives in the future.

Mayor Coviello was curious about the differences in both city's populations.

Ms. Killion explained the importance of building relationships.

Councilmember Nelson recommended bringing an educational representative and was in favor of the program.

Councilmember Gunter was in favor of the program based on the economic advantage. He requested an outlined expense proposal to see exactly the money we are talking about.

Mayor Coviello reviewed that a general consensus was received to look at an expense proposal and a general timeline, cultural aspects, and bring it back to Council.

Ms. Killion offered to provide cross cultural lessons prior to traveling.

Oasis Sports Park

Mayor Coviello explained that there has not been a tennis, baseball, or football park built in the last 10 years. The City has experienced a steady recovery and there is a need for a sports facility. The City needs additional facilities for football, soccer, track and field, tennis, and even pickleball. He explained having a complex by a school has benefits for the residents and the schools. By constructing the fields in an unused area behind Oasis Schools on property currently owned by the City, it will meet common residential request and also support the mission of the Charter School. Suggested facilities would include a football field, with track, bleachers, soccer ready, lights, central building with concessions and restroom, baseball and softball fields and 8 hard surface tennis courts with lights, and parking for over 200 vehicles.

A diagram was displayed from the 2006 Parks Master Plan.

Mayor Coviello stated all the wet areas have been filled in and did not need much prep work for the site. All areas can be fenced off from the adjacent Charter School allowing public access without compromising safety at the schools. The benefits here provide a much-needed addition to our sports field portfolio for the City at large. It also provides much-needed support to the City of Cape Coral Municipal Charter Schools, as well as help support the transition rate of students from Oasis Middle School to Oasis High School. This could provide a short and long-term answer to any budget issues from lack of students. By supporting the proposal, it demonstrates a commitment to the growing population, particularly the tens of thousands of students that call Cape Coral home. He requested discussion and to have studies done for economic impact.

Councilmember Stout explained the need to wait for the November referendum ballot to pass for the Parks Master Plan.

Mayor Coviello asked for a request for a proposal as to what the actual cost would be. He recommended getting the private sector involved to offset the cost. What would be the true value and cost to put in a facility? He also acknowledged the possibility of starting small and make bigger.

Councilmember Cosden questioned if a portion of this concept was in the Parks Master Plan. She supports the plan. She would like to see a price range as a next step, with multiple versions.

City Manager Szerlag explained he would be meeting with the Parks Master Plan Stakeholders Group. It would be the same people to take a look at how to handle the old golf course. Also, see what impact any development to the golf course would have on the Yacht Club, Four Freedoms Park and Festival Park. See what recalibrations could take place for the partnership with the Charter Schools.

Councilmember Cosden expressed support as long as the funding works.

City Manager Szerlag explained the \$60 million is already embedded in the Parks Master Plan which was adopted in November 2016 by the previous Council. The ballot question issue is never a done deal until passed by the City Council.

Parks and Recreation Director Runyon explained the Oasis property was part of the Parks Master Plan. She explained that a portion was for ecological trails, an area was for a ball field, and it could be done in stages.

Councilmember Nelson agreed, and requested phase 1 through 4 with a total overall cost, pull out what is allotted in the Parks Master Plan, and then build a capital campaign to raise funds.

City Manager Szerlag stated the recommendation would be brought to Council in August. He reviewed the input that he would receive at meetings, then he would bring a recommendation to Council.

City Attorney Menendez explained the proposed ordinance would be introduced on 6/4 with a proposed public hearing date of 6/18 for Council's decision for it to be placed on the ballot.

Councilmember Gunter was in favor of the program and requested staff to break down a feasibility study into certain phases. There is definite need for the sports park. There are limited amounts of fields in our community and need additional locations.

Councilmember Stokes reviewed the population increase over the past seven years, the City will need these facilities. He was in support of the idea.

Mayor Coviello explained that more fields will allow for more participation.

Councilmember Gunter added there are limited amounts of fields monopolized by organizations, don't make those same mistakes again. It needs to be available in a fair distribution of use for those that are in a need of a facility.

Councilmember Stout would like a study for what the cost will be, break it into phases, also she would like more in partnerships with the Lee County School District to utilize their facilities to the maximum. She reviewed the partnership with the SROS in the future.

Mayor Coviello reviewed that consensus was received to investigate the cost to include them in phases.

Administrative Services for the Charter School

City Manager Szerlag reviewed the following plan for consideration:

- Over the next 6 months, the City will track all personnel and operating costs associated with: Financial Services/City Clerk/Fleet & Facilities/ITS/HR
- Fleet & Facilities costs for O + M and Capital, if necessary (Charter School will fund)
- City will develop the costs of the development of shared athletic fields and facilities/Oasis Sports Park
- Charter School will follow all of the City's policies/procedures
- City will also track Charter School costs for how they operate
- City will also compare to private sector
- City will also address Capital to be more competitive amongst other schools
- City will ask Lee County School District to provide costs for Human Resources, record keeping, and possible other areas such as ITS
- City will not execute the charge back this FY (\$311,000)

- Will determine appropriate fund balance policies moving forward
- Fleet Services consolidation will have to occur beginning July 2018
- Facilities Services consolidation will have to occur beginning July 2018

Finance Director Bateman explained the Budget Overview with a deficit of \$2.1 million. On an annual basis, we came up with the salaries to City staff to perform the duties. She reviewed the following slides:

- Budget Overview - April 2018 Workshop
- Budget Overview – May 2018 Workshop
- Charter School Budget Highlights as presented at their Budget Workshop in April and May 2018
- Charter School Cash Position 4/17/2018
- Oasis Charter Schools 2018 – 2020 Budget per Burton-Stantec Model
- Model Control Panel – Baseline Analysis
- City of Cape Coral; Cost to Include Charter School Activities Within the City Departments

Councilmember Stout wanted to review the Oasis Sports Park item with a cost of \$9,500,000 with annual maintenance of \$288,000. She reviewed that Council approved the Charter School program without a double taxation to residents. The cost for the studies is a good idea. She was not in support of taking out \$300,000 from the General Fund. The Charter Schools should pay for this. Look at the spending based on what is really needed versus what they would like to have. She has not seen in the past 3 years so many big money requests.

Mayor Coviello requested the source of the \$9.5M in the finance slide.

Director Runyon explained this figure came from a study completed a few years back for a football field, stadium, restrooms, softball and baseball fields. It depends on the turf, there are a variation of costs.

Councilmember Cosden expressed that philosophically she agrees with Councilmember Stout, but at this point we are close to crisis mode. The State Legislature has not properly funded the students, the FTE, for several years now. The Lee County School District is suffering as a result. They have an unfunded mandate where everyone has to have a Chromebook in all the schools by 2019. This \$311,000 “waiver” could purchase about 1,000 Chromebooks. The Charter School System is Cape Coral’s crown jewel. The City needs to step in to make it and keep it sustainable.

Discussion held in reference to the Charter School Cash Position 4/17/2018 slide line items.

Discussion held in reference to the sense of urgency for the Fleet Maintenance and existing Charter School employees.

Director Bateman explained the contract would end with B&R.

City Manager Szerlag explained this is not a hostile takeover of the Charter Schools. Our role is not to layoff Charter School employees, this is what our best practices dictate what you need to do, and compare our costs to the private sector.

Councilmember Cosden inquired about the takeover roles.

Mayor Coviello asked if \$5.3M is a normal reserve amount for this type of budget.

Director Bateman explained they have enough to get through another year. She reviewed the high price items for the repairs to be completed. If the model does not change, it will be too late.

Mayor Coviello asked if an increase in enrollment was a part of this?

Director Bateman stated they had to adjust their budget by \$280,000 because of a loss of students in the High School. Some adjustment in reducing was made in the Middle School. The capacity of the High School is 800 students; now there are 697. The funding per student is approximately \$7,800 per year.

Councilmember Stokes reviewed that one of the costs will go out to the voters to decide for the Parks Master Plan. 7069 was in abeyance, and a new bill was introduced and approved in March for the \$1.5 million. He was in favor of helping out with the 6-month period to get it running in the right direction.

Councilmember Nelson reviewed the Town Hall meeting with a survey on the screen. Two biggest issues were communication and turn over. She expressed inconsistencies in Chapter 26 and the NEOLA. We need to figure out how to stabilize and allow the Superintendent to focus on the communication and turn over. She expressed support for the administrative services plan for 6 months.

Councilmember Stout explained being on the team for the creation of the High School. She served for 9 years on the Charter School Governing Board. When she was a part of it, they had zero cash balance when the school was built for 700 students with a maximum of 750 students. She discussed the need for positive Charter School media. She reviewed the concern for wants versus needs. She was concerned about using General Fund monies, and labeled it as double taxation.

Councilmember Cosden stated that the elementary schools still have parents camping out to enroll their kids. She reviewed losing money by having more high school students.

Superintendent Collins agreed that educating a high school student is more expensive. They bring in \$7,000 per student, but the cost is approximately \$8,100.

Councilmember Gunter inquired about the slide as a city and how we can provide the service better or cheaper is the way to go. Regarding the \$300,000 that we have been subsidizing, the goal would be to make it self-sustaining. The system is broken, and we need to re-evaluate it. He was in favor of subsidizing the education for our children. Look at the big picture to make sure we are doing all the things we need to do to have the A school rating where we used to be.

Councilmember Williams agreed with Councilmember Stout in principle. He does not like taking money from the General Fund to run the Charter School. He does not want to negatively affect the schools. We need to do something. He was in favor of the City Manager's plan to work together, solve the immediate problem, and find some resolution.

Mayor Coviello reviewed the need to work together to do the best for the students.

Consensus received to implement the program as outlined by the City Manager to do a feasibility study, have the departments interact, and take care of the areas in question (except for the \$311,000, not to be used as in-kind donation.)

City Manager Szerlag presented an option to allow the best case of the 6 months. He noted his intent was to make this an agenda item for June 4th or June 18th meeting. We will list the summary items. It would be timely at the end of the school year for City Council to advise me regarding the \$311,000 with a formal vote on how to proceed. He was also looking for instruction on how to proceed with the elements contained in the executive summary to consolidate those functions. Beginning in July, the City will be handling the complete fleet and facilities. This will all be in a formal resolution. The intent tonight was to get a general consensus.

Council recessed at 6:29 p.m. and reconvened at 6:42 p.m.

Future Alternative Uses for Property Known as D&D Boat Ramp in Cape Coral
(Continued from 4/23/2018)

City Manager Szerlag appeared to discuss the first slide titled:

- Executive Summary

Public Works Director Clinghan reviewed the options slides:

- Development Option 1 - A
- Conceptual Site Plan – Option 1A (P3 Restaurant on Bait Shop Parcel plus \$3.3M, 44 Boat Trailer Spaces)
- Development Option 1 - B
- Conceptual Site Plan – Option 1B (P3, Restaurant on Bait Shop Parcel plus \$1.7M, 53 Boat Trailer Spaces)
- Development Option 2 – A

- Conceptual Site Plan – Option 2A (No P3, Existing Bait Shop remains, \$3.3 M, 44 Boat Trailer Spaces)
- Development Option 2 – B
- Conceptual Site Plan – Option 2B (No P3, Existing Bait Shop remains \$1.7M, 53 Boat Trailer Spaces)
- Development Options 3 – A (sell the property outright)
- Development Options 3 – B (development a P3 for the entire site)

DCD Director Cautero reviewed the Land Use and Zoning slides:

- Land Use and Zoning
- Land Use and Zoning (continued)
- Nearest Dockside Fuel Sales
- Boat Slips – MPP (Management Protection Plan) Definition

Councilmember Nelson left the dais at 6:50 p.m. and returned to the dais at 6:51 p.m.

DCD Director Cautero continued:

- Boat Slips
- Boat Slips (continued)

Director Bateman reviewed the Land Value and Revenue Information slides:

- Land Value and Revenue Information
- D&D Bait Shop appraised value and distribution of surplus
- Revenue
- Revenue at Boat Ramps
- Decrease in D&D Boat Ramp Fee Revenues

Director Clinghan reviewed the Design, Permitting, and Construction Costs slides:

- Design, Permitting, and Construction Costs
- Grant Summary (West Construction)
- Grant Summary (East Design and Permitting)

Director Runyon reviewed the Boat Launch Information slides:

- Boat Launch Information
- Boat Launch Data – Saltwater Ramps
- Resident vs. Non-Resident Usage

Traffic Engineer Corbett reviewed the Safety Considerations slides:

- D&D Site Traffic Issues
- Traffic Control Devices at D&D
- Manatee Strikes
- Desired Outcome

City Manager Szerlag requested general direction in which Council would like staff to proceed.

Councilmember Williams was not in favor of Option 1 based on parking, manatees, and sawfish. He was in favor of Option 3-A to sell the property and pay back the debts. He inquired about the refund to the Stormwater and General Fund. He also expressed 3-B would be the only other option.

Director Bateman explained that the General Fund and the Stormwater Fund would be paid the original amounts that they paid. Because there is no debt in the Stormwater, Council could authorize a transfer of the Stormwater gain over to the General Fund.

Councilmember Carioscia was in favor of Option 1-A.

Discussion held in reference to usage of payback.

Councilmember Cosden was in favor of selling the property. Would Council back her up to sell it to Lee County? Then, it could remain a boat ramp.

City Manager Szerlag responded that he would try anything.

Councilmember Cosden asked for Council response to her idea to sell to Lee County.

Mayor Coviello expressed his concerns of selling it. You're not eliminating the boat or vehicle traffic if we sold it. He was in favor of allowing the bait shop to remain.

City Manager Szerlag stated if there is a P3, it would contain the provision to have the bait shop.

Discussion held in reference to running a gas station.

Mayor Coviello invited Debbie Rue from D&D Bait Shop to speak.

Debbie Rue appeared to discuss being in the property for 17 years. The parking lot was something that she and her husband made happen. She wanted to keep her business as is, doing what the City has to do with the boat ramp and give them the lease. She discussed the community involvement; history of tournaments; potential parking, and traffic problems.

Councilmember Stout stated she was not in favor of selling the property since it is a very valuable piece of property and the City may benefit in other ways.

Councilmember Nelson stated she was not in favor of selling the property. She was in favor of Option 1-A.

Councilmember Cosden withdrew her question to sell the property to Lee County. She wanted to understand where the \$3.3M is going to come from. What are we going to cut? If we are not going to sell it, then she would prefer 1-B.

Mark Kincaid, Senior Engineer, Coastal Engineering Consultants, Inc., addressed the options and grants earmarked for boating purposes.

Discussion held regarding paying back grant money if the property is sold within 25 years.

Mr. Kincaid explained the higher cost is based on the removal of the island.

Director Clinghan continued by explaining that 1 - B does not have a bathroom, has less pavement, and less seawall.

Discussion held in reference to grants not being guaranteed.

Discussion held in reference to Option 3-B, potential upfront costs.

Councilmember Stokes stated he was in favor of either option (1-A or 1-B) depending on how the grants worked out.

Councilmember Gunter reviewed the revenue at the boat ramps site and the cost for the city to borrow \$1M. There is a need for that particular area. He stated he was in favor of Option 1-A.

Mayor Coviello expressed he was in favor of 1-B because in the future the island could be taken out.

Councilmember Nelson requested a potential return on investment slide or spreadsheet so the cost factor is not as big of a concern.

Director Bateman agreed.

Councilmember Stout inquired when it would be brought to Council?

City Manager responded it would be on June 4th or June 18th.

Councilmember Stout stated that 1-B is her preference. She liked the return on investment idea to be laid out so that it would be clearly stated.

City Manager Szerlag stated we can always start out with Option 1-B. Should funding become available, there could be an addendum to the scope of work to do Option 1-A.

Councilmember Cosden would like projections for revenue that are not super optimistic.

Discussion held regarding 59 Code-required parking spots in the P3 plan for that size restaurant; 60 provided on site, noting there could be changes to Code requirements.

Councilmember Gunter stated he could also be in favor of the 1-B option and explained he was every comfortable with the numbers and that we could afford the \$1.7M, even if we had to borrow the money.

Discussion held regarding evening time restaurant parking when the boat traffic is low.

Councilmember Carioscia stated he would be flexible with Option 1-B which may be wiser.

Mayor Coviello asked the City Manager if he was satisfied with Council's direction.

City Manager Szerlag responded in the affirmative and stated they would be back before hiatus with the grant components.

Mayor Coviello questioned if removing the island was environmentally sensitive and would it make that corner safer. Would it make any difference in the current?

Mr. Kincaid explained the island was once a land bridge. He noted there may be challenges in the permits for removal. It will not reduce the currents further downstream but it will at that particular location.

Councilmember Gunter questioned the timeline about the grants in place now. Can we still move forward? Is a commitment needed by July?

Director Clinghan explained that the first grant for \$222,000 is for improvements to the west side. Now that we know that we are heading towards some kind of boat ramp, we will be calling them to see if we can at least improve the seawall and get rid of the finger piers. We don't want to put a lot of money into that if that is going to go away. He would be calling them tomorrow to see if this could still be in place. We will come back with more details probably on June 18th. The other grant for \$67,500 is for the design in permitting of the new boat ramp and would want to move forward with that.

Round Table Discussion

None

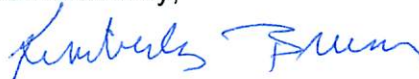
TIME AND PLACE OF FUTURE MEETINGS

A regular meeting of the Cape Coral City Council was scheduled for Monday, June 4, 2018 at 4:30 p.m. in Council Chambers.

MOTION TO ADJOURN

There being no further business, the meeting adjourned at 7:40 p.m.

Submitted by,

A handwritten signature in blue ink, appearing to read "Kimberly Bruns", is written over the printed name.

Kimberly Bruns, CMC
Assistant City Clerk