

**Joint Meeting Minutes between the  
Martin County School District, the  
Board of County Commissioners and  
the City of Stuart Commissioners  
Monday, November 17, 2003 – 1:00 p.m.  
Flagler Recreation Center**

**School Board Members Present**

Dr. David L. Anderson, Chairman  
Vicki Davis, Vice-Chair  
Sue Hershey  
Laurie Gaylord  
Lorie Shekailo  
Dr. Sara A. Wilcox, Superintendent  
Tom Elfers, School Board Attorney

**School Board Staff Present**

Lori McWilliams, Hank Salzler, Johnathan Ferguson, Jim McCombs, Dr. Frank Raffone, Donna Hosang, Robyn Cleghorn

**Martin County Commission**

Stephen Frye (County Attorney), Doug Smith, Susan Valliere, Michael DiTerlizzi (Chair), Sarah Heard, Lee Weberman, Russ Blackburn (County Administrator)

**Martin County Staff**

Nicki VanVonno, Richard Blankenship, Jim Sherman, Bob Dennison

**City of Stuart Staff**

Carl Coffin (City Attorney), David Collier (City Manager), Jeffrey Krauskopf (Vice-Mayor), Gene Rifkin, Michael Mortell, Karl Krueger (Mayor), Charles Foster

**City of Stuart Staff**

Kim Delany, Don Holloman, Albie Scoggins

**Public**

Peg Nott, Len Gabriel (Shenkel Shultz), Jim Ault (Morganti), Jerry Kelly (Morganti), Yvette London (Harvard Jolly), Don Holloman (Keith and Schnars)

**Press**

**PBPost** – Rani Gupta

**Stuart News** – Mike Samuels

**MCEA** - No Representation

**AFSCME** - No Representation

**1. Call to Order**

The Mr. Krueger, City of Stuart Mayor, called November 17, 2003 Joint Meeting to order at 1:00 p.m.

**2. Update regarding Jensen Beach High School**

Mr. Osborne stated the new high school will be officially named “Jensen Beach High School”, the mascot would be the Falcons and the colors would be silver, teal and black pending board approval at the November 18, 2003 school board meeting. He introduced Mr. Jim Ault, project CMR, and Len Gabriel, project architect who provided an overview of the status of the school construction.

*(While Mr. Gabriel was setting up for his presentation, Mr. Collier informed the board members that there were 866 people at the meeting with 75.2% in favor of the bridge at the final meeting of the DOT on the new bridge in Palm City)*

Mr. Ault of the Morganti Group discussed the preliminary planning that took place on the project and Jim Sherman, Assistant County Administrator, discussed the County’s coordination on the project, which includes the shared purchase of land, shared athletic facilities for Pineapple Park, master irrigation plan to use recycled water, road construction, School Board did preliminary permitting for the County and donated right-of-way for the road as well providing for a successful relationship for both entities.

Mr. Gabriel, of Shenkel Shultz architects, presented a detailed overview on the schools interior, exterior and athletic specifics.

Mr. Ault discussed the aggressive schedule, which would open the administration building, media center, music and class rooms by the beginning of school in August 2004, with the gym, auditorium and site work and ball fields completed by December 2004. He presented a step-by-step progression of work. The site encompasses 100 acres; 63 are cleared and 37 are preserved and protected wetlands. He pointed out that 80% of the subcontractors are local.

Mr. Jerry Kelly explained the CMR process allows for pre-construction activity and the ability to identify the complex issues early on that would need further coordination. Value Engineering was a priority for the project. He provided a cost breakdown on the project with a total cost of \$46,237,000; they are presently on budget. Mr. Ault reiterated they are on schedule and on budget and will provide the quality that Martin County deserves expects.

Mr. Smith asked if the home side of the stadium is on the west or east side and Mr. Sherman believes it is on the west and Mr. Smith was pleased due to sun issues.

### **3. Update regarding the 10<sup>th</sup> Street Sector Plan**

#### **a. J. D. Parker Elementary School and City Gymnasium**

Kim Delaney, City Planner, discussed the process the city undertook that was as collaborative as possible, which included the Board of County Commissioners, the School Board and all the institutional users along 10<sup>th</sup> Street including the three schools and Council on Aging. The plan that has been developed reaches a consensus of best ideas from all parties, however could still use some tweaking.

Yvette London of Harvard Jolly Clees Toppe Architects, reviewed the proposed plans for the new J. D. Parker Elementary School. She explained the best solution for Palm Beach Road would be to take as much traffic off the right away on the J. D. Parker side, thereby preventing stacking vehicles and buses on the right of way. She pointed out that a long bus loop be incorporated. Student drop-off / pick-up access should be as far as possible from the Palm Beach Road / 10<sup>th</sup> Street intersection as possible, thus creating a long corridor where 100 cars could be utilized behind the apartment complex and allowing for drop-off at the front of the school. They have made provisions for a joint use gym, which would be combined with athletic fields and discussed access which would be located next to J. D. Parker Elementary School. Additional parking would be provided specifically for the gym and play fields during after school hours. Controlled pedestrian crossing would also be implemented. She discussed the need to acquire privately owned property in order to create an access road. She asked for the timely implementation of the plan and cooperation of all involved parties.

#### **b. Improvements to 10<sup>th</sup> Street and Roadway Network**

Mr. Don Holloman discussed the aesthetics of the roadway and provide left turning opportunities for the traffic in order to minimize the congestion. The general concept was carried along the 10<sup>th</sup> Street corridor and the school site requirements. Medians could be placed along 10<sup>th</sup> Street in order to break up the bowling alley affect. The basic survey of the area has been completed and presented a rough preliminary cost of approximately \$500,000.00. This will include roughly 40% of landscaping, 40% in actual physical roadway improvements, and other elements such as the installation of a fiber optic conduit system to allow the 10<sup>th</sup> street corridor facilities fiber optic abilities. He discussed additional improvements to Palm Beach Road and East Ocean Boulevard in order to help alleviate individuals using the side streets.

Mr. Smith asked which of the various plans the City is moving towards and was advised the AS3.1 in the bottom right hand corner dated 9/12/03. She stated the City has expressed its willingness to acquire private property located behind the Hidden Palms property for road way circulation and other infrastructure needs. The plan contemplates an upgraded package of athletic facilities with funding and management to be discussed. She stated the Interlocal Agreement between the City and the School Board regarding the track needs to be dissolved in order for the site to be used in a different manner. The City plans to construct another track at a 10<sup>th</sup> Street Recreation Center. She reiterated that the boards need to discuss today: the funding of the 10<sup>th</sup> Street improvements, funding of the athletic package beyond the standard elementary package and the termination of the interlocal agreement. Mr. Coffin reminded her of the acquisition of the private property.

Mr. Coffin stated there is an existing agreement between the City and County regarding the joint use of the track located at the corner of the property. It is City property; however County funds have been funneled into the track. The greater issue is the acquisition of the additional property with a loose value of \$150,000 - \$200,000 placed on it that contains one single family home.

A new interlocal needs to be established to outline who does what and when and all the specifics.

A Commissioner commented that they feel this is a good start and from the City's stand point they need to commit to the project. Mrs. Hershey believes this will lead to a tremendous rejuvenation of the entire area and would like to adopt this and acquire the needed land and is full support of the project. She asked what the sequence of the project would be. Mrs. Davis asked for a timeline and asked staff to prepare this for all three Boards. Mr. Krueger stated the City timeline is the School Board timeline and the lead on the project is the School Board and their need for action would lead to the action the City takes. The road improvements would be tied to a future budget, however purchasing the property and if necessary going to eminent domain on it requires quick movement. The majority of the additional City involvement comes following the decisions of the School Board as far as the facility design and implementation of the construction contract. He reiterated the City will not fall in front of the School Boards bus and they would work on the School Board timeline.

Mr. Smith asked if the ball fields would be a joint use endeavor or strictly a school facility and Dr. Anderson feels there has been a long standing involvement with the County and City on shared facilities in terms of ballparks and does not see why it should be any different. Mr. Smith explained the County is currently undergoing a county-wide programmatic study of the parks department to determine capacity needs. Mr. Krueger stated the decision of the school board to accept the site and building plans and to move forward are what the City is waiting for so they can roll on their part.

Mr. Smith discussed the imminent need for fiber optics and he has already asked staff to provide fiber down along Indian Riverside Park near the Environmental Studies Center, which should be hooked up with six months. Dr. Anderson stated the Board needs information on cost items that the school board will have to budget. Mr. Krueger reiterated to Dr. Anderson that the School Board is in the lead and the City would supplement what is being done on the site. As soon as the School Board approves the site, the City would immediately move forward to acquire the property. A commissioner discussed the need to release impact fees in next years budget that could be associated in this district area for these improvements.

Mr. Weberman asked how the \$500,000 would be divided that Mr. Holloman discussed and Mr. Krueger stated the City's tentative plans are 100% impact fees, however could be subject to negotiation. Ms. Valliere asked if the County recently shifted impact fees for the construction of Palm Beach Road and Mr. Krueger stated he is not aware of any shifting of impact fees. Mr. Don Donaldson, County Engineer, explained a short fall in funding was made up from some reserve impact fees as well as other transportation projects available. Mr. Weberman asked if there is any anticipated School Board contribution and agrees with Commissioner Krauskoff that if this is split into thirds, they could rationalize City of Stuart impact fees paying 1/3 of the road funds, County impact fees, etc. and questioned if there would be any School Board contribution. Dr. Anderson stated building the new school is a huge contribution to the area improvements. Ms. Valliere does not want to see an out of kilter timeline. Ms. London stated that in order to open the school by 2005, construction must begin in May or June 2004.

Mr. Weberman clarified that the City of Stuart intends to acquire the additional property with no reimbursements requested and the School Board would build the school at a cost of 11 million dollars. Mr. Collier explained the timing of the road improvements are not in lockstep with the construction of the school. Mr. Smith inquired on the requested \$500,000 and Mr. Collier commented.

Mr. Weberman stated he is generally supportive, however clarified that the funds would come from several different areas such as: stormwater funds, ITS funds, and road impact fees and would not all be shifted from road impact fees. Ms. Valliere asked if this was on the CIP and stated that in order to accomplish this project, they would have to abandon a project on the CIP and Mr. Blackburn advised that the Commission has to prioritize the CIPI each year.

Mrs. Davis asked about parking spaces and Ms. London advised the proposed plan is designed to accommodate all the needs of J. D. Parker with additional parking for the gym.

Mrs. Hershey clarified that they need to dissolve the interlocal and acquire the land and asked Dr. Anderson when the interlocal could be placed on the school board agenda and Dr. Wilcox advised December 9, 2003 and further advised district staff would work with County and City staff.

Mr. Blackburn asked if the gym would be built as part of the J. D. Parker school site or built at a later date and Mr. Collier stated not concurrently with the construction of the school and advised that they intend to replace the Russell Holloway track. Dr. Anderson stated the school board would approve dissolving the interlocal in order to move forward.

#### **4. Master Planning Schedule**

Mr. Osborne reviewed the process of master planning school facilities, the legal ramifications involved, growth projections and FTE. He explained that utilizing schools at their capacities often requires redistricting.

He discussed available land in the county and the sale of land for future school sites and needs to build a new middle school in the near future. The majority of master planning was completed this past March and projects were identified, prioritized and scheduled. Through this process, the district is now working towards replacement schools for J. D. Parker and Hobe Sound Elementary Schools.

#### **5. Interlocal Agreement**

Mr. Frye advised this is a Public Hearing and noted that the Public should be allowed input and Ms. Nicki van Vonno, Growth Development Director for Martin County, explained the meeting was properly advertised as such.

Ms. van Vonno stated the language is substantially the same and both interlocals have been merged into one. The first time the intergovernmental coordination was used was for the high school site selection process. Mr. Ferguson provided a short summary of the process to this point and the changes made to the agreement.

Mr. Lee Weberman, Martin County Commissioner, moved to adopt the Interlocal Agreement as presented and the motion was seconded by Commissioner Smith and carried 4-1 with Commissioner Heard in dissent.

Commissioner Rifkin, City of Stuart, moved approval of Resolution #239-03, and was seconded by Commissioner Mortell and the motion carried unanimously.

School Board Member Vicki Davis moved approval of the Interlocal Agreement for School Facility Planning between the County, City and School Board and was seconded by School Board Member Hershey, and the motion carried unanimously.

#### **6. Shared Services Network**

Elizabeth Whittles, of the Children's Services Council of Martin County, explained the mission of the Shared Services Network and its members. The committee focused on the issue of truancy and was successful in their endeavors and are in the process of implementing a strategic plan. Ms. Robyn Cleghorn, Shared Services Network member, discussed how the network came to adopt the issue of substance abuse. Of the 67 counties in Florida, 65 have participated in the surveys in the past. Ms. Donna Hosang, Shared Services Network Facilitator, shared a draft plan on ideas that were developed during the planning process.

#### **7. School Impact Fees**

Tom Elfers explained Dr. Nicholas, of the University of Florida, recommended approximately a \$500 increase in impact fees. He explained the fee increase would be presented at the school board meeting on November 18, 2003 for approval, at which time would be presented to the County for discussion and approval.

#### **8. School Concurrency**

Mr. DiTerlizzi apologized to the School Board for his recent remarks and aggressiveness during a commission meeting and stated that he is in fact passionate about the issue. He provided a copy of the Palm Beach County School Concurrency document (INCLUDED AS BACKUP) and asked the City and School District review the information.

Mrs. Hershey thanked Mr. DiTerlizzi for the information and feels this is worthy of a special meeting. Dr. Anderson agreed with Mrs. Hershey and reminded the three entities that Palm Beach County is a chartered school district, whereas Martin County is not. Mr. DiTerlizzi feels there may be useful elements.

#### **9. Scripps Impact**

Commissioner Smith shared his conversation he had Economic Council to put together a team and hopes the council would report back with members of the working group. Mrs. Hershey feels this company will have a major impact on Martin and is excited about prospects and feels there are a lot of opportunities available and agrees the thought process needs to be started. Mrs. Davis agreed and the entities must be at the table and part of the planning process.

Mr. Weberman asked Mr. Smith to take the lead as the County Commission liaison. Dr. Anderson feels they should pay a visit to the company in Texas and Mr. Smith feels the Economic Council would make

the visit. Dr. Wilcox stated Representative Negron has been out to California and is putting together a committee as well.

**10. Swimming Pool Interlocal**

Mr. Jim Sherman, Assistant County Administrator, explained the proposal authorizes back payments of \$120,000 by the County, and requires the School Board complete the Capital work, at which time a new interlocal would be prepared to include the pool operating costs and revenues to be shared equally. Mr. Salzler discussed the needed improvements.

School Board Member Hershey moved approval of the agreement presented, including the payment of the money due under the old Interlocal Agreement, School Board Member Davis seconded, and the motion carried unanimously.

Martin County Commissioner Smith moved approval of the agreement presented, including the payment by the County of \$120,486.00, and further authorized Mr. Blackburn to prepare any budget transfers necessary or amendments associated with the agreement, Commissioner Weberman seconded, and the

Commissioner Weberman asked if it is clear who would operate the pool and reiterated that he does not want to be in the pool business. Dr. Anderson stated this pool is a County pool as well as a school district pool and both entities should be working together. Commissioner DiTerlizzi asked for a time line from the school district and Mr. Salzler advised some maintenance items have already been completed and some are in progress. He feels public access would be an issue due to routing student access around the pool which could take more than 6 months. He believes the leak issue is under control.

**11. Other issues**

Mr. Dave Collier, City Manager of Stuart, reminded the school board about working through a procedure that would allow the City to use student information that would not violate law. He intends to discuss this issue with the Superintendent. He discussed traffic jams during the release of school. He asked for a presentation at the next meeting on the relief of traffic congestion and Dr. Wilcox feels this might be a good presentation for staff due to master planning. She feels this is time sensitive and Mrs. Davis agreed and would like it integrated within the master planning process.

Mrs. Hershey explained November 18, 2003 would be “Principal for a Day” where local leaders would fill in as principals to increase understanding of how our schools operate.

There being no further business to bring before the Board, the meeting was adjourned at 3:16 p.m.

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**CHAIR (Vicki Davis)**

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**SECRETARY (Sara A. Wilcox, Ph.D.)**