



Construction Advisory Committee | MINUTES

WEDNESDAY, NOVEMBER 8, 2017 – 4:30 PM
LCPEC – COLONIAL BLVD. ★ TRAINING ROOM “D”

Attendees

Scott Allen
Art Castellanos
Alex Dworzanski
Nicholas
Palomba
Ryan Richards

Curtis Sheard
Rochelle Thimlar
Ronald Tyre
Darren Watkins

Absent

Blanca Edwards
Chasity Hillers
John Montoya
Beatriz Reyes
Molly Scott

LCPEC Staff

Greg Blurton, Staff Liaison & Director
of District Planning
Dawn Huff, Long-Range Planner
Cathleen Morgan, Board Member

Recording Secretary

Pat Johnson

AGENDA TOPICS

Welcome

Mr. Ryan Richards welcomed everyone and thanked them for their service to CAC. He called for introductions around the room with each member introducing themselves with a brief description.

Meeting Minute Approval

Mr. Richards, called for a vote to approve the minutes of October 11, 2017. Motion by Mr. Darren Watkins, seconded by Mr. Ron Tyre. **Carried 10-0.**

Board Member Update – Mrs. Cathleen Morgan

Mrs. Morgan spoke on the School District's current debt and called on the CAC membership's expertise to help with ideas to raise money for schools. She passed out data that explained the approved Capital Plan; the 2018-2022 Capital needs and different scenarios of increased debt. Several comments were made from the committee on what could be done:

- Impose higher impact fees – pros and cons – politics and economics
- Impose sales tax
- The District cannot solicit but can get outside organizations to advocate on the District's behalf
- Media is free - start early to plant seed to spread the word regarding sales tax
- Poll the tax payers
- Is there another organization asking for a tax increase? Mrs. Morgan stated that “Pennies for Community Progress” is asking for ½ cent
- PR needs to be forceful
- Get senior citizens involved to promote sales tax
- Build a story line to tell a vision to acquire sales tax
- Compare Lee County with other counties – what are they doing to raise money for their schools?

Mr. Greg Blurton indicated that we need to find ways to achieve not only the building of new schools, but also maintenance, upgrades, additions, technology, safety and security in the next five (5) years. All comments from CAC will be shared with the internal committee working on the sales tax initiative.

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Presentation – District Property and Growth – Greg Blurton

Mr. Greg Blurton displayed a PowerPoint presentation to show 22 buildable District-owned properties, and based on the next five (5) years, the proposed schools to be built in each zone. He stated the acreage needed for each level of school and pointed out that the highest growth was in the East, followed by South, then West. After identifying the properties for future schools, the next steps are to:

- Seek more brokerage firms for properties be sold, exchanged or acquired,
- Permitting properties for near-future schools and,
- Implementing the selling, exchanging or acquiring specific property that will benefit the District

Discussion:

- Can we consider going into a public/private partnership concept?
- Add on to already built schools – portables are not a long-term solution
- When thinking about adding on to a school, must take into account all the other resources that are needed to expand a school, i.e., staff, cafeteria, sports, parking, etc.
- What about prototypes vs. designing from scratch

Mr. Blurton reminded everyone to study the Construction Manager at Risk (CMaR) project that was discussed at the October CAC meeting. After finance and procurement fills in their projections, the project will be brought back to CAC for feedback.

Discussion – Presentation Topics for Future Meetings – Committee

- Sales tax Initiative – bring to CAC the internal committee's strategies

Public Comment

There were no guests in attendance.

Good of the Order

- Mr. Nicholas Palomba – Are other counties doing better job with their new construction budget and with less debt? Mrs. Morgan stated that we cannot be compared to other counties, as they are not growing or they have the sales tax. Lee Schools will be copying best campaign practices of other counties.
- Ms. Rochelle Thimlar – keep schools practical for safety & security sake. Students should not have to go outside the school when entering the gym or auditorium. It's a challenge to be able to watch students when they are inside and outside all day long.

Adjournment

Motion: Mr. Ronald Tyre motioned to adjourn

Seconded: Mr. Curtis Sheard

Carried 10-0

Time: 5:43 p.m.

NEXT MEETING: January 10, 2018 @ 4:30 p.m. – Training Room D