

Workshop Meeting
CLAY COUNTY SCHOOL BOARD
January 5, 2006

The Clay County School Board met in special session on the above date in the Board Room at the Teacher Inservice Center at Fleming Island High School with members present, to-wit: Carol Vallencourt, District No. 1; Carol Studdard, District No. 2; Charles Van Zant, District No. 3; Wayne Bolla, District No. 4; and Lisa Graham, District No. 5.

The meeting was called to order at 4:00 p.m. by the Chairman. **Copy of agenda on file in Supplemental Minute Book 63, Page 321.**

At the request of Mike Elliott, Assistant Superintendent for Support Services, Workshop Item #6 was addressed first.

Workshop Item #6, Receive information on planned significant developments in various areas of Clay County. The purpose of this item was to make the Board aware of the tremendous growth that is taking place in the county. Mr. Elliott displayed a map showing where future schools are needed based on projected Developments. The map depicted the location of the projected developments which represent approximately 16,000 new residential units. **Copy on file in Supplemental Minute Book 63, Pages 322-324.**

Workshop Item #1, Request discussion on School Board Resolution to Board of County Commissioners pertaining to Adequate Public Facilities and Sector Plans. Mr. Elliott distributed copies of School Board action taken on April 21, 2005 approving the Resolution to the BCC seeking revisions to the Branan Field Master Plan Land Development Regulations. The Resolution also includes regulations for future master plan areas to include school facilities as a component of the adequate public facilities requirement that developers provide a setaside of land for public facilities, or the fee equivalent of such land. Board Attorney Bruce Bickner explained the potential problems surrounding this initiative. First, the Adequate Public Facilities initiative has never been utilized in regards to schools. Additionally, because we have set a dollar amount for land obligations through impact fees, this may negate our ability to acquire any additional credit through the Adequate Public Facilities initiative. **Copy on file in Supplemental Minute Book 63, Pages 325-329.**

Workshop Item #2, Request discussion on land donation associated with property owner and developer of Saratoga Springs, a Development of Regional Impact west of Green Cove Springs. On November 21, 2000, the School Board entered into an Agreement with Peters Creek Investments, LLP, for exchange of a portion of land on CR 315, and later an additional 77 acres (approx 99 acres total) for property owned by the School Board, a parcel of land being 21.315 acres in size which fronts on CR 209. There was discussion among the Board concerning the details and their understanding of this exchange. **Copy on file in Supplemental Minute Book 63, Pages 330-332.**

Workshop Item #3, Request discussion on timing, impact and development application for Saratoga Springs. With this item, Mr. Elliott reviewed the impact this Development will have on the school district. We are currently in disagreement with the Developer with respect to the financial impact it will have on the school district. Based on the school district's calculations for impact fee credits, the net cost impact to the district would be \$2.5 million (after impact fee credit). Based on LandMar's economic analysis, the Project pays for itself in terms of capital impacts on facilities and produces a net present value capital impact of \$3.3 million. **Copy on file in Supplemental Minute Book 63, Pages 333-359.**

At the February meeting, Mr. Elliott will bring a revised Capital Projects Plan. He explained that there are many factors that will affect the Plan. Elementary "R" is desperately needed for relief at Paterson, Thunderbolt and Lake Asbury Elementary Schools, and we also need to focus demographic attention to Charles E. Bennett Elementary. With budget constraints the way they are, Mr. Elliott advised the Board that one option to reduce the cost of new school construction would be to increase the number of portables at new schools to greater than 50 percent, and possibly even revert back to 100 percent portable classrooms for new schools. Several Board Members were adamantly opposed to this option, as was Superintendent Owens. Portable classrooms age much faster than permanent buildings and would cost more in the long run. There are some very difficult decisions ahead for the Board concerning new school construction. **Copy on file in Supplemental Minute Book 63, Pages 360-365.**

Workshop Item #4, Request discussion on position of mitigation requirements associated with Saratoga Springs. The property previously owned by Peters Creek Investments, has now been acquired by LandMar and Mr. Elliott, after discussing the issue with our Board Attorney, feels the Agreement is binding with LandMar for the Saratoga Springs Development. Tom Ingram, speaking on behalf of the Development, stated they have no issues with the 77 acres. Their concern is with the impact fee credits on the property. The School Board's position is that since the Agreement was for a fair exchange, no impact fee credit should be given to the Developer for this parcel of land. Negotiations are ongoing concerning this issue.

Workshop Item #5, Receive information on site options for Elementary "X"; Lake Asbury/Russell Road area. The Sub DRI, known as the Skinner Property, is not being developed soon enough to allow access to a targeted elementary site located within this property. Mr. Elliott reviewed several other site possibilities and provided student demographic information for each. Several aspects of concern were discussed, including site location and timing. Mr. Elliott emphasized the importance of taking the location of this school into consideration in the planning of locations for other future new schools. He also related a major demographic problem with regard to Lake Asbury Elementary and any future school in this area. More information will be presented to the Board on these issues at the February 2, 2006 board workshop. **Copy on file in Supplemental Minute Book 63, Pages 366-368.**

Superintendent's Requests. Superintendent Owens reminded the Board of the workshop scheduled for February 2, 2006 at 4:00 p.m. He also mentioned that the District Spelling Bee would be held at Lake Asbury Junior High at 7:00 p.m. that same evening. It was agreed that the workshop time would be backed up to 3:30 p.m. in order to allow for more time between the two meetings.

School Board's Requests. Mrs. Vallencourt informed the Board that if the March 2 standing workshop is held, she will be out of town and Mr. Van Zant will need to preside over the meeting. An update was given on quotes and plans for reconfiguration of the board table. A set up similar to that in the new Green Cove Springs City Hall would cost approximately \$22,000. The other option would be to remodel the existing board table using the same radius or similar radius to that of the City Hall table for about \$3,000. Mr. Elliott's staff will be prepared with a visual drawing and/or flooring markings at the next meeting.

The meeting adjourned at 6:25 p.m.

ATTEST:

Superintendent

Chairman

Board Approval _____