

TAB 8

POINT PAPER
PALMETTO ELEMENTARY SCHOOL
APRIL 7, 2008

Issue: There are a variety of actions required by all involved participants in order to move forward with the conceptual plan for the construction of a new Palmetto Elementary School on 10th Street West. City Commission's approval of the general plan will allow for appropriate negotiation and advancement of the project. Of course, City Commission will review and approve all actual agreements that are generated as part of these negotiations.

Background: For several years, the School Board has been attempting to locate an appropriate site for the development of a new elementary school in Palmetto. The City Commission authorized the City staff and CRA to assist as possible, but there were a variety of obstacles that slowed the process. Together, the staffs of the School Board and the City have identified a site that appears to, finally, meet all of the required criteria. The development of this site, however, will require the cooperation and partnership of a variety of partners.

The chosen site (identified on the attached map) currently is owned by the City of Palmetto, and is home to the Boys and Girls Club, Just for Girls, the public tennis courts, and the North River Little League Fields. Attached, the spreadsheet delineates the specific participation requirements and desires of all parties, for Commission consideration.

It appears that this may be a win-win:

- youth serving organizations will get improved facilities, co-located with the elementary school;
- the City and CRA will recover funds expended in land assembly efforts in the downtown;
- the City will get a new school for its students in the near future, and still get a high-quality school in the downtown;
- the school board will obtain land in a central location for no more than appraised value;
- the Little League will have a new complex with all levels of play in close proximity; and
- the City will have the ROW needed for the eventual extension of 10th Avenue West.

Alternatives: 1 - Approve conceptual participation as described for staff negotiation
2 - Approve alternate participation for staff negotiation
3 - Deny participation

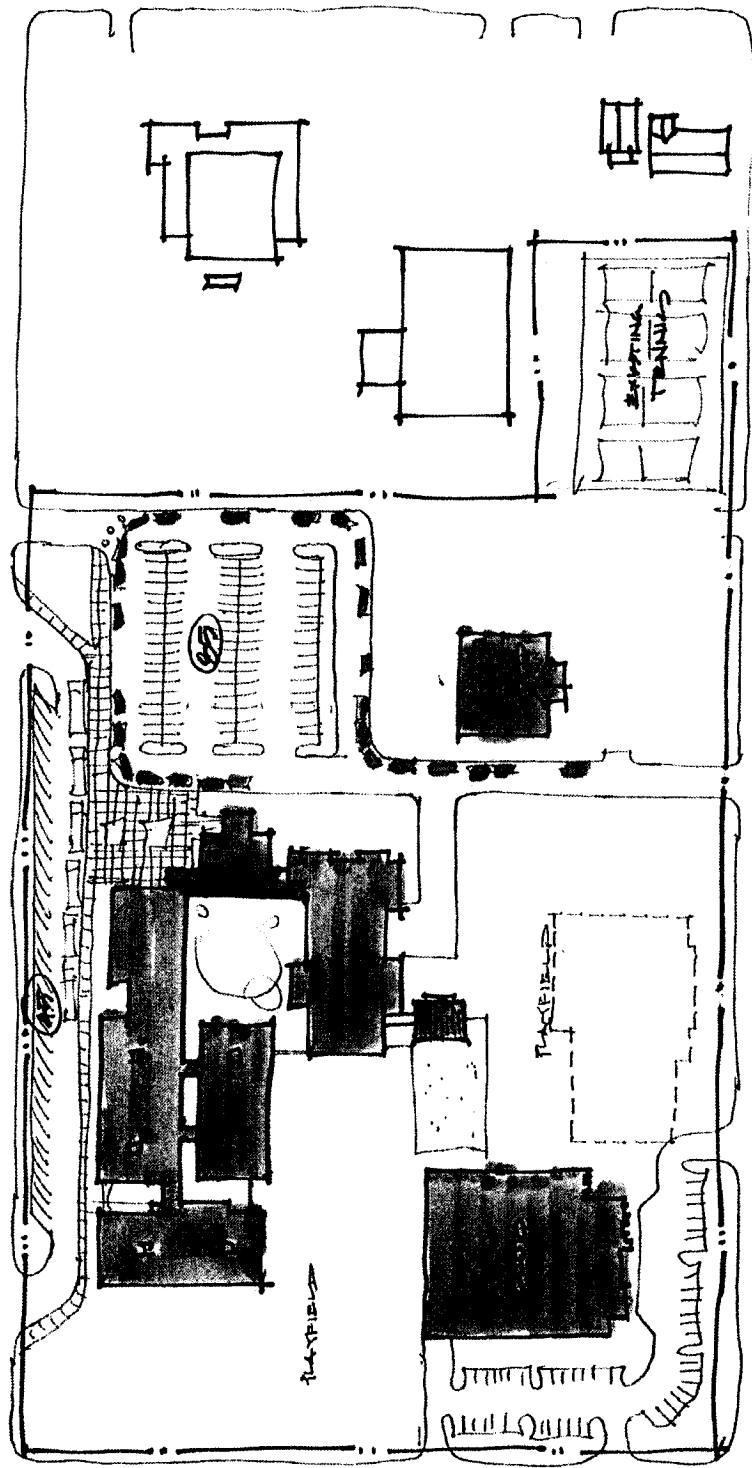
Recommendation: 1 – Approve conceptual participation for staff negotiation

Budget Impact: Expected to be minimal.

Participation Requirements for construction of PES on 10th Street West

<u>Boys and Girls Club</u>	<u>Just for Girls</u>	<u>School Board</u>	<u>City of Palmetto</u>	<u>Manatee Fruit</u>	<u>North River Little League</u>	<u>Manatee County</u>
Extend current lease a minimum of 30 years Would like to retain ability to remain in current bldg while constructing new facility	Extend current lease a minimum of 30 years Assistance with grant funding opportunities	Purchase land on 10th St. from City at appraised value Provide land needed for 10th Ave. W. extension	Sell land on 10th St. to School Board, approve CRA land transactions, accept land Renew leases for youth groups & allow Grants Coordinator to assist	Donate +/- 11 acres to City for Little League Complex on City-owned property Receive park impact fee credits for the acreage needed to build LL field.	Does not want ball fields at separate locations, would like to retain all fields on same campus/site Design a lease that specifies the future O&M responsibilities	Continue to accept O & M responsibility for North River Little League
Co-locate school facilities when possible during site plan creation	Co-locate school facilities when possible during site plan creation	Swap CRA .9 acres across from PES for .9 acres purchased	Construct little league complex (+/- \$775,000) on MFC property w/ \$ from sale to School Board.	Land provided gives City the needed ROW for the eventual extension of 10th Ave. W.		
Expedite the B&G Club construction schedule	Request that tennis courts stay in place	Buy remaining land in downtown from CRA	Give Manatee Fruit Company impact fee credits as appropriate Tennis courts remain in place			

NOTE: This is a draft proposal at the staff level. Commission will have to approve leases, impact fee credits, land sales, land acceptance etc... (all in red above)

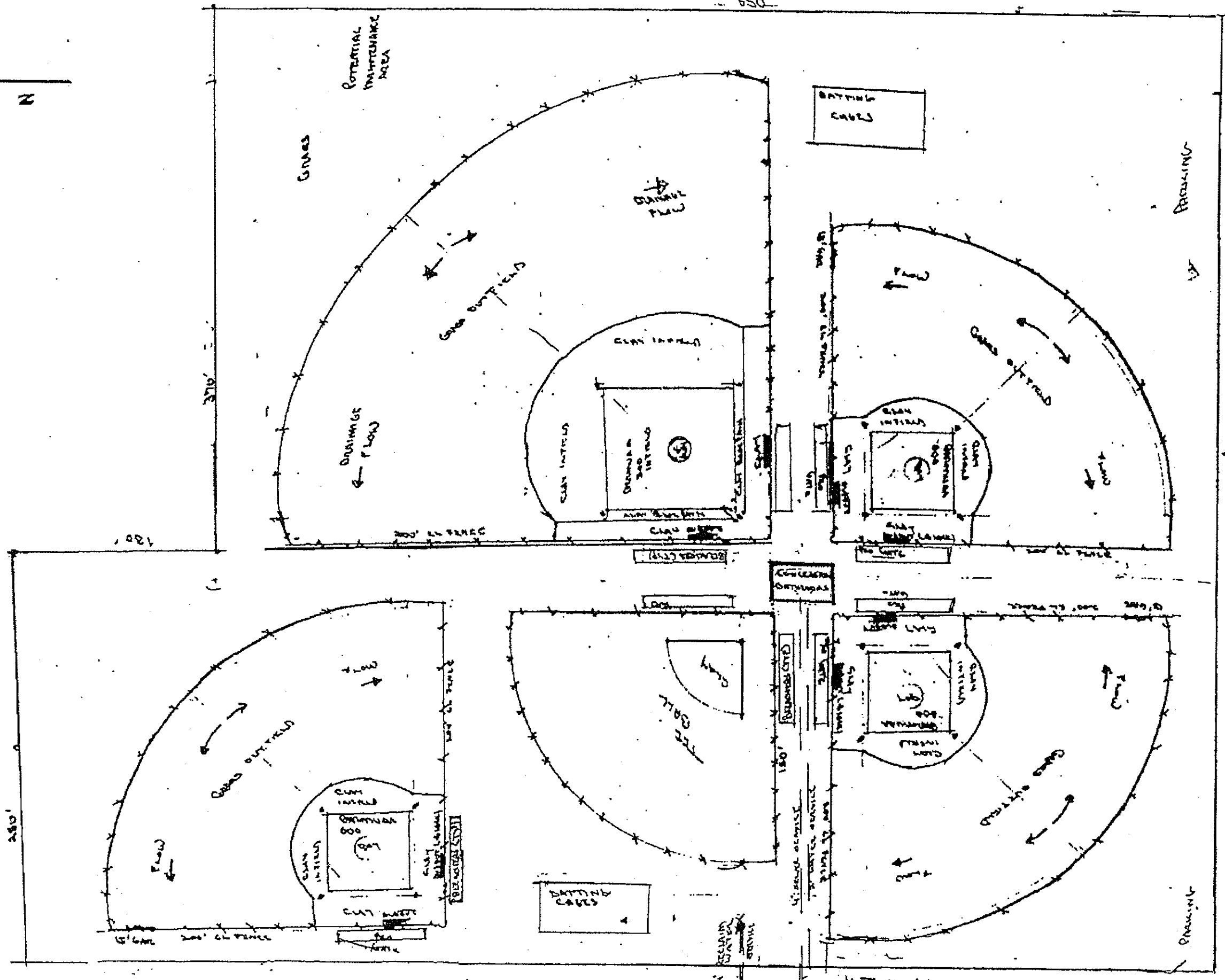
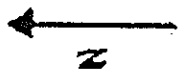


PIANO FURNITURE
 PIG CLUBS SITE: CATHOLIC "D"
 1300-01



3/20/2008	Palmetto Little League Complex Revised Budget Estimate	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT \$	TOTAL \$
		Mobilization	1	LS		\$82,200.00
		Grading	1	LS	\$46,600.00	\$46,600.00
		4" Clay Infields	5000	SY	\$28.50	\$142,500.00
		Bermuda Sod	1825	SY	\$3.25	\$5,931.25
		Dugouts	10	EA	\$5,100.00	\$51,000.00
		Bleacher Pad	10	EA	\$2,200.00	\$22,000.00
		8' Chain Link Fence and Gates	4150	LF	\$20.25	\$84,037.50
		20' CL Fence Behind Infield area	1000	LF	\$40.50	\$40,500.00
		Bahia Sod	46,000	SY	\$2.10	\$96,600.00
		Bases	5	LS	\$1,100.00	\$5,500.00
		Lighting	1	LS	\$76,000.00	\$76,000.00
		Concession / Bathroom Bldg	1	LS	\$50,000.00	\$50,000.00
		Sewer/Water/Reclaim Water services	1	LS	\$15,000.00	\$15,000.00
		Irrigation System (Allowance)	1	LS	\$50,000.00	\$50,000.00
		TOTAL ESTIMATE				\$767,868.75

NOT INCLUDED:	Soil remediation, unsuitable materials removal, imported fill, rock excavation, bleachers, batting cages, parking lots, improvements to existing streets, scoreboards, electrical power to concession building or any other locations onsite, signage, maintenance sheds or improvements, any drainage retention or facilities beyond grading and swales	
QUALIFICATIONS:	Pricing is for budget purposes only, and is subject to revision base on final engineering.	



17-50
SITE AREA 10.86 ACRES