



**School Concurrency Workshop Minutes
Tuesday, November 14, 2006 – 2:00 p.m.
School Board Meeting Room
Stuart, FL 34994**

Members Present

Lorie Shekailo-Chair
Laurie Gaylord-Vice-Chair
Dr. David Anderson
Susan Hershey
Nancy Kline
Dr. Sara A. Wilcox, Superintendent
Doug Griffin, School Board Attorney

Members Absent

Staff Present

Hank Salzler, Ruth Pietruszewski, Cathleen Brennan, Rodger Osborne, Julie Sessa, Marshall Skinner, J. Lisle Bozeman, Jeff Haertjens

Public

Kim Delaney, Nikki van Vonno, Kevin Powers, Bill Summers, Leo Noble, Bill Summers, Jeff Dougherty, Linda Hake, Tammy Simoneau, Noreen Dreyer, Bill Whiteford, Kirk Sorenson

Press PBPPost – Rachel Simonsen Stuart News – Kelly Tyko

MCEA – No representation

AFSCME – Lisa Edwards

Call to order by the Chairman and Pledge of Allegiance to the Flag of the United States.

1. Presentation on School Concurrency (COPY ATTACHED)

Concurrency notebook on shelf in Superintendent's Office

Julie Sessa, Director of Facilities and Planning, gave a Power Point presentation on public school concurrency. She explained that class size reduction had artificially reduced the capacity of our schools by 2,857 student stations, an estimated expense of \$97 million. In 2005, the legislature appropriated zero dollars for class size reduction, and in 2006 Martin County received \$7 million from the legislature's appropriations for Class Size Amendment. She reported that the district had been compelled to spend 90% of its capital resources to maintain and renovate existing facilities. She informed Board members that pending project approval requests collectively proposed 11,122 new residential units in the County. The costs to build student stations necessary to accommodate those developments were estimated at \$97 million, in addition to the \$97 million for class size reduction. Julie advised that The Department of Community Affairs provided financial assistance for Treasure Coast Regional Planning Council to facilitate our Interlocal Agreement. The DCA reviewed the draft in September and indicated that all required components were included. Julie reported that all geographic areas within the County would be treated with the same student generation rate. She pointed out that there would be no separate student generation rate for Indiantown. She reviewed the draft Interlocal Agreement and reported that after joint approval of the Interlocal, the governing boards would need to reach agreement on implementing Comprehensive Plan Amendments. SB 360 requires each local government to amend the Comp Plan to include a Public Schools Facilities Element (PSFE). She reviewed the key PSFE concepts. Julie addressed the financial feasibility issues. She reported that the School Board had already borrowed funds, through the Certificates of Participation, to meet its current capacity standards. Julie apprised the Board of proportionate fair share mitigation options and told them that options for the proportionate share mitigation must be addressed in the PSFE and ILA. The draft ILA included mitigation alternatives in Section 5.5. Julie emphasized that the district's responsibility for funding was limited to onsite infrastructure costs. Board members discussed the capital budget, the cost of student stations, and the cost of rebuilding student stations. Doug Griffin explained a process whereby a developer could front the cost to build a school, then sell off the portions and be reimbursed by future other developers. Doug Griffin and Leo Noble were at consensus that the legislature would not fundamentally change the process. Dr. David Anderson asked Julie when she projected the need for another high school. Julie estimated another high school would be needed in west County in 7-10 years, since SFHS was crowded. Doug Griffin estimated that the student generation rate would be much higher than the county-wide .26.

1. Presentation on School Concurrency (Con't)

Board members discussed with Leo Noble the requirement to have 120% capacity in order to build a new school. Districts must demonstrate maximization of capacity. Dr. Sara A. Wilcox stated that it made sense to build classrooms to bring the schools back up to capacity. Julie Sessa showed a second Power Point presentation on classroom additions. (COPY ATTACHED) The recommendation to add the additions was to provide additional capacity to spread elementary students more evenly across the district.

2. Open to the Public

- Bill Summers expressed his concern for providing adequate income to fund development so taxes would not have to be raised. He advised that the Board set a formula now, so that taxpayers would not be penalized in the future and be the ones to pay for the development.
- Jeff Dougherty vocalized that the fair share developers would pay should not include class size amendment reduction costs.
- Doug Griffin, School Board Attorney, advised that class size reduction would probably cost about \$97 million and new growth would probably cost another \$97 million.
- Leo Noble, a concurrency consultant, explained that impact fees could not be used for prior deficits or class size reductions. He informed Board members that impact fees were designated for new student stations.
- Linda Hake stated she had worked with concurrency issues for sixteen years. She displayed a positive attitude about meeting concurrency.
- Tammy Simoneau, Economic Council, stated that the council would be part of the solution. The organization wanted to understand the challenges and concur on the unfunded class size reduction amendment. She suggested looking at model communities and picking them apart to see what had been successful for others. She stated this was a county-wide issue, but she requested a workshop specific to Indiantown. She conveyed that creative options should be brainstormed and offered assistance to the Board, particularly on TAC and Long Range Planning.
- Noreen Dreyer thanked the Board for holding the workshop. She offered her assistance and would like to provide her input. She was glad Leo Noble would assist the Board. She advised there are different tools that can be used establishing a transportation level of service. She hoped the Board would look at all the tools available and select what was best for the community.
- Bill Whiteford, representing the Quillen project in Indiantown, said this issue will take a lot of little solutions. He commented on Doug Griffin's table on slide #49 that the land donation was not incorporated in the table, and he felt that needed to be revisited. He explained that throwing in a land donation kicks the cost up very high. He wanted to be sure his statement was on record.
- Kirk Sorenson talked about the capital budget. He felt it was important for the student generation rate to remain consistent throughout the county. He mentioned that when comparing student station costs with other counties throughout the state of Florida, Martin County student station costs were roughly twice as much as the state recommended. He informed the Board that many counties were looking at modulars as a mechanism to reduce student station costs. He enlightened the Board that semi-permanent modulars cost a fraction of what the student stations that MCSD discussed today, and that the state classifies them as permanent student stations. He reminded the Board to consider other revenue sources for funding, such as pursuing sales tax to cover the rising costs of land and new facilities. He suggested the Board talk to other counties and see what they are doing, since there are lessons being learned throughout the state.

3. Open to the Board

Nancy Kline

Stated this was the most well-attended workshop in the last 2 ½ years. She was very happy to experience the involvement and looked forward to working with the developers and the community.

Laurie Gaylord

Commented that the Board needed a glossary of terms to understand the concurrency terminology.

Sue Hershey

Looked forward to the challenge.

3. Open to the Board (Con't)

Dr. David Anderson

Stated that the Board would get this all together.

Dr. Sara A. Wilcox

Thanked Kim Delaney and the County and City staff for all their hard work. She thanked Leo Noble for continuing to work with the Board.

Lorie Shekailo

Suggested individuals attend the FSBA Growth Management Workshop. She felt it was very informative.

There being no further business to bring before the Board, the meeting was adjourned at 3:52 p.m.

CHAIR (Lorie Shekailo)

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