

**THE SECOND AMENDED INTERLOCAL AGREEMENT FOR  
PUBLIC SCHOOL FACILITY PLANNING  
STAFF WORKING GROUP MEETING**

**Final Minutes  
June 1, 2017  
9:30 a.m. – 11:30 a.m.**

**City of Plantation, Development Services Building  
401 NW 70<sup>th</sup> Terrace, 1<sup>st</sup> Floor Conference Room  
Plantation, Florida 33317**

**1. Call to Order and Roll Call**

Lisa Wight, Vice Chair, called the June 1, 2017 Staff Working Group (SWG) meeting to order at 9.36 a.m. Linda Houchins took roll call, and the following members were in attendance:

- |                          |  |
|--------------------------|--|
| • Barszewski, Maggie     | City of Pompano Beach                          |
| • Buckeye, Rick          | City of Oakland Park                           |
| • Cannone, Richard       | Cities of West Park and Weston                 |
| • Carpenter, Paul        | City of Coral Springs                          |
| • Coyle, Matt            | Town of Davie                                  |
| • Dasari, Rebekah        | City of Parkland and Town of Southwest Ranches |
| • Davis-Hernandez, Tanya | City of Lauderdale Lakes                       |
| • Disbury, Andrew        | City of North Lauderdale                       |
| • Doluchitz, Peter S.    | City of Plantation                             |
| • Forelle, Sara          | Broward County                                 |
| • Goldstein, Matt        | City of Miramar                                |
| • Johnson, Ann           | City of Tamarac                                |
| • Klopp, Keven           | City of Hallandale Beach                       |
| • Laugrin, Shani         | City of Lauderhill                             |
| • Pinney, Andrew         | City of Margate                                |
| • Stoudenmire, Scott     | City of Coconut Creek                          |
| • Swing, Brad            | City of Sunrise                                |
| • Tappen, Lorraine       | City of Fort Lauderdale                        |
| • Teetsel, Dawn          | Broward County Planning Council                |
| • Wight, Lisa            | School Board of Broward County                 |
| • Williams, Sharon       | City of Pembroke Pines                         |

Others in attendance at the SWG meeting were as follows:

- |                      |                                |
|----------------------|--------------------------------|
| • Akagbosu, Chris O. | School Board of Broward County |
| • Beck, Joseph       | School Board of Broward County |
| • Brown, Leslie M.   | School Board of Broward County |
| • Dietz, Andrew      | City of Margate                |
| • Kamp, Nilgun       | Tindale Oliver & Associates    |
| • Morris, Carole     | City of Parkland               |

- Rasheduzzaman, Mohammed
- Scott, Mary Ellen
- Tindale, Steven

School Board of Broward County  
City of Deerfield Beach  
Tindale Oliver & Associates

## **2. Addition(s) to the June 1, 2017 Agenda**

There were no additions to the June 1, 2017 SWG agenda

## **3. Approval of the Final Agenda for the June 1, 2017 Meeting**

Keven Klopp made a motion to approve the final agenda for the June 1, 2017 meeting. Sara Forelle seconded the motion, and the motion passed unanimously.

## **4. Approval of Minutes from the March 2, 2017 Meeting**

Paul Carpenter made a motion to approve the minutes from the March 2, 2017 SWG meeting. It was seconded, and the minutes were approved unanimously.

## **5. Subcommittee Reports (None)**

## **6. Old Business**

### **6.1 Feedback from the April 12, 2017 Oversight Committee Meeting**

Vice Chair Wight stated that at the April 12, 2017 Oversight Committee meeting, Tindale & Associates presented the Student Generation Rate and School Impact Fee Study Update (SGR-SIF Study Update). She said that the Committee had directed staff to have the consultants present the SGR-SIF Study Update to the SWG so that they could provide their input.

### **6.2 Status – Third Amendment of the Second Amended Interlocal Agreement for Public School Facility Planning**

Vice Chair Wight advised that the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (ILA) is scheduled for School Board approval on June 13, 2017. She said that as soon as it is approved by the School Board, staff would be releasing an online presentation that all planners will be able to access. Vice Chair Wight said that the link would be provided by Linda Houchins. She stated that the presentation was for the municipal planners review so that they can share the information with their administration and be able to formulate a recommendation and develop questions so that they will have a foundation to communicate to their respective City Commissions. Vice Chair Wight stated that if the Third Amended and Restated ILA is approved by the School Board on June 13, 2017, it would go to Broward County for approval in approximately September 2017. She said that any template resolutions developed would be shared with the SWG. Vice Chair Wight said that staff is hoping to get all the approvals within the next nine months so that the new Level of Services Standard (LOS) can be implemented for the next school year.

### **6.3 Presentation on Student Generation Rate/School Impact Fee Study 2016/2017 Update**

Nilgun Kamp, Tindale Oliver & Associates, shared the initial results of the Student Generation Rate and School Impact Fee Study Update. She said that the last Study was updated in 2014, and that the School District updates the Study every three years. Ms. Kamp said the Study has two components; 1) student generation rate update and 2) cost and credit components. She talked about the consumption based methodology used in the Study which charges new growth based on the infrastructure capacity that is being consumed. Ms. Kamp defined school impact fees and their uses, and showed the basic school impact fee formula. She talked about meetings scheduled for the Study through December 2017.

Ms. Kamp stated that the Student Generation Rate was calculated for traditional students only. She said that the rate had been calculated by looking at new homes built over the last seven years which was also how the previous Study had been calculated. Ms. Kamp said that as an alternative, the generation rate had also been calculated by looking at all homes. She said that she felt that using old homes represented a better measure of what the home generated over its life. Ms. Kamp said that there were many more homes built in previous years and now that fewer homes are being built, the samples are getting smaller which makes it more difficult to project for planning purposes. She compared the generation rates of new homes compared to the adopted generation rates.

Ms. Kamp suggested that a separate category for condominiums may be useful because the property appraiser data does not supply data listing the number of floors, and a category could not be identified for the condominiums. She said that the condominiums have a small impact and may be overcharged. Ms. Kamp compared the adopted generation rates with the generation rates using the new homes calculations and the rates using the all homes calculations, which showed that using the all homes calculations generated more students than using the data from new homes. Ms. Kamp talked about anticipated students versus actual students at each development review phase, and she prepared four samples at different stages of development. Brief discussions followed regarding the development of a new condominium category.

Ms. Kamp talked about the District's student enrollment projections and how the information is tied to the Study. She went over the inventory of schools that were included in the Study. Mr. Akagbosu clarified that there are 236 public school facilities, not 222 as shown on Slide Number 27. Ms. Kamp talked about the cost component which included all costs necessary to build schools including construction costs, land values, student station costs, and facility cost per student. Mr. Klopp asked if the cost component could include the costs for the removal of portables. After brief discussions, it was determined that costs for the removal of portables was not included in the Study, and the consultants stated that they would not recommend spending school impact fee monies for reducing capacity. Ms. Kamp talked about the calculations for converting the cost per station to cost per student. Additionally, she talked about costs related to transportation and ancillary facility costs.

Ms. Kamp spoke about the credit calculations and stated that credits were calculated for non-impact fee revenue used for school infrastructure for cash projects which are in the five-year plan and outstanding debt service payments related to capacity projects. She talked about the calculated new school impact fees and showed a comparison of the new fees using the Student Generation Rate of homes built during 2010 through 2016 and using the rates of all homes with

the current adopted fees. Ms. Kamp showed a comparison of school impact fee rates in other counties in the State of Florida.

Brief discussions continued regarding calculating the impact fees using new homes only and also using all homes. Ms. Kamp said that using all homes would be an alternative, and that using new homes only was a more conservative approach. Mr. Akagbosu stated that he would appreciate feedback regarding the two different approaches. He said that historically, the school impact fee calculations in Broward County have always been based on new homes. Mr. Akagbosu said he would also like feedback regarding the new category for condominiums. He stated that he would take all feedback from the SWG to the June 14, 2017 Oversight Committee meeting and also to the June 20, 2017 School Board Workshop. Mr. Akagbosu said to email all comments to Mohammed Rasheduzzaman. He also stated that the Public Workshop would be held on June 19, 2017.

#### **6.4 Survey Regarding Sidewalks**

Vice Chair Wight said she had not received any completed surveys since the last SWG meeting of March 2, 2017. She stated that the survey exercise is being used to identify potential projects for safe routes to schools. Vice Chair Wight said that the District had engaged with the City of Hallandale Beach and submitted a project through cooperative efforts of the School District and the City which was awarded funding. She asked that the municipalities continue their efforts to return the survey information. Vice Chair Wight said that staff from the Safety Department would attend the next scheduled SWG meeting to speak about what their needs are and how we can leverage access to the SWG with the District Safety Department to better facilitate the safety needs of the District as it relates to pedestrian amenities and protecting the children that walk to school.

#### **6.5 New Collocation Facilities**

The municipalities had no new collocation facilities to report.

#### **6.6 Status – Broward County and Municipal Comprehensive Plans and Land Development Codes/Regulations**

Vice Chair Wight said that the Comprehensive Plans and Land Development Codes would have to be amended if the Third Amended and Restated ILA gets adopted.

#### **6.7 Update on Broward County and Municipalities Evaluation and Appraisal Report**

The municipalities had no updates to report.

### **7. New Business**

#### **7.1 Annual Interlocal Agreement Report Committee**

Vice Chair Wight stated that every year a representative from the School District, the County and two Municipal representatives serve on a Report Committee to prepare the Annual ILA Report. Volunteers for the Committee were as follows: Lisa Wight, Sara Forelle, Tanya Davis-Hernandez and Sharon Williams.

## **8. Next Staff Working Group Meeting**

### **8.1 September 7, 2017 (Regularly Scheduled Quarterly Meeting)**

Vice Chair Wight advised that if House Bill 7069 passes, it will drastically cut funding to the School District and have an impact on all schools. She asked that the SWG members read up on the Bill. She said that the Bill if passed, would take money away from the public schools and give it to charter schools.

Joseph Beck, Demographics and Student Assignments Department, advised that this time each year a request for each municipalities' five-year residential certificate of occupancy forecast is sent out from his department. He said this request is due by August 31, 2017. Mr. Beck asked that each municipality send a confirming email to advise that they have received the information. He stated that last year he did not receive the information back from the Cities of Deerfield Beach, Lauderdale Lakes, Lauderdale, and Pompano Beach. Vice Chair Wight advised that this was a violation on the 2016 Annual Status Report.


Brad Swing advised that the APA Florida Conference would be held on September 5 through 8, 2017, and he asked if the SWG meeting scheduled for September 7, 2017 could be rescheduled. After brief discussions, the next SWG meeting was rescheduled to September 14, 2017 with the venue staying at the Plantation Development Services Building.

Brief discussions ensued regarding the safe routes to school grant program. Vice Chair Wight said that the grant cycles open in September and that there are many requirements and that municipalities should be prepared and collaborate with the District before the beginning of the school year.

## **9. Adjourn**

Vice Chair Wight adjourned the SWG meeting at 10:50 a.m.

Respectfully submitted by:

  
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Lisa Wight, Vice Chair  
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Linda Houchins, Recording Secretary