



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Detailed Minutes - Final

City Commission

Rex Hardin, Mayor

Beverly Perkins, Vice Mayor

Rhonda Eaton, Commissioner

Cyndy Floyd, Commissioner

Andrea McGee, Commissioner

Tom McMahon, Commissioner

Gregory P. Harrison, City Manager

Mark Berman, City Attorney

Asceleta Hammond, City Clerk

Tuesday, June 1, 2021

5:30 PM

Special Virtual City Commission Meeting

CALL TO ORDER

The Honorable Rex Hardin, Mayor called the Virtual Special City Commission meeting to order at 5:31 p.m.

ROLL CALL

Present: Commissioner Rhonda Eaton
Commissioner Cyndy Floyd
Commissioner Andrea McGee
Commissioner Tom McMahon
Vice Mayor Beverly Perkins
Mayor Rex Hardin

APPROVAL OF AGENDA

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Agenda be APPROVED AS SUBMITTED. The motion carried unanimously.

A. REGULAR AGENDA

1. [21-572](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF POMPANO BEACH AND CHRIST CHURCH UNITED METHODIST, INC. FOR THE PURCHASE OF SIX PROPERTIES, WITH FOUR LOTS LOCATED WEST OF FOUNDERS PARK BETWEEN NE 2ND AVENUE ON THE WEST, NE 3RD AVENUE ON THE EAST, NE 4TH STREET ON THE NORTH AND NE 1ST STREET ON THE SOUTH, AND WITH TWO OF THE LOTS LOCATED ON THE

WEST SIDE OF NE 2ND AVENUE, SOUTH OF NE 4TH STREET, AND NORTH OF NE 2ND STREET, FOR USE AS A MUNICIPAL CHARTER SCHOOL; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$7,612,500.00)

 **Strategic Plan Initiative**

(Staff Contact: Cassandra LeMasurier)

Cassandra LeMasurier, Real Property Manager, presented the item and stated that city staff is requesting City Commission approval to enter into contract for the purchase of six (6) folios from Christ Church United Methodist, Inc., who has obtained the necessary approval on their end to be able to sell their Pompano Beach campus, located directly west of Founders Park in the City of Pompano Beach for \$7,612,500.00 for the City's Charter School.

Continuing, Ms. LeMasurier stated that the City obtained two appraisals that ranged in value from \$7.25 million to \$7.85 million. The Church also obtained an appraisal valuing the property at \$8.1 million. The current Broward County Property Appraiser Just Market Value for the property is under \$6.6 million. The six folios total 4.96 acres in land area and have buildings totaling 55,159 square feet and some Transit Oriented (TO) within the downtown Pompano Overlay District.

The location was selected for the Charter School due to its large land area, central location in the City and proximity to both City Hall and the City's cultural and historical venues. Lastly, the proposed City's Charter School is a policy action item under the City's Strategic Plan as approved by the Commission.

Elle Wegman, NE 11th Avenue, Pompano Beach, FL, commented about the meeting agenda, citing that she completed an audience-to-be-heard form and wanted to speak under both audience-to-be-heard and the item under discussion, of which Mayor Hardin clarified that the meeting agenda does not include audience-to-be-heard. However, he pointed out that Ms. Wegman signed up to speak on the matter under discussion and encouraged her to do so.

Ms. Wegman expressed concerns regarding the wording of the item, specifically as it pertains to the location of the lots. Also, she spoke in opposition of the proposed site for the Charter School and provided several alternate sites of where it could be placed.

Mayor Hardin asked if any decision has been made of where classrooms or anything of that sort will be placed on the parcels, to which Greg Harrison, City Manager said no.

Mayor Hardin stated he understands there is a standard package that goes out with the agenda to include the audience-to-be-heard form, however there is no audience-to-be-heard on this agenda, therefore he asked Sandra King, Public Communications Director to clarify.

Ms. King stated that because of two (2) individuals at the previous meeting who were very interested on this topic, she sent emails to both individuals on the Friday of the week prior to inform them of this Special Meeting

to ensure they had the opportunity to speak on this item.

Jorge Ruiz, 122 NE 10th Street, Suite 1, Pompano Beach, FL, questioned why the meeting was being held via Zoom as he was with the impression that meetings were going to be held in-person.

Mark Berman, City Attorney, stated that Mr. Ruiz spoke at the last meeting where he complained that the caption of the resolution was not correct. Later during the meeting, in abundance of caution, the City Commission rescinded its action in approving the contract and Mr. Ruiz and the other speaker were notified. Also, proper notices were sent out and were posted on the building and the City's website. The Resolution was reworded and Mr. Ruiz is being given the opportunity to participate and the City is listening to what he has to say. The resolution caption was modified to make it better and more concise.

Continuing, Mr. Berman stated that this matter was set as quickly as possible because this business needed to be concluded before the City Commission first (live) meeting according to the City Manager, as the contract needed to be signed and approved prior to that date.

Mr. Ruiz voiced concerns of people not having the means to participate electronically and that proper notice was not given to the public about the meeting. In addition, he spoke in opposition of the purchase contract and provided his reasons.

Mayor Hardin stated that it was mentioned at the last meeting the Church chose the City's offer because it followed with its mission of helping the community. Whatever offer the Church chooses to accept is for the Church to decide, nonetheless, the City made a bonified offer and they accepted it. Also, the City gave proper notice of the meeting to which Mr. Berman explained earlier.

Mayor Hardin asked if there were any more public speakers who wish to speak on the item. Ms. King replied there was one other speaker that signed up, however the person was not on the meeting at this time. Therefore, public input on the item was closed.

Mayor Hardin thanked Mr. Berman for cleaning up the language on the item, as well as the public for noticing the less clear language of the prior item. Overall, this is a great step forward for the Charter School of which the entire Commission has endorsed as it is part of the City's Strategic Plan.

Comr. Eaton pointed out the City will receive education dollars to help support the school, of which Mayor Hardin agreed and provided a brief explanation of the funding sources for the Charter School.

Vice Mayor Perkins asked if the neighbors/residents surrounding the Church were notified of the City's plans of placing a charter school on that site.

Mayor Hardin stated he was unaware if anyone has been notified, however there is no requirement to do so as this is just a sales agreement.

Mr. Harrison stated the City is not at that point yet, and there is time between now and August 2024 to take care of those types of details.

Mayor Hardin noted that the Church notified its parishioners of which many live in the neighborhood, so they are well aware of what was taking place. It was stated at the last meeting that they endorsed the idea of the sale of the property to the City to create a Charter School because they feel it still support the community, which is what the Church was all about.

Vice Mayor Perkins indicated that at some point there needs to be a community meeting with the residents so they know what to expect as far as traffic and so forth.

Comr. McGee thanked the Church and its parishioners for choosing the City's offer for such an exciting endeavor the City have been working towards. The residents she has spoken with, many of which are young families, are excited about a Pompano Beach based school that is priority to the residents.

Comr. McMahan reiterated his comments at the last meeting that he put the word out on all his social media outlets and posted it on the Old Pompano Civic Association Group about the previous meeting in reference to the Charter School of which he received many positive feedback. He thinks the proposed site is the ideal location for the school, however as was pointed out by Vice Mayor Perkins, he believes as the City draws closer to opening up the school, it is important to address traffic patterns and things of the sort with the community. Nevertheless, he fully supports the item.

Comr. Floyd asked whether the Church was going to sell the properties anyway, to which Mayor Hardin replied yes.

A motion was made by Vice Mayor Perkins, seconded by Commissioner McGee, that the Regular Agenda/ Resolution be ADOPTED. The motion carried by the following vote:

Yes: Eaton
Floyd
McGee
McMahan
Hardin

No: Perkins

Enactment No: RES. No. 2021-205

B. ADJOURNMENT

The meeting adjourned at 5:57 p.m.

Rex Hardin, Mayor

Asceleta Hammond, City Clerk