



DRAFT MINUTES

June 20, 2006 Facilities Workshop & Special Meeting - 4 pm

Invocation

Call to Order

1. [Attendance](#)

Minutes: Carol Vallencourt, District No. 1; Carol Studdard, District No. 2; Wayne Bolla, District No. 4; and Lisa Graham, District No. 5. Superintendent David Owens was also in attendance. Charles Van Zant, District No. 3, phoned in at approximately 4:30 p.m. to participate by phone/video conference. Mr. Van Zant was in Fort Sill, OK performing military duties with the Florida National Guard.

Workshop Items

2. [Discussion of included components for Impact Fee revision \(Revised\)](#)

Attachment: [Workshop1.pdf](#)

Attachment: [UrbanomicsHandout.pdf](#)

Minutes:

Mike Elliott, Assistant Superintendent for Support Services, addressed this item. He reviewed specific issues which must be evaluated when considering the components for calculation of impact fees. Taking these factors into consideration, the Board must determine what changes are needed in the current impact fee schedule.

3. [Discussion on Saratoga Springs \(Revised\)](#)

Attachment: [DebtServiceHandout.pdf](#)

Attachment: [Workshop2.pdf](#)

Minutes:

The developer's position remains that the Saratoga Springs development fully pays for itself. Past debate and discussion on the differences has been considered counterproductive. The school district is currently in the process of contracting with a financial advisor experienced in dealing with developments to critique our present methodology for determining impact fees for development.

The primary focus for this item as agendaed is for further discussion of the financial approach to the development. Two schools will be required by Saratoga Springs, an elementary and a junior high school. The developer has placed two options before the Board: 1) developer finance construction of two schools using impact fees and ad valorem generation from the development as revenue sources to retire the debt service; and 2) a monetary payment to the school district of \$1,250,000 at completion of each school (\$2.5 million total).

Jerry Ford, the school district's financial advisor from Ford & Associates, was present to discuss the district's debt service and the financial impact of the developer's offers on the school district.

Action Items

4. [Approval of included components for Impact Fee revision \(Revised\)](#)

Attachment: [Workshop3.pdf](#)

Minutes:

Since the Saratoga Springs item was last discussed, action was taken on that item first, and then the Board moved back to the Impact Fee item.

See individual motions below for components included in the impact fee revisions.

5. [Impact Fee Revision #1 \(Debt Service\)](#)

Motions:

Approve including debt service as a credit in the calculation of educational impact fees. - PASS

Vote Results

Motion: Carol Studdard

Second: Lisa Graham

Wayne Bolla - Nay

Lisa Graham - Aye

Carol Studdard - Aye

Carol Vallencourt - Aye

Charlie VanZant - Aye

6. [Impact Fee Revision #2 \(5-Year Credit\)](#)

Motions:

Approve using a 5-year credit (versus a 20-year credit) in the calculation of educational impact fee. - PASS

Vote Results

Motion: Carol Studdard

Second: Wayne Bolla

Wayne Bolla - Aye

Lisa Graham - Aye

Carol Studdard - Aye

Carol Vallencourt	- Aye
Charlie VanZant	- Aye

7. [Impact Fee Revision #3 \(Cost Data\)](#)

Motions:	
Approve using Department of Education cost data (versus local cost data) in the calculation of educational impact fees.	- PASS
Vote Results	
Motion: Carol Studdard	
Second: Charlie VanZant	
Wayne Bolla	- Nay
Lisa Graham	- Nay
Carol Studdard	- Aye
Carol Vallencourt	- Aye
Charlie VanZant	- Aye

8. [Impact Fee Revision #4 \(Home Taxable Value\)](#)

Motions:	
Approve basing home taxable value on the previous 12 months (versus the average of the last 5 years) in the calculation of educational impact fees.	- PASS
Vote Results	
Motion: Wayne Bolla	
Second: Carol Studdard	
Wayne Bolla	- Aye
Lisa Graham	- Aye
Carol Studdard	- Aye
Carol Vallencourt	- Aye
Charlie VanZant	- Aye

9. [Impact Fee Revision #5 \(Use of 2 Mill Funds\)](#)

Motions:	
Approve using the historic use of 2 mill funds in the calculation of educational impact fees.	- PASS

Vote Results

Motion: Carol Studdard

Second: Wayne Bolla

Wayne Bolla	- Aye
Lisa Graham	- Nay
Carol Studdard	- Aye
Carol Vallencourt	- Nay
Charlie VanZant	- Aye

10. [Impact Fee Revision #6 \(Differentiating Impact Fees\) \(Revised\)](#)

Motions:

Motion to request staff to provide perspectives on affordable housing as it pertains to impact fees prior to full consideration of differentiating impact fees. - PASS

Vote Results

Motion: Wayne Bolla

Second: Lisa Graham

Wayne Bolla	- Aye
Lisa Graham	- Aye
Carol Studdard	- Aye
Carol Vallencourt	- Aye
Charlie VanZant	- Aye

11. [Approval of direction on Saratoga Springs](#)

Minutes:

Mr. Kirk Wendland spoke on behalf of the LandMar Group. He readdressed the developer's financing offers and acknowledged the compromise for payment of \$1,250,000 at the award of each new school's contract award for construction, instead of at the completion of the schools.

There was discussion by the Board of the financing offers and their impact on the school district.

Motions:

For school district financing of the two new schools needed as a result of the Saratoga Springs development, and the school board opts to accept the - PASS

developer's monetary payment to the school district of \$1,250,000 at the award of each new school's contract award for construction.

Vote Results

Motion: Carol Studdard

Second: Lisa Graham

Wayne Bolla - Nay

Lisa Graham - Aye

Carol Studdard - Aye

Carol Vallencourt - Aye

Charlie VanZant - Aye

Superintendent's Requests (There was none)

School Board's Requests (There was none)

Adjournment (The meeting adjourned at 5:50 p.m.)