



MEETINGMINUTES

Date: January 9, 2023
By: Rayna Dibling
Re: Capital Outlay Committee Meeting

Meeting Date: January 9, 2023
Meeting Time: 1:30 PM
Meeting Location: Brevard County Public Schools Educational Services Facility
2700 Judge Fran Jamieson Way, Viera, FL
Training Rooms 3 and 4

Attendees: Voting Attendees:

Bradley Parrish	City of Titusville (Member)
Christie Anderson	City of Cocoa Beach (Vice Chair)
John Coffey	City of Indian Harbour Beach (Member)
Christy Fischer	City of West Melbourne (Chair)
Todd Corwin	City of Melbourne (Alternate)
Kyle Harris	City of Cape Canaveral (Member)
Brittany Retherford	City of Satellite Beach (Alternate)
Brian Lock	Brevard County (Member)
Jason Mahaney	Town of Grant-Valkaria (Member)
Michael Casey	Town of Indialantic (Member)
Bryant Smith	City of Cocoa (Member)
John Cooper	City of Rockledge (Member)
David Lindemann	Brevard Public Schools (Secretary)

Non-Voting Attendees:

Rayna Dibling	Brevard Public Schools
Jim Powers	Brevard Public Schools
	Manager Environmental Health & Safety
Karen Black	Brevard Public Schools (Alternate)
Sue Hann	Brevard Public Schools, Assistant Superintendent Facilities Services
Keith Neterer	Brevard County (Alternate)
John Carrey	City Attorney West Melbourne
John Hopengarten	ICOC Chairman

1. Call to Order / Roll Call

Ms. Fischer called the meeting to order at 1:30 PM. Ms. Dibling called the roll. A quorum was present.

Note: This meeting of the Capital Outlay Committee was publicly advertised in Florida Today on Sunday January 1, 2023. This meeting was audio recorded.

2. Pledge of Allegiance

All attendees stood and recited the Pledge of Allegiance.

3. Introductions

Mr. Lindeman introduced Brevard Public Schools Representatives. All additional attendees introduced themselves and are listed above.

4. Approval of Agenda

Mr. Mahaney made a motion to approve the agenda, seconded by Mr. Coffey. The motion passed unanimously.

5. Approval of Minutes of October 17, 2022, COC Meeting

Mr. Coffey made a motion to approve the minutes of the October 17, 2022, meeting, seconded by Mr. Harris. The motion passed unanimously.

6. Capital Outlay Committee Annual Election of Officers

Ms. Fischer announced current officers of Ms. Fischer as Chair, Ms. Anderson as Vice Chair, and Mr. Lindemann as Secretary and requested nominations for the upcoming year of the three positions. Mr. Lindemann nominated Christy Fischer as Chair, seconded by Mr. Coffey and unanimously approved. Ms. Anderson agreed to renomination of Vice Chair, seconded by Mr. Mahaney and unanimously approved. Dave Lindemann was nominated by Ms. Fischer as Secretary, seconded by Mr. Parrish and unanimously approved.

7. Standing Agenda Items

Capital Outlay Committee Appointment Updates

Ms. Black welcomed Mr. Bryant Smith, Public Works Director, as the officially appointed member representing the City of Cocoa.

School Board Local Planning Agency Representatives (LPA)

Ms. Black listed the municipalities where a local planning agency representative is still needed: Melbourne, Cocoa, Rockledge, West Melbourne, Melbourne Beach, Indialantic, Grant- Valkaria, and Malabar. Ms. Black will continue to work with School Board Members to fill all vacancies. Representative Term was clarified by Ms. Black as being 2-3 years; and Mr. Lindemann clarified that whether the representative is required to be a resident of the city is based on city code.

8. BPS Capital/Sales Surtax Projects Update

Mr. Lindemann provided a quick status update on the following construction projects:

1. Mims Elementary Cafetorium

The building will provide dining areas, kitchen, storage, office space, as well as a performance stage. In addition, the building will serve the community as a hurricane shelter. This project will help alleviate complications in student capacity lunch time accommodations.

2. Viera High School Building Addition

The project will include 8 classrooms, 3 science labs, and space for the Brevard Learners Achieving Success Transition (BLAST) program, the Career & Technical Education (CTE) program, and the Choir program. A Furniture contractor has been chosen and a furniture plan is being developed. Slab is poured and walls are going up with a scheduled open date of August 2023.

3. South Lake Elementary School Classroom Addition

This project includes adding 8 classrooms; one classroom for each grade level being able to handle another 150 students.

4. New Middle School

Design of the new middle school in Viera is underway including working with the county on the new traffic signal at the main entrance. The new middle school will be rated for 900 additional students.

5. West Melbourne School for Science Design

Currently under RFQ of design to address student capacity and traffic circulation. Future meetings plan to be held with Stake holders and the City of West

Melbourne to address increasing cafeteria size, address traffic circulation, and the possibly of adding 8-10 classrooms. Design will be awarded by the School Board on January 24th, 2023 and contract will follow. Ms. Fischer mentioned the agreement for shared driveway and parking and additional communication necessary for this special circumstance moving forward.

6. Future building of new Transportation facility

Bus compound of Satellite Beach has been closed down; demolition is under contract and underway. Hoping to find a new site to combine both Satellite Bus Compound and Pineapple Avenue Bus Compound and move all operations. Currently have one possibly viable site currently in Civil Engineering stages.

7. Future Need of Elementary School in Southside of County

Expected future need of an additional Elementary School in the South Area of the County due to growth. Location is uncertain at this time; coordination will continue with appropriate municipalities.

District Five-year work plan has been reviewed by COC and submitted to FLDOE on November 30th, 2022 and has been approved. School Board and Municipalities are continuing to coordinate on building codes and permitting with the School Board's internal Building officials and Environmental, Health and Safety and Municipalities Fire and Safety departments to meet land and building codes. Feedback was requested on level of coordination COC would like to see moving forward. The importance of our Interlocal agreement and Coordination meetings were shared and a sub committee including: Mr. Bradley Parrish, Ms. Christy Fischer, and David Lindemann was created to follow up on the possibility of a checklist or pre application requirements for projects moving forward.

9. Attendance Boundary Changes

Last January the School Board approved three attendance boundary changes that were implemented under a two-year process. For School Year 2023-24 these boundary changes will be implemented. These include Apollo to Imperial Estates Elementary, Heritage to Bayside High School, and the area of Patrick Space Force Base to Cocoa Beach Jr./Sr. High School from DeLaura to Satellite.

Three new proposed boundary changes are being considered in the boundary change process. These changes have been presented to the School Board and approved to be presented at Public Hearing on January 24th for approval for the 2023-24 school year.

Eau Gallie to Viera High School

The intent of this proposal is to amend the attendance boundary to include all of the developing neighborhood, Pangea Park, into the same school. Currently, no students are affected by this proposal.

DeLaura to Johnson Middle School

The purpose of this change is to amend the school attendance boundary to coincide with new subdivision boundary lines. No students are affected by this change, the existing homes are located within an age restricted neighborhood.

Southwest to Stone Magnet Middle School

The proposed attendance boundary change would move the portion of the subdivision, Crystal Bay, from the Southwest Middle School boundary to the Stone Magnet Middle school boundary. Current and projected enrollment shows that students can be accommodated at Stone Magnet Middle, but potential development in the Southwest Middle School boundary area could limit capacity at Southwest Middle School. There is only one access road into the neighborhood. All middle school students will need to ride a bus. This proposal will simplify transportation by using one bus to service the entire neighborhood to the same middle school.

The attendance boundary team is in the process of preparing an attendance boundary process for engaging the public to begin conversations about the boundary for the new middle school.

10. BPS Facilities Planning Report

School Concurrency Application update

Ms. Black noted that for calendar year 2022 there were 26 final development applications for a total of 6,198 planned residential units: 49% single family units and 51% multi-family units. A chart showing the number of units reserved by municipality was provided in the presentation.

The year concluded with 51 preliminary development concurrency determination applications, which is 20 more than the previous year. A total of 13,355 potential residential units consisting of 4,720 single family and 8,431 multi-family units with 54% being within the City of Palm Bay. Ms. Black noted that preliminary applications often accompany Comprehensive Plan Amendments which are processed by counting the highest number of units the new density may yield but when final design is finished, the number of actual units is much lower.

Ms. Black provided a graph illustrating the number of single family and multi-family residential units under final review based on SCADL applications by type for the last three years. The graph included shows the 3.05% increase in student membership within BPS traditional schools since 2020. Residential units in Viera are not included in this table since applications are not required; however, units are added for student projections.

Ms. Black is in the process of updating the application with minor format revisions and will bring it for Committee review at the April meeting. It was noted that no changes are proposed in the fee schedule. Concurrency letters will be updated to be ADA compliant as well.

Student Enrollment Projections

Ms. Black provided a copy of Student Membership Projections in the Agenda package showing capacity has been adjusted to account for the classroom additions at Viera High, Southlake, West Melbourne, and relocatable additions at Satellite High School and Pinewood Elementary School. As of the official count on October 14, 2022, BPS Student membership increased 1,043 students (1.65%) over last year's fall count. Enrollment is currently over capacity at Satellite and Viera High Schools. Charter School Enrollment increased 933 students (11.26%) over last year. Student Family Empowerment Scholarships increased 60%. It was noted that the new middle school boundary has not been determined and is not included in these projections. The new middle school capacity will be available for the 2024-25 school year and may affect enrollment at Kennedy, McNair, and DeLaura Middle Schools, as well as Viera and Satellite High Schools starting in 2024-25. Charts were provided to show district enrollment and current percentage of traditional school enrollment.

Financially Feasible Plan

Ms. Black stated that the Financially Feasible Plan is already being used in school concurrency applications. If projections are accurate, the School Board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms as needed to maintain utilization rates lower than 100%. A south area elementary school is planned for the future growth, but the exact timing or location hasn't been established. The schools that may need capacity within the next five years are Westside, Pinewood, Riviera, Sunrise, Imperial Estates, and Jupiter Elementary Schools; Southwest Middle School, Viera and Bayside High Schools.

Student Accommodation Plan

The Student Accommodation Plan (SAP) is an annual report detailing existing and projected student enrollment along with an analysis of school capacities. The District uses this report to ensure that adequate and appropriate facilities are available to accommodate the students and programs planned for the following school year. Ms. Black presented a tentative schedule for developing the 2023-2024 SAP, with projected School Board approval April 11, 2023.

Educational Plant Survey

Mr. Lindemann and Ms. Black have agreed to draft the Educational Plant Survey in-house. The Plan is due to the Department of Education by June 2023.

11. Tentative 2023 COC Meeting Schedule

- Monday, April 10, 2023; 1:30 pm
- Monday, July 10, 2023; 1:30 pm
- **Monday, October 16, 2023; 1:30 pm**

12. Additional Discussion

No additional discussion.

11. Adjournment

Ms. Fischer adjourned the meeting at 2:30 PM.

David Lindemann, Secretary

End of Minutes