

School Impact Fee Advisory Group
MINUTES
May 8, 2007
5:30 p.m.

MEMBERS PRESENT

Lou Roeder
Dottie Wynn
Jim Cooper
Miranda Fitzgerald
Micky Grindstaff
Roy Messinger

MEMBERS ABSENT

Doug Kelly

ORANGE COUNTY STAFF

Chris Testerman	County Administrator's Office
Charles Hawkins	County Attorney's Office
Vivien Monaco	County Attorney's Office
Susan Caswell	Planning Division
Nikki Williams	Planning Division

INVITED GUESTS

Drew DeCandis	OCPS
Bob Wallace	Tindale-Oliver
Elisabeth Shucke	Tindale-Oliver

OTHERS

Rick McKee	HBA
------------	-----

I. CALL TO ORDER

The meeting was called to order at 5:40 P.M.

II. INTRODUCTION & PURPOSE

Mr. Grindstaff welcomed the committee and new member, Jim Cooper who replaced Bill Silliman. Doug Kelly, who replaced Scott Justice, was not in attendance. Mr. Grindstaff noted that the Sunshine Laws apply to the School Impact Fee Advisory Group (SIFAG) meetings and that meetings are taped and open to the public.

Mr. Grindstaff noted that the role of the group would be to examine the School Impact Fee Study prepared by Tindale Oliver for Orange County Public Schools (OCPS) for compliance with the School Impact Fee Study Methodology previously established by the SIFAG. Mr. Testerman confirmed that this is the primary role of the committee, in addition to making the requisite changes and updates to the existing School Impact Fee Ordinance.

May 8, 2007 Minutes
School Impact Fee Advisory Group

III. ELECTION OF CHAIRPERSON & VICE CHAIR

Mr. Grindstaff resigned as Chairperson and nominated Mr. Lou Roeder as Chairperson and Dottie Wynn as Vice Chairperson. Ms. Wynn made a motion to approve Mr. Roeder as chair. This motion was seconded and unanimously approved. Mr. Roeder made a motion to approve Ms. Wynn as Vice Chair and this motion was seconded and unanimously approved.

IV. SUNSHINE LAW/PUBLIC RECORDS LAW

Mr. Charles Hawkins, Orange County Attorney's Office, provided a brief overview of the Florida Sunshine Law and Public Records Law requirements. Mr. Hawkins answered questions related to the Florida Sunshine Law and Public Records Law requirements.

V. FLORIDA IMPACT FEE ACT

Mr. Testerman covered the Florida Impact Fee Act found in Section 163.31801 of the Florida Statutes. Mr. Testerman noted recent changes to the Statutes, specifically the 90 day notice requirement and the limitation of administrative charges for the collection of impact fees to the relevant cost. Ms. Vivien Monaco provided additional detail and clarification of the 90 day requirement.

Mr. Testerman also went over the tentative timeline for the SIFAG meeting, public hearing and the effective date of the ordinance. Mr. Messinger asked whether the Study would have to go back to the School Board, if the SIFAG had any issues or concerns with the Study. Mr. Testerman explained that the SIFAG has the option of including additional recommendations to the Board of County Commissioner's (BCC).

VI. DISCUSSION

Chairman Roeder asked whether or not the role or function of the SIFAG is similar to that of the Development Advisory Board (DAB) in looking at the technical aspects of the School Impact Fee Study. Ms. Monaco explained that in part the decision was made for SIFAG to perform the review because the majority of the members are already familiar with the methodology.

Chairman Roeder asked Mr. Wallace how much time he would need to provide a summary of the SIFAG Summary and Recommendations Report and to present the Orange County Public School Impact Fee Study. Mr. Wallace explained what was included in each of these reports and noted that approximately 2 hours would be needed to properly go through both items. The group decided that a separate meeting would be dedicated to these agenda items.

Ms. Fitzgerald asked if there were any instances where the Study deviated from the methodology established by the SIFAG or if there were any philosophical differences where the School Board chose one method or process over another. Mr. Wallace provided examples of the changes that differed from the SIFAG methodology.

Mr. Messinger made reference to minutes from the December 5th and December 12th meetings of the initial SIFAG and noted the differences between what was discussed at these meetings and what is presented in the School Impact Fee Study, specifically the financing options. A significant amount of discussion occurred regarding the use of class size reduction monies as part of the formula to derive the proposed impact fee amount. There was also discussion on the relationship between level of service and impact fees, and how these translate into charging new development for its impact versus solving existing problems.

May 8, 2007 Minutes
School Impact Fee Advisory Group

Ms. Fitzgerald asked a question regarding the interrelationship between School Concurrency and the School Impact Fee. Ms. Monaco explained that the issue is similar to the difficulty in merging transportation concurrency and transportation impact fees. Mr. DeCandis also discussed that the impact fee charged is minus any ad valorem sales taxes or other monies received while proportionate share monies are calculated on the total cost of providing additional student stations. Mr. Wallace further noted that the impact fee is a financing tool whereas concurrency is a timing mechanism.

The Chairman noted that at the next meeting, Mr. Wallace will present his study and the methodology used. Mr. Wallace distributed a handout of his presentation and explained how it is arranged to illustrate where the school impact fee study complies with the established methodology and where it deviates.

There was some discussion on the square foot cost associated with building a school. There was also some discussion on the impact fees of surrounding counties and other financing mechanisms being used to finance schools that supplement the impact fees.

VI. SCHEDULE FOR FUTURE MEETINGS

The group established future meeting dates of May 22nd, June 5th, and June 12th from 5:30 P.M.-8:00 P.M.

V. ADJOURNMENT

The meeting was officially adjourned at 7:20 P.M.

Prepared By:	Attest By:
<u>Nikki Williams</u>	_____
_____	_____
Date	Date