

AGENDA
SCHOOL BOARD OF SANTA ROSA COUNTY
WORKSHOP
February 15, 2018-1:30 PM

Items for Review and Discussion

*For a complete word for word transcript, please see the video @ <http://www.santarosa.fl.gov/web-calendar/index.cfm?Menu=43>
(Select the meeting date on the calendar)*

Mr. Sam Parker, Vice-Chair of the Board of County Commissioners, opened the meeting by expressing appreciation to School District officials/employees for their presence at today's joint workshop. Mr. Parker explained that several of the County Commissioners were unable to attend today's meeting. In addition to Commissioner Sam Parker (District 1), Commissioner Lane Lynchard (District 5), and Commissioner Rob Williamson (District 4) were in attendance.

Mr. Parker then requested County Administrator Mr. Tony Gomillion to lead us in a moment of prayer before beginning the meeting.

Mr. Parker began by speaking of how much he's enjoyed working with Superintendent Wyrosdick over the last fourteen months and the positive relationship between the Board of County Commissioners and the School Board. He stated that the BOCC recognizes what a tremendous asset our school system is to this county. Commissioner Parker talked about the Navy Federal Credit Union and the number of Navy Federal employees who live in Santa Rosa County; much of this has to do with our school system. The BOCC wants to build on what we have and enhance it; that is the purpose of today's meeting. We want to open a dialogue and build on it.

Superintendent Wyrosdick responded that as governmental agencies we strive to work together and find commonalities. The last time we met together we learned a great deal about how we can accommodate growth and plan better. The School District can bring ideas as infrastructure and housing is developed. The Superintendent talked about how much we can gain from data sharing with each other as we have over the last couple of years.

A. Growth Management Budget Discussion

Mr. Gene Boles, Senior Fellow at Program for Resource Efficient Communities, University of Florida, came forward to present the 2017 Annual Assessment. Mr. Boles' background includes twenty years of school planning in Florida; prior to that he worked as a zoning administrator. This is where he learned the process of linking school planning to growth; it is primarily a partnership between two governmental entities. He began by explaining how his relationship with Santa Rosa County began a few years ago when Assistant Superintendent for Administrative Services Joey Harrell was interested in learning more about how to plan for schools and project growth in our county.

Mr. Boles discussed several school-related key events in 2017 including:

- An additional 435 students and permits for 1,628 new residential units*
- Voters overwhelmingly renewed the half-cent sales tax*
- FDOE authorized a new K-8 school for the south end*

Based on the Bureau of Economic Business Research forecast for Santa Rosa County, the potential growth between 2017-2025 includes 30,000 new residents and an average of 1,500 new residential units per year.

The next slide showed the growth rate with total residential units per year. During years 2000 - 2007 Santa Rosa experienced a robust growth rate. As expected, the growth rate went down to 1.2% during the recession years of 2008-2012. Our annualized growth rate from 2013-2016 was 2% and in 2017 was 2.3%. Each year will have variations.

Six percent of the 2017 growth occurred in the north county rural area; 51% occurred in the north county urban area (Pace/Milton); and 43% occurred in the south end. Mr. Boles shared the calculation for student generation. Based on the type of housing unit and the area of the county, he uses a geocode to match to residential units and calculate how many students will be generated.

Mr. Boles reviewed student capacity, enrollment, and percentage use in different geographic areas of the county; we are not experiencing the same growth rate district wide. Based on historic growth rates the projected annual growth rate for the north end of the county in urban areas (Pace/Milton) is 2.0% while it is 1.4% in rural areas. This does not indicate a need for new schools in this area within the next five years but shows that a new elementary, middle and high school will be needed within the next ten years (over 1,500 additional elementary, 756 middle, and 927 new high school students).

The south end of our county is currently at capacity. We have a combination K-8 school in the works which will add 800 elementary and 400 middle student stations; this will satisfy much of the need for elementary/middle school growth. Mr. Boles pointed out that early within the ten year period we will need an additional high school at the south end.

County Commission Vice-Chair Mr. Sam Parker asked about the timeline to address these needs - identify locations, purchase parcels, etc. Mr. Boles responded that ten years is a typical projection period used by the Department of Education that works well. He then asked Mr. Harrell, Assistant Superintendent for Administrative Services, to come forward and speak to the complex question of how quickly we can respond to the need for additional schools. Mr. Parker asked if we work outside of the ten-year envelope. Mr. Harrell stated that going beyond ten years out to forecast school need may not be accurate; certainly the closer we get the more accurate our projections will

be. There is no timeline for purchasing parcels. Once a need is identified we begin working together to go out and procure property. Building on a piece of property is driven by capital outlay dollars not by students. Capital outlay FTE always lags behind student population; this is so that we do not overbuild an area.

School Board Chair Dr. Scott pointed out that she came on the Board at a time of extreme growth; if you wait until property is needed you may end up paying a premium price. We are always on the look out for potential school sites throughout the county.

Superintendent Wyrosdick added that the search for appropriate land parcels is a constant process. The model for school building may change within the next ten years. There is much to be done before submitting a request to DOE to build a school. We have just recently received approval to build the new K-8 school in the south end; that property was purchased eleven years ago. This School Board saw the potential need (for a new south end school) eleven years ago; we probably began needing the new school five years ago; we always lag behind.

Mr. Harrell shared that we had to move COFTE from other schools in order to build the new school. When building or purchasing property at the south end we have additional issues that must be addressed including wetlands. Mr. Boles reminded the group that we are approaching a "build out" in the south end within 20-40 years which will make it more difficult to find school sites.

County Commissioner Lane Lynchard stated that he appreciates this information; the BOCC is cognizant of the density in the south end of the county. He shared that he feels the 1.9% growth rate (for the south end) is a low estimate. Mr. Lynchard asked how often the school district updates the growth forecast. Mr. Boles responded that the school district tracks enrollment numbers on a regular basis and provides monthly enrollment numbers to him. The BEBR projections are run in the middle of the year; he has just received building permit numbers from Santa Rosa County and will begin the annual projection report in a few months.

School Board Vice-Chair Mrs. Carol Boston stated that she appreciates the County Commissioners being aware and cognizant of population density issues in the Navarre area.

Dr. Diane Scott pointed out the capacity of student stations at the new K-8 school; it appears that the school will be close to capacity when it's completed. Mr. Boles stated that based on projected student enrollment, the new K-8 school will carry us through the ten-year period but we will be close to capacity at the end of the ten years.

Superintendent Wyrosdick noted that combining educational service areas 1

and 2 brings the average down when service area 2 (the urban area) is experiencing more growth than service area 1. Mr. Boles responded that since service area 1 is small in terms of population and the growth in that area will not justify a new school it was combined with service area 2. The Superintendent explained how combining these two areas doesn't work well since it involves rezoning. For example, we will be placing portables on the property at Dixon Primary; this is a temporary fix to a permanent problem that we will have to address. Mr. Harrell addressed the issue of portables and renting versus purchasing them. If we purchase portables, they are considered permanent space and go into "FISH - Florida Inventory of School Houses." If we lease the portables (2-3 year lease) and then turn them back in we lose those student stations; it is in our best interest to lease the portables in some areas.

Mr. Harrell continued that there are program needs at some schools that drive what the stations/rooms are used for. For example, a classroom may have twenty-two student stations attached to it in the FISH report but if used for a special needs classroom may accommodate only five students. This may appear that there are extra student stations when there is not. Mrs. Boston shared that there are two stations for Air Force Special Operations Command; Hurlburt and one in New Mexico. Hurlburt is often selected since our school system is equipped to handle special needs students and their families.

Commissioner Lane Lynchard shared that he has heard questions in District 4 about zoning requests and density variances. Mr. Boles responded that the School Board reviews rezoning requests (from the BOCC) and provides information regarding school capacity; the School Board has no authority to deny the request - they are simply providing information to the governing body (the BOCC). Santa Rosa County does not have school concurrency in place (it was removed in 2011); so there is nothing that says the governing body cannot exceed school capacity. Commissioner Lynchard asked if the BOCC could do anything to better support/partner with the School District in making those recommendations. He suggested that we may want to revisit the criteria for approving new development in some areas. Mr. Boles agreed that we will be happy to work with the BOCC on recommendations and the approval process; how the BOCC uses the data we provide may require further discussion.

Commissioner Lynchard asked Superintendent Wyrosdick if any recent acts of the legislature have impacted the new construction timeline. The Superintendent expressed how much he appreciates this opportunity to share with the Board of County Commissioners. He then spoke of his frustration with DOE's calculation of school capacity district wide which then requires rezoning and busing of students. (This does not take into consideration physical divisions in the county such as East Bay and Escambia Bay.) Superintendent Wyrosdick continued that another concern is the lack of dollars provided to build schools. This past November DOE interpreted a law to restrict local option sales tax dollars requiring DOE approval on how that money is spent; requiring those dollars to be put in our five-year work plan. There is a bill in the

Senate that would provide some relief by removing DOE oversight from local sales tax dollars; we appreciate Senator Broxson's help with this. The Superintendent added that maintenance dollars began dwindling during the recession and are now almost non-existent. He stated that we need to be aware and cognizant that there is a costing fee associated with public education which provides a fair and equitable education. Mr. Wyrosdick pointed out that in the midst of the worst recession of our time, Santa Rosa Schools still experienced a 1.2% growth rate.

Assistant Superintendent Mr. Harrell stated that he shares Commissioner Lynchard's concern. There is a cumulative increase that must be considered as well as where we are at a given point in time. Commissioner Lynchard stated that there may be some densely populated areas that should have a "higher bar to reach;" it's probably time to have that discussion.

BOCC Vice-Chair Mr. Sam Parker spoke of the concurrency component and asked the BOCC Attorney what steps would be necessary to re-establish concurrency. Mr. Andrews responded that it would be an amendment to the comprehensive plan. Mr. Parker continued that the BOCC wants to be involved in economic development; our school system is a significant component in Santa Rosa County. He stated that he can't speak for all Board members but requested that the Board of County Commissioners and School Board look for joint opportunities such as recreational facilities, etc.

Superintendent Wyrosdick noted that in going forward we need to plan better together; share information in a way that's useful to the School Board and the Board of County Commissioners. In regard to concurrency, the Superintendent referenced that he's learned from Mr. Boles that if a plan involves discouraging growth it's not the right plan; we just want to plan better for growth/building. We would like further discussion on how to plan well, cost/generate revenue, and providing a school system that meets the needs of the workforce. The Superintendent asked for the Board's input on how to move forward.

School Board member Mr. Buddy Hinote stated that he feels these two entities need to meet more than once a year; he suggested quarterly meetings. Commissioner Mr. Sam Parker responded that he feels a minimum of bi-annual meetings are needed. Discussion followed about meeting times; School Board member Mrs. Carol Boston stated that she can be flexible - it's important to collaborate to best serve our community. Commissioner Mr. Lane Lynchard stated that he would like to see the BOCC and School Board have more dialogue; he suggested that (as a starting point) a Commissioner attend School Board meetings on a quarterly basis. Items of mutual concern could be presented at that meeting and brought back to the BOCC. Mr. Lynchard expressed appreciation to the School Board for their service to the students of Santa Rosa County.

Commissioner Rob Williamson agreed that we need to partner together given

the importance of education; he also thanked Superintendent Wyrosdick, the School Board, and former Commissioner Jayer Williamson for beginning this process.

Superintendent Wyrosdick shared that he will bring specifics to our School Board regarding future meetings with the BOCC. He pointed out that we need to continue this dialogue; it will be very useful to us as we plan for the future.

Commissioner Parker stated that he is a product of Santa Rosa School system and is very thankful for it. He asked for public input and there was none; the meeting was closed.