



MEETING MINUTES

Date: January 10, 2022
By: Karen Black
Re: Capital Outlay Committee Meeting

Meeting Date: January 10, 2022
Meeting Time: 1:30 PM
Meeting Location: Brevard County Public Schools Educational Services Facility
2700 Judge Fran Jamieson Way, Viera, FL
Board Room

Attendees: Voting Attendees:

Peggy Busacca	City of Titusville (Vice Chair)
Christie Anderson	City of Cocoa Beach (Member)
Mark Ryan	City of Indian Harbour Beach (Chair)
Christy Fischer	City of West Melbourne (Member)
Cindy Dittmer	City of Melbourne (Member)
David Lindemann	Brevard Public Schools (Member)
Brenda Defoe-Surprenant	City of Cape Canaveral (Member)
Matt Stinnett	Town of Malabar (Member)
Peggy Busacca	City of Titusville (Member)
John Cooper	City of Rockledge (Member)
Alexandra Bernard	City of Palm Bay (Member)

Non-Voting Attendees:

Karen Black	Brevard Public Schools
Debbie Weaver	Brevard Public Schools
Wendy Knippel	Brevard Public Schools

1. Call to Order

Mr. Ryan called the meeting to order at 1:30 PM.

Note: This meeting of the Capital Outlay Committee was publicly advertised in Florida Today on January 3, 2022. This meeting was audio recorded.

2. Pledge of Allegiance

All attendees stood and recited the Pledge of Allegiance.

3. Introductions

Roll Call

Mr. Ryan initiated role, all attendees introduced themselves and are listed above. A quorum was present.

4. Approval of Agenda

Ms. Fischer made a motion to approve the agenda, seconded by Ms. Dittmer. The motion passed unanimously.

5. Approval of Minutes of October 11, 2021, COC Meeting

Mr. Cooper made a motion to approve the minutes of the October 11, 2021, meeting, seconded by Ms. Dittmer. The motion passed unanimously.

6. Capital Outlay Committee Annual Election of Officers

Mr. Ryan, current Chair, stated for the record that he is retiring on June 10th of this year, therefore, it would be appropriate for the committee to nominate a new Chair.

Mr. Lindemann offered to remain as Secretary, motioned by Ms. Dittmer, seconded by Ms. Fischer. The motion passed unanimously.

Mr. Ryan encouraged the nominee for Chair be from a mainland city as the beachside has been represented for many years. Ms. Fischer self-nominated, seconded by Ms. Dittmer. The motion passed unanimously.

Ms. Busacca suggested a new Vice Chair be nominated. Mr. Ryan nominated Ms. Anderson, seconded by Ms. Dittmer. The motion passed unanimously.

Ms. Fischer presided over the remainder of the meeting.

7. Standing Agenda Items

Ms. Black wished everyone a Happy New Year and expressed the District's gratitude for everyone's attendance and support throughout 2021.

Capital Outlay Committee (COC) Appointment Updates

- City of Cocoa: Welcome Mr. Paul Body, Senior Planner as Voting Member, Ms. Cynthia Thurman, Planning & Zoning Manager, will serve as the alternate for the city.
- Brevard County: Amanda Elmore has changed positions and will no longer attend meetings on behalf of Brevard County. The new voting member on the COC representing the County is still uncertain.
- City of Palm Bay: Welcome Ms. Alix Bernard as Growth Management Director and New COC representative on behalf of the City of Palm Bay; Deputy City Manager, Joan Junkala-Brown will be the alternate for the city.
- An updated Member list was attached to the agenda, Ms. Black asked everyone to note that Patrick Murphy will no longer be the alternate for the City of Palm Bay.

School Board Local Planning Agency (LPA) Representatives

Ms. Black informed members that Mr. John Hopengarten was appointed as the School Board representative on the Brevard County Planning and Zoning Board. Mr. Hopengarten will also serve on the ICOC committee.

Representatives are needed for planning agencies for Melbourne, Rockledge, Titusville, Melbourne Beach, Indialantic, Grant-Valkaria, and Malabar. Please forward contact information for any recommended candidates to Karen Black.

An updated list of LPA representatives was attached to the meeting agenda.

8. Brevard Public Schools Capital Projects Updates

Mr. Lindemann thanked everyone for their participation which is very helpful to staff in keeping all the projects moving.

The 2021-2022 District 5-Year Work Plan was approved by the School Board on December 14 and submitted to the Florida Department of Education on December 15, 2021. The Plan outlines the current major construction projects.

In summary, a new elementary school in the south area of the county is being considered. The District is considering multiple areas such as West Melbourne, Palm Bay, the western side of the St. John's Heritage Parkway, or the area near the southernmost new interchange.

The 5-Year Work Plan includes a classroom addition project at South Lake Elementary School. This is a choice school located in the northern part of the county off Interstate 95.

Projects Currently Moving Forward:

- a. The Mims cafetorium project is moving forward quickly. The District has selected a construction management firm and design is currently 90% complete. Final pricing will be presented to the Board in February. The budget for the project is projected to be \$6 million, including furniture.
- b. An architectural firm has submitted a design criteria package for the Viera High School classroom addition. A Request for Qualifications will be issued to solicit a design build firm.
- c. The District is planning to build a new middle school to be located next to Viera High School. The District owns the property and is researching a prototype in order to save both time and expense.
- d. A new centrally located transportation and maintenance facility is being considered. This single facility will combine two existing facilities, Satellite Beach Bus Compound and the Pineapple Avenue facility in Melbourne, into one centrally accessible location. The District has engaged a real estate broker to search for a valid site. A civil engineer has determined a minimum of 14 acres will be needed, to include a stormwater management area. This site will consist of parking for 150 buses, a transportation facility for maintenance and repair, a few offices and storage. A location in the area between U.S. 192 and the new Ellis Road interchange close to the main routes of transportation is preferred.

Mr. Lindemann discussed development trends in the southern portion of the county and the possible need for south area capacity or a new school.

Ms. Fischer noted that the District had expressed interest in having sites donated and asked if the District is now considering purchasing a property? Mr. Lindemann explained that the District typically would receive donated land through a mitigation process; however, the District is not actively seeking to purchase a site at this time. If a development is proposed, which would possibly increase the number of projected students by a large amount, the District would work with the developer to have a school site included in the development design. No location is currently identified. Since every situation is different, we are not excluding the option of purchasing property in the future.

Mr. Lindemann added that construction costs are rising. All the mentioned projects are included in the District's 5-Year Work Plan. The new middle school is projected to cost approximately \$40 million. The District owns the land and stormwater has been accounted for.

9. **Proposed Attendance Boundary Changes for SY2022-23**

Ms. Black stated that four potential attendance boundary changes were presented at the School Board Workshop on October 26 and as an information Agenda Item at the November 16 School Board meeting. For the public involvement portion of the process. Community meetings were held via Zoom the weeks of November 29 and December 6. In addition, a community survey was posted on the attendance boundary website for each proposal. As a result of the community's feedback, three of the proposals were revised to a two-year implementation process. Four proposals were approved for Public Hearing at the December 14 School Board meeting. The Board also approved special considerations for each proposal. The Public Hearing will be held January 18, 2022 during the Regular School Board Meeting.

The proposals are:

a. Meadowlanes to Discovery Elementary School for School Year 2022-2023

The intent of this proposal is to adjust attendance boundaries ahead of significant growth anticipated in the area south of US 192 and west of I-95. The area is predominately vacant land. The proposal, if approved, would change all the western portion of the Meadowlanes attendance boundary to Discovery. Future development potential of over 4000 residential units along St John's Heritage Parkway could generate over 1000 elementary students.

b. Apollo to Imperial Estates Elementary School for School Year 2023-2024

Facilities and Elementary Leading and Learning proposed a two-year process, giving parents advanced notice of the pending changes for **school year 2023-2024** and waiving the \$30 Education Location Option fee for parents that choose to ELO to Imperial Estates before the change takes effect. The area being considered is south of Route 50, between Barna Avenue and Columbia Boulevard.

c. Heritage to Bayside High School for School Year 2023-2024

The intent of this proposal is to adjust the boundaries to better balance enrollment between Heritage and Bayside to accommodate near-term growth. The area being considered is south of Malabar Road and east of Minton Road. As a result of Community feedback and input from the principals, the recommendation was modified to implement the proposed changes in **school year 2023-2024** to allow families more time to consider their educational options.

d. DeLaura Middle School /Satellite High School to Cocoa Beach Jr./Sr. High School for School Year 2022-2023

The intent of this proposal is to better balance enrollment and capacity between DeLaura Middle/Satellite High School and Cocoa Beach Jr./Sr. High School. The proposal also promotes one community. Currently, Base students attend Roosevelt Elementary to the north, while attending Middle and HS south of Base. The proposal would align all school boundaries into Cocoa Beach. The area is north of the Pineda Causeway and includes Patrick Space Force Base.

- i. District staff worked closely with Base Leadership. As a result, the recommendation was modified to implement the proposed changes in SY 2023-2024 in order to use the additional time to plan for transportation options.
- ii. To better serve our military families, the District is able to provide transportation for SY2022-23 to Cocoa Beach Jr./Sr. while transportation continues to DeLaura/Satellite. For SY2023-24, transportation will be to Cocoa Beach only.

Ms. Black explained the proposed two-year phase-in process for all proposals with the exception of the Meadowlanes to Discovery boundary change, which would be implemented next year.

Each area will remain zoned for their current school for SY2022-2023. ELO fees would be waived for those who choose to use this option prior to the boundary change. Buses would continue to run to current zoned schools. For SY2023-2024, all three boundary changes would be implemented with ELO fees returning to the normal fee process. Buses would then run only to the newly zoned schools. The Board approved a special transportation exception for the DeLaura Middle School/Satellite High School to Cocoa Beach Jr./Sr. High School attendance boundary change. Transportation could be provided to Cocoa Beach from Patrick Space Force Base for SY22-23, while normal transportation is provided to DeLaura Middle and Satellite High to accommodate our military families.

The Board approved special considerations for rising 6th, 11th and 12th grade students affected by the proposed changes to continue at their existing schools under the ELO process (\$30 fee and without transportation). Children of military families residing on Base may attend DeLaura/Satellite under the ELO process (\$30 fee and without transportation), regardless of grade. Existing EPO students may continue their existing programs regardless of their grade.

Ms. Busacca noted that a large area is proposed to be changed from Apollo Elementary to Imperial Estates Elementary and asked what the determining factors were. Mr. Lindemann responded that Leading and Learning proposed the changes because Imperial Estates is able to handle the students while they feel Apollo will experience more growth.

The area proposed is closer to Imperial Estates. Using a major highway as the boundary line seemed appropriate.

Mr. Lindemann added that the District is changing its philosophy to give parents more choice and to make the District more competitive with charter and private schools. This year's attendance boundary change process reflects many instances where the District is being flexible, offering more choices and meeting the concerns of everyone involved from a logical perspective.

Ms. Fischer asked about community survey feedback. Mr. Lindemann explained that the School Board worked closely with a Base Liaison, who contacted all residents affected. He stated that Heritage to Bayside had been proposed a few years ago. At that time, the District held community meetings which did not create much push back. Ms. Black added that the District website's community surveys are currently accepting comments and that all comments are presented to the Board.

Ms. Anderson asked about decreased enrollment and whether more students are returning to the public schools. Ms. Black replied that although students have been returning to District schools, enrollment has not reach pre-COVID numbers. The District's desire to be more flexible and competitive may result in less schools frozen to choice options.

10. Facilities Planning Report

2021 School Concurrency Applicate Update

Ms. Black illustrated the 2021 application review, noting that a total of 4,641 residential units were submitted for final approval, of which 73% (3,411) were for single-family units, and 23% (1,046) were for multi-family units. Compared to a total of 4,587 residential units (45% single family and 54% multi-family units) in 2020. Ms. Black pointed out that the number of multi-family units submitted has declined. For year 2021, 50% (2,330) of the residential units submitted for final school concurrency reservations are for the City of Palm Bay.

Student Enrollment Projections

Ms. Black reviewed the process for calculating student projections for the next five years.

- BPS Budget Department calculates the projected enrollment for next year in coordination with Assistant Superintendents and school principals. Final Budget projections are then held for SY 2022-23.
- Growth Management (GM) projections are calculated using Davis Demographics SchoolSite Enrollment Forecasting software, analyzing data including development data, school concurrency student generation multipliers, fall student membership student addresses and

corresponding service areas, mobility rates, cohort survival rates and birth rates by zip code.

- GM projections are then combined and adjusted to final Budget Department projections to determine School Years 2023-24 through 2026-27.

A copy of the projections was included in the agenda package.

Based on projections for the next five years, areas projected to be over capacity include: Roy Allen, Jupiter, Pinewood, Riviera, Westside and Sunrise Elementary Schools; Southwest Middle School and Heritage, Melbourne, Satellite, and Viera High Schools.

Financially Feasible Plan

The plan illustrates school exceeding 100% utilization rate over the next five years and assumes added capacity to maintain utilization rates under 100%. This plan is used in calculating school concurrency applications for 2022. A copy was attached to the agenda and emailed to members for their records. Relocatable classrooms were assumed to meet capacity needs at Roy Allen, Jupiter, Sunrise, and Westside Elementary Schools, as well as Satellite and Viera High Schools.

Ms. Fischer asked how many relocatable classrooms will be placed at each of these schools? Mr. Lindemann replied that the number of portable classrooms listed is what would be needed based on projections; however, schools function differently at various capacity levels. Other factors are considered when adding portable classrooms such as the capacity of the school cafeteria.

Student Accommodation Plan Schedule

Activity	By	Start	Finish
Request for Input	Facilities Services	01-07-2022	
Provide Input	Principals / Area Superintendents	01-10-22	01-21-22
Generate Initial Draft Plan	Facilities Services	01-24-22	02-11-22
Review Initial Draft Plan and Provide Comments	Assistant Superintendents	01-31-22	02-04-22
Incorporate Comments and Generate Final Plan	Facilities Services	02-07-22	02-14-22
Approve Final Plan	Assistant Superintendents	02-14-22	E-Agenda Due to Sue 02-25-22
Board Agenda Item Due	Facilities Services	03-02-2022	
Approve Consent Agenda Item	School Board	03-22-2022	

Student Generation Multiplier

Ms. Black reminded the committee that the sub-committee previously tabled recalculating the SGM until 2020 census data is available. Ms. Black is currently working on drafting a report which will be submitted to the COC by March 18 for review. It was discussed that a virtual meeting could be scheduled to discuss this report or the committee could choose to wait until the regularly scheduled COC meeting. Ms. Fischer asked if waiting would allow for the decision to change the multipliers. Mr. Lindemann noted that the general finding is that the multipliers will be decreasing. He noted that the report will summarize the methodology. Ms. Fischer requested that staff review other counties SGM findings.

11. Tentative 2022 COC Meeting Schedule

2022 Meeting Schedule

Monday, April 11, 2022, at 1:30 PM

Monday, July 11, 2022, at 1:30 PM

Monday, October 17, 2022, at 1:30 PM

12. Additional Discussion

Mr. Ryan welcomed Mr. Stinnett back from his military service.

13. Adjournment

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

David Lindemann, Secretary

End of Minutes