

THE SCHOOL BOARD OF ALACHUA COUNTY, FLORIDA  
APPROVED MINUTES  
**CAPITAL OUTLAY NEEDS / IMPACT FEE WORKSHOP**  
August 18, 2015

The Board met in workshop session duly called at 4:30 p.m. in the Boardroom, 620 East University Ave., Gainesville, Florida. Present were: Leanetta McNealy, Chairman; Eileen Roy, Vice-Chairman; April Griffin, Rob Hyatt, and Gunnar Paulson, Board members; Owen Roberts, Superintendent; staff members; and David Delaney, Board Attorney.

The workshop was scheduled to discuss Capital Outlay needs and Impact Fees. Chairman McNealy called the meeting to order and turned it over to Mr. Paul White, Assistant Superintendent, Operations, for his presentation.

**DISTRICTWIDE  
COMPREHENSIVE  
CAPITAL OUTLAY  
NEEDS**

Mr. White conducted a presentation that included an overview and the following topics:

- Studies showing a Correlation between Facilities and Educational Achievement
- Common District facilities needs
- Mission and Ideals
- Minimal structure needs to achieve an optimum learning environment

Among points made:

- Forty-seven percent of SBAC net assets are in facilities.
- HVAC needs alone would require \$7.5 million to address failing systems and \$1 million annually thereafter for maintenance.

A chart was presented, showing the amount of Capital Outlay Reserves that have been expended annually since 2011-12.

Having identified some of the needs, Mr. White stated that he intends to come back to the Board at a later date with some solutions to the issues.

**SCHOOL PLANT  
SURVEY**

Mr. Shane Andrew, Executive Director, Facilities, continued the presentation with a review of the School Plant Survey requirements and a reminder to the Board that the Survey will expire on June 30, 2016.

**IMPACT FEE  
DISCUSSION**

Mr. Gene Boles, University of Florida, addressed the issue of concurrency, which is the measure of whether school facilities are adequate to meet the impact of new development.

Middle and high schools capacity is not an issue at this time. Elementary enrollment projections, however, indicate a level of growth that will cause elementary capacity to run out in 3 to 4 years.

Charts were presented showing level of service now, in five years, and in ten years. Residential development trends were also shown and explained.

Dr. Jim Nicholas, UF Professor Emeritus, addressed the Board to provide more in-depth information on Impact Fees. He responded to Board member questions.

BOARD  
DISCUSSION

Mrs. Roy expressed her thought that impact fees should be enacted as soon as possible.

Dr. Paulson commented that another solution would be if the legislature would allow School Boards to levy a discretionary millage.

Mr. Hyatt pointed out that if impact fees were imposed only in areas projected to be over capacity, the result might be to encourage more development in lower capacity areas. He referred to this as a win-win situation. Mr. Nicholas agreed.

Board members thanked Mr. Boles and Mr. Nicholas for all the good information.

Dr. Roberts thanked everyone and stated that the Board will now have to make a decision, based on today's information.

CITIZEN INPUT

There was no citizen input.

ADJOURNMENT

The meeting was adjourned at 5:30 p.m.