

## **INDIAN RIVER COUNTY PUBLIC SCHOOL PLANNING CITIZEN OVERSIGHT COMMITTEE**

There was a meeting of the Indian River County (IRC) Public School Planning Citizen Oversight Committee on Friday, April 9, 2010 at 10:00 a.m. in the First Floor Conference Room "B1-501" in Building B of the County Administration Building, 1800 27<sup>th</sup> Street, Vero Beach, Florida.

Present were members: **Chairman Charles Searcy**, IRC Appointee; **Peter Robinson**, IRC School Board Appointee; **Mary Wolff**, City of Sebastian Appointee; **Dennis Ryan**, City of Vero Beach Appointee and **Yolanda Gamez** (arrived at 10:07 a.m.), City of Fellsmere Appointee.

Member Absent: **Robert Bradshaw**, Town of Indian River Shores Appointee (excused).

Also present were IRC staff: Robert Keating, Community Development Director; Stan Boling, Planning Director; Susan Olson, Director of Facility Planning & Construction, Indian River County School Board; and Darcy Vasilas, Commissioner Assistant, District 3.

### **Call to Order**

Chairman Searcy called the meeting to order at 10:02 a.m. and turned the meeting over to Mr. Stan Boling, IRC Planning Director, for the election of Chairman for 2010.

### **Election of Chairman and Vice Chairman**

Mr. Stan Boling, IRC Planning Director, asked for nominations for Chairman.

**ON NOMINATION BY Mr. Robinson, SECONDED BY  
Mr. Ryan, the Committee voted unanimously (4-0) to  
re-elect Charles Searcy as Chairman of the Public  
School Planning Citizen Oversight Committee for  
2010.**

Chairman Searcy requested nominations for Vice Chairman.

Mrs. Wolff nominated Mr. Robinson and he declined the nomination.

**ON NOMINATION BY Mr. Robinson, SECONDED BY Mr. Ryan, the Committee voted unanimously (4-0) to re-elect Mary Wolff as Vice Chairman of the Public School Planning Citizen Oversight Committee for 2010.**

### **Approval of Minutes of the April 3, 2009 Meeting**

**ON MOTION BY Mr. Robinson, SECONDED BY Mr. Ryan, the members voted unanimously (4-0) to approve the April 3, 2009 minutes as submitted.**

Discussion was held regarding changing the meeting time from 10:00 a.m. to 3:00 p.m. for next year to better accommodate members' schedules.

Mrs. Gamez arrived at 10:07 a.m.

### **Review of Public School Planning Activities During the 2009/2010 Period**

Mr. Boling highlighted the items contained in his memorandum dated March 31, 2010, a copy of which is on file in the Commission Office, of the County staff activities during the 2009/2010 period as follows:

1. **July 2009** – Board of County Commission (BCC) approves amended developers agreement with School Board providing for off-site improvements to serve the Storm Grove Middle School. The approved amendment reflects the reduced cost of providing a 3-lane bridge and southbound left turn lane at 66<sup>th</sup> Avenue/Lateral A Canal and 57<sup>th</sup> Street. The costs were reduced from \$2,500,000 to \$1,576,341.52 and are being shared 50/50 between the County and School Board.
2. **July 2009** – School Planning Technical Advisory Committee reviewed and approved selection of the “Ansin 20 Acre” elementary school site located in the City of Fellsmere adjacent to Vero Lake Estates at the southwest corner of 89<sup>th</sup> Street and 106<sup>th</sup> Avenue.
3. **July 2009** – School Planning Technical Advisory Committee reviewed and approved major site addition and renovation to the Citrus Elementary School campus at 2771 4<sup>th</sup> Street.

4. **September 2009** – School Board approved updated Five Year School Facilities Plan for the 2010-2014 planning period.
5. **November 2009** – County Board of County Commissioners adopts Capital Improvement Element annual update which includes the School District's Five Year School Facilities Plan for 2010-2014.
6. **January/February 2010** – Staff provided School District staff with population projections by traffic analysis zones (TAZs), which are neighborhood-sized sub-geographic areas within the county. There are 154 TAZs within the county.
7. **February 2010** – County staff reviewed and School District staff coordinated and drafted annual school concurrency assessment report for the 2009/2010 period for review by the Public School Planning Staff Working Group (PSPSWG).
8. **February 2010** – PSPSWG (meeting #1) discussed population and student enrollment projections, planned school facility improvements, and draft Five Year Facilities Plan.
9. **March 2010** – PSPSWG (meeting #2) reviewed and recommended changes to the draft school concurrency assessment report. Discussed maintaining level of service under Draft Five Year Facilities Plan. Approved recommendation that the School District and City of Fellsmere continue to work together to meet the adopted level of service standard for the Fellsmere Elementary School service area.
10. **March 2009** – Carter Associates, on behalf of School District, submitted revised site plan for bus loop and drainage improvements to the Glendale Elementary School Campus. Currently under review for staff-level approval.

Mr. Boling then turned the meeting over to Mrs. Susan Olson, Director of Facility Planning & Construction, Indian River County School Board, for an overview of activities in general.

Mrs. Olson gave a PowerPoint presentation, a copy of which is on file in the Commission Office. Highlights of the presentation were as follows:

**Current Projects:** Projects continuing to be worked on or just finishing

- **Storm Grove Middle School:** School work is complete, with some Post-Occupancy Items underway; School Board will provide final approval to the project post-road and bridge construction; road and bridge work begun, with Florida Power and Light moving power poles and right-of-way available on 66<sup>th</sup> Avenue; received the Florida Educational Facilities Planning Association Middle School Design of the Year
- **Citrus Elementary School:** Work is complete on the parent pickup and the drainage elements of the project; drainage has improved significantly on the campus post-project; traffic management is significantly improved; speed bumps are working
- **Vero Beach High School Freshman Learning Center:** Preliminary design work is complete; emphasis will be on cafeteria, flooring, classrooms, locker room and bathroom remodeling, upgrading HVAC efficiency
- **Sebastian River High School:** Design and site work for the multipurpose room scheduled to begin this summer unless HVAC system is upgraded first; Freshman Learning Center will be designed after construction is underway on multipurpose room
- **Vero Beach High School:** The Support Services Council was asked to review the scope for the final phase of the project and they unanimously endorsed the work; replace existing HVAC system in gym with new system that ties into the existing chiller, sprinklers for fire safety and other miscellaneous and needed improvements; the remaining work will be completed within the current budget year
- **Dodgertown Elementary School Cafeteria:** Work has begun on hard-bid cafeteria project; playground equipment relocation began over Christmas holidays and completed on January 20, 2010; walls are complete, awaiting delivery of structural steel; no issues have arisen thus far
- **Wabasso School Cafeteria:** New cafeteria project is complete with exception of kitchen equipment installation; the space will include warming kitchen, eating area, art room and bathrooms, the project has remained within budget, and will be done on time; the next graduation ceremony is slated to be held in the new space

## **Next Projects:**

- **Support Services Complex:** Design/Build firm has been selected and approved by the School Board; currently evaluating the potential for doing this project, as architect can build Vero Beach Elementary on adjoining site without the need to move existing Maintenance Building for water retention
- **Vero Beach Elementary:** Contract with the architect approved by the School Board in January, 2010; preliminary discussions in progress with Student Advisory Committee (SAC) regarding the process and intent for the renovations; intent is to have architect accompany team members to look at “green” elements at Storm Grove Middle School
- **Osceola Magnet School:** A significant amount of effort has been put into evaluating the current Osceola Magnet site for flooding during normal storm situations; the results of the evaluation was shared with the SAC who then shared it with the parents in late February, 2010; the SAC made a recommendation to move the school to the Pointe West site anticipated for FY2012

## **Five Year Capital Plan:**

- **Demographics/Projections:** All data available to date indicates flat to limited growth in public schools; potentially more growth at Treasure Coast and Beachland Elementary with growth in Vero Lake Estates and issues with St. Edwards School
- **Financials:** Expect to continue to see impacts to capital revenue, both from property tax revenue declines and potential redirection of the 0.25 mill by the legislature; looking ahead, expect to focus on smaller return on Return on Investment (ROI) projects versus larger, capital-intensive work; electricity and water/sewer savings key elements of the smaller ROI projects

Mrs. Olson reported she had a conversation with Fellsmere City Manager, Jason Nunemaker, regarding doing a joint effort between the City of Fellsmere and the School Board with available property across from Fellsmere Elementary School to be used for expansion. She continued she had set aside some money in the Five Year Capital Plan for not only expansion of the school, but also for property acquisitions on the north and south sides of the school because of the potential for foreclosures.

Mrs. Olson added the ideal plan for the school would be to add an additional wing and expand the cafeteria, allowing them to buy some time before having to build a whole new school on the Ansin property within the next five year window.

Discussion was held regarding the closing of St. Edward's lower school and how that may affect the public schools.

Mr. Boling pointed out the planning for public schools included charter, magnet, and alternative education schools. Closing of a private school would impact on the demand of the public schools through funding and enrollment.

Mrs. Olson reported there was now a program mandated by the legislature called Virtual Schools that basically allows a student at any level in the school system from kindergarten to 12<sup>th</sup> grade to go to the Virtual School which would require the school to provide a computer for them to use for Virtual School. No money from the state is provided to the schools for this mandate; the Virtual School Company receives the funding.

### **Draft Annual School Concurrency Assessment Report**

Mr. Boling reviewed his report included in the agenda packet, and on file in the Commission Office. He provided the background of the report by explaining in 2005, the Florida Legislature adopted Senate Bill 360 which, among its various components, mandated that local governments and school districts adopt school concurrency provisions to ensure that the schools needed to serve residential development would be available when the impacts from the residential development occurred. For Indian River County, the school concurrency adoption was March 1, 2008, and the County met that deadline.

Mr. Boling went on to explain school concurrency status and pointed out the tables included in his report. He referred to the Development Review Summary listed on page 5 noting the available capacity for Fellsmere Elementary was listed at -45, while not having an adjacent service area that has capacity, was strained unless more property could be acquired to at least make an addition to the current school to provide more capacity quickly. The Public School Planning Staff Working Group recommended at their February 5, 2010 meeting that the School District and the City of Fellsmere continue to work together to meet the adopted level of service standard for the Fellsmere Elementary School service area.

Chairman Searcy said he did not like the verbiage used just stating the City of Fellsmere and Fellsmere Elementary School would continue to work

together but not giving a specific time frame for changes meeting concurrency to be accomplished.

Mr. Boling responded the City of Fellsmere could not issue a building permit for a new lot in a new development until this issue was resolved because they would not meet the school concurrency requirements.

Mr. Keating pointed out a new school or current school expansion did not have to be completed in order to meet the concurrency requirements as long as it was included the first three years of the School Facilities Five Year Work Program.

**ON MOTION BY Mr. Robinson, SECONDED BY Mr. Ryan, the members voted unanimously (5-0) to modify the Five Year Facilities Plan to include Fellsmere Elementary School within the next three years and make that recommendation to the School Board at the April 20, 2010 workshop.**

Mr. Boling related one of the things that have made it difficult the past several years in addressing the concurrency for Fellsmere Elementary was the potential for a new North County Charter School. He opined if a new North County Charter School was built, and it took away demand from both Fellsmere Elementary and a \$20 million elementary school the School District had just built that would now sit half empty, would not be a good situation either.

### **Other Matters**

Mr. Searcy asked if staff could combine some of the Interlocal Agreement School Planning Committee meetings to alleviate some of the staff time spent in preparation and presentation. Mr. Boling responded that was possible if the Interlocal Agreement was changed. He added from the efficiency standpoint it would make sense to have everyone together, but one of the advantages of having separate meetings was to give staff and the School District time to draft changes to their Facilities Plans between each of the different committee meetings.

### **Announcement of Next Meeting**

The next meeting will be held the first or second Friday in April, 2011 at 3:00 p.m.

## **Adjournment**

The meeting adjourned at 11:05 a.m.