



**Joint Meeting Minutes between the School Board of Martin County,
the Board of County Commissioners, and the City of Stuart
Tuesday, January 15, 2008 – 9:00 a.m.
Blake Library**

School Board Members Present

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

School Board Members Absent

School Board Staff

Rodger Osborne, J Lisle Bozeman, Ruth Pietruszewski, Cathy Brennan, Julie Sessa, Garrett Grabowski, Hank Salzler, Marshall Skinner, Betty Hickox

Martin County Commission

Doug Smith (Chairman), Susan Valliere (Vice-Chair), Michael DiTerlizzi (Commissioner), Sarah Heard (Commissioner), Lee Weberman (Commissioner), Stephen Fry (County Attorney), Duncan Ballantyne (County Administrator)

Martin County Staff

Mary Vettel (Deputy Clerk), Nikki van Vonno (Growth Management Director), Laura Beaupre (Special Projects Coordinator), Taryn Kryzda (Assistant County Administrator), Cesar Perez (Economic Specialist), Don Donaldson (Engineering Department Director)

City of Stuart

Jeff Krauskopf (Mayor), James Christie Jr. (Vice-Mayor), Mary Hutchinson (Commissioner), Carol Waxler (Commissioner), Michael Mortell (Commissioner), Paul Nicoletti (City Attorney), Dan Hudson (City Manager), Terry O'Neil (Planning Consultant)

Public

I. Call to Order and Pledge of Allegiance

Doug Smith, Martin County Board of County Commissioners Chair, called the Joint meeting to order and led the Pledge of Allegiance.

II. Introductions and Opening Comments

School Board members, County Commissioners, and City of Stuart Commissioners introduced themselves.

III. Public Comments

- Tom Kenny addressed the Commissioners and Board members on the Interlocal Agreement and Charter Schools.
- Scott Watson addressed the Commissioners and Board members on the local economy.
- Al Forman, Palm City resident, addressed the Commissioners and Board members on the cost of infrastructure and growth paying for itself.
- John Patterson brought to the Commissioners and Board members attention that Centex Homes used the prestigious name of Martin County Schools to advertise their properties.
- Bill Summers, thirty-five year Martin County resident, addressed the Commissioners and Board members on school funding.

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IV. School Impact Fee Presentation

Doug Griffin, MCSB Attorney, gave a PowerPoint presentation on impact fees. He reviewed the current status and advised that on December 18, 2007, the Martin County School Board voted to approve the adjustment of School Impact Fees in the amounts reflected in Dr. Nicholas' December 2, 2007 report. On January 9, 2008, the County's Impact Fee Review Committee voted 5-1 to approve the same adjustment of those fees, subject to delayed implementation on October 1, 2008. On January 31, 2008, the County's LPA is scheduled to review the proposed fee adjustment. On February 5, 2008, the BOCC is tentatively scheduled to review the proposed fee adjustment.

On August 21, 2007, the School Board approved an earlier calculation of the fee by Dr. Nicholas using the "improvements" model which would have resulted in a substantially higher adjustment. The School Board subsequently voted to reduce its requested adjustments to the fees, after experiencing lower than predicted enrollments. The drops in projected enrollment will allow the School Board to postpone some expansion projects.

The revised forecast, and corresponding postponement of need for some expansion projects, prompted the request of Dr. Nicholas to recalculate the fee using the "consumption model." MCSB School Board and County Impact Fee Review Committee have both approved the recalculated fee schedule. The financial feasibility of the School Concurrency Interlocal remains dependent on the update of the fee. School District Capital Improvement taxes will NOT be increased as a result of the reduction in the amount of the proposed increase. The School Board will need to review its CIP to postpone expansion projects which will be delayed because of lower projected enrollment.

V. Deferral of School Impact Fees for Workforce Housing Discussion

Terry O'Neil, Planning Consultant for the City of Stuart, explained the full and partial long-term impact fee deferral program that both the City and the County currently offer to promote affordable housing. Currently the School Board may defer impact fees for affordable housing only until the issuance of the certificate of occupancy or one year after the issuance of the building permit, whichever is earlier. The suggestion was made for the School Board to adopt the same long-term deferral loan plan that the City and County use. Doug Griffin, School Board Attorney, stated that he would do research; however, he believed that the School Board had no statutory authority to loan money.

VI. School Concurrency Requirement Overview

Nicki van Vonno, Martin County Growth Management Department Director, gave an overview of school concurrency requirements. She informed the Commissioners and Board members that local governments and School Boards that fail to meet their statutory obligations of Senate Bill 360 may face sanctions. She reviewed items that were necessary to comply with the Florida Statutes. She reported that the deadline for adoption of the Interlocal Agreement was June 1, 2008.

VII. Stuart Middle School Construction Update

Julie Sessa, MCSB Director of Facilities and Planning, and Bill Starmer, President of Starmer and Rinaldi, Inc., reviewed the Stuart Middle School Master Plans. PowerPoint slides were shown to illustrate the floor plan and architectural layout. The plans included a separate car line and bus loop for better traffic flow. They reported that 86% of the School Board contracts were with local contractors. Doug Griffin stated that one good reason for using a Construction Manager at Risk was so hard bids did not have to be used. If hard bids are used then local contractors would not have preference. The School Board prioritizes the use of local contractors.

VIII. Draft Interlocal Agreement Presentation

Doug Griffin, School Board Attorney, reported there were no substantive changes. He reviewed the draft Interlocal Agreement. The LOS was crafted to match School Board historical standards. The concurrency areas reflect historical planning areas and projected growth patterns. The traditional schools are capped at 750 students for elementary schools, 1200 students for middle schools, and 1800 students for high schools, with the exception of Title I schools, which are allowed 85% of permanent capacity by FISH standards. He explained the preference and benefits of opening a school at 60% occupancy.

IX. Draft Public School Facilities Element Discussion

Cesar Perez, Economic Specialist for Martin County Growth Management Department, led the discussion and showed a PowerPoint presentation on the Public School Facilities Element. He reviewed the basic structure. He included in the data and analysis section the current state, LOS, future plans, co-location opportunities, and infrastructure requirements. He included in the goals, objectives, and policies section procedures for updating the element, school site selection, school permitting, and provisions for co-location and infrastructure needs. He presented a proposed schedule with review meetings planned and meetings scheduled to adopt the Interlocal Agreement and Public School Facilities Element. He reported that the DCA deadline for submittal of the adopted Interlocal Agreement and Public School Facilities Element is June 1, 2008.

X. Update on Palm City Improvements Near Tusawilla (road and school)

Julie Sessa, MCSB Director of Facilities and Planning, presented a report on the construction progress of Elementary "A." The school is a re-use of the J.D. Parker design plan. She reported that the target date was August 2008. The construction of Elementary "A" was on time and on budget. The school should be ready for occupancy on time. Julie showed PowerPoint slides of the interior and exterior. She presented aerial progress photographs of the school site from July 2007 through December 2007.

Don Donaldson, Martin County Engineering Department Director, reported on the roads. He stated that there will be a signal at the school and a right and left turn lane.

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XI. Development and Growth Trend Presentation

Cesar Perez, Economic Specialist for Martin County Growth Management Department, gave a PowerPoint presentation on growth and trends. He reviewed Martin County Population trends. He analyzed the annual percentage changes in population from 2000 to 2007. He showed a visual slide of the 2007 approved projects. He showed a chart with the units associated with permits in unincorporated Martin County from 2000-2007. He displayed the 2007 certificates of occupancy plotted on a map of Martin County. He reviewed the Stuart developments.

XII. Dept. of Education Fall Counts/Fall Enrollment Report and Five-Year Plant Survey and Capital Improvement Plan Updates

Julie Sessa, MCSD Director of Facilities and Planning, provided a fall enrollment report on elementary, middle, and high schools. She compared the difference in the 2006 and 2007 enrollment.

Julie Sessa explained that the plant survey must be conducted every 5 years. The plant survey is consistent with the requirements of Section 1013.35 F.S. The survey includes an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools and anticipated closures of existing schools for the 5, 10, and 20 year time periods. She included options to reduce the need for additional permanent student stations.

Julie Sessa provided an update on the 5-year Capital Improvement Plan. She provided a timeline for the school's capital improvement plan and explained that the plan she was reviewing was in the process of being updated.

XIII. Open to the Commissioners/Board

Doug Smith, Chair of BOCC, asked if Commissioners or Board members had comments. No one requested to speak.

XIV. ADJOURNMENT

Seeing no other business, Doug Smith, Chair of the Martin County Board of County Commissioners, adjourned the meeting at 12:06 p. m.

CHAIR (Laurie Gaylord)

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