

TAB 9



SCHOOL BOARD

Barbara A. Harvey
Chairwoman

Walter E. Miller
Vice Chairman

Harry G. Kinnan

Robert C. Gause

Jane R. Pfeilsticker

SUPERINTENDENT

Dr. Roger Dearing

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SCHOOL DISTRICT OF MANATEE COUNTY

AGENDA

Future Palmetto Elementary School Site
Superintendent's Conference Room
May 14, 2008

Parties in Attendance

City of Palmetto
Boys and Girls Club
School District of Manatee County

Discussion Topics

- I. Draft Design
 - a. School
 - b. Boys and Girls Club
 - c. Just for Girls
- II. Shared Facilities
 - a. Parking
 - b. Drives
 - c. Fields
 - d. Internal Facilities
- III. Boys and Girls Club Property Ownership
 - a. Options
 - b. City of Palmetto
 - c. School Board
 - d. Boys and Girls Club
- IV. Consideration of Additional Property
 - a. Boys and Girls Club
- V. Purchase Agreement
 - a. Drafting
- VI. Lease Agreements
 - a. Termination
 - i. Boys and Girls Club
 - ii. Just for Girls
 - iii. Little League
 - iv. Manatee County
 - b. New Leases
 - i. Boys and Girls Club
 - ii. Just for Girls
 - iii. School Board
 1. Retention



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SCHOOL DISTRICT OF MANATEE COUNTY

AGENDA

Future Palmetto Elementary School Site
Superintendent's Conference Room
May 27, 2008

Parties in Attendance

City of Palmetto
Boys and Girls Club
School District of Manatee County

Discussion Topics

- I. Follow-up from Previous Meeting
 - a. School District
 - i. Appraisals
 - b. Boys and Girls Club
 - i. Board of Directors
 - ii. Buy vs. Lease
 - c. City of Palmetto
 - i. Baseball Fields
 - ii. City Council
 - iii. Sell to Boys and Girls Club vs. Lease
- II. Purchase Agreement
 - a. Drafting
- III. Leases/Agreements
 - a. Termination
 - i. Boys and Girls Club
 - ii. Just for Girls
 - iii. Little League
 - iv. Manatee County
 - b. New Leases
 - i. Boys and Girls Club (Depends if Leased or Purchased)
 - ii. Just for Girls
 - iii. School Board
 1. Retention Area
- IV. Agreement
 - a. Joint use between Boys and Girls Club and School District
- V. Next Steps

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Palmetto Elementary School Site Consideration

School Board of Manatee County and
Palmetto City Commission Workshop

August 12, 2008

The Promise

- Palmetto Elementary
- Expand campus
- Expand office
- Expand media
- Expand teacher planning areas
- Traffic flow & parking study
- Upgrade site drainage
- Upgrade HVAC
- Upgrade electrical
- Upgrade fire alarm
- Upgrade security systems

History of Palmetto Elementary School Considerations

- Existing Palmetto Elementary School
- Manatee County Fairgrounds
- Heartland, et. al. Property
- Manatee Fruit and Manatee County
- West of 8th Avenue West from Manatee River to 23rd Street West
- Northeast of Intersection of 10th Street West and 17th Avenue West

School Board's Desires for Palmetto Elementary

- New School

- Parameters

- Minimal disruption to students and faculty
- Existing Attendance Zone
- Within City Limits
- Increase Acreage

Budget

The Original Promise Budget	\$ 10,451,250
Subsequent addition to Budget	<u>2,600,000</u>
Total:	\$ 13,051,250

Current School Budget	\$ 23,004,828
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Site Characteristics

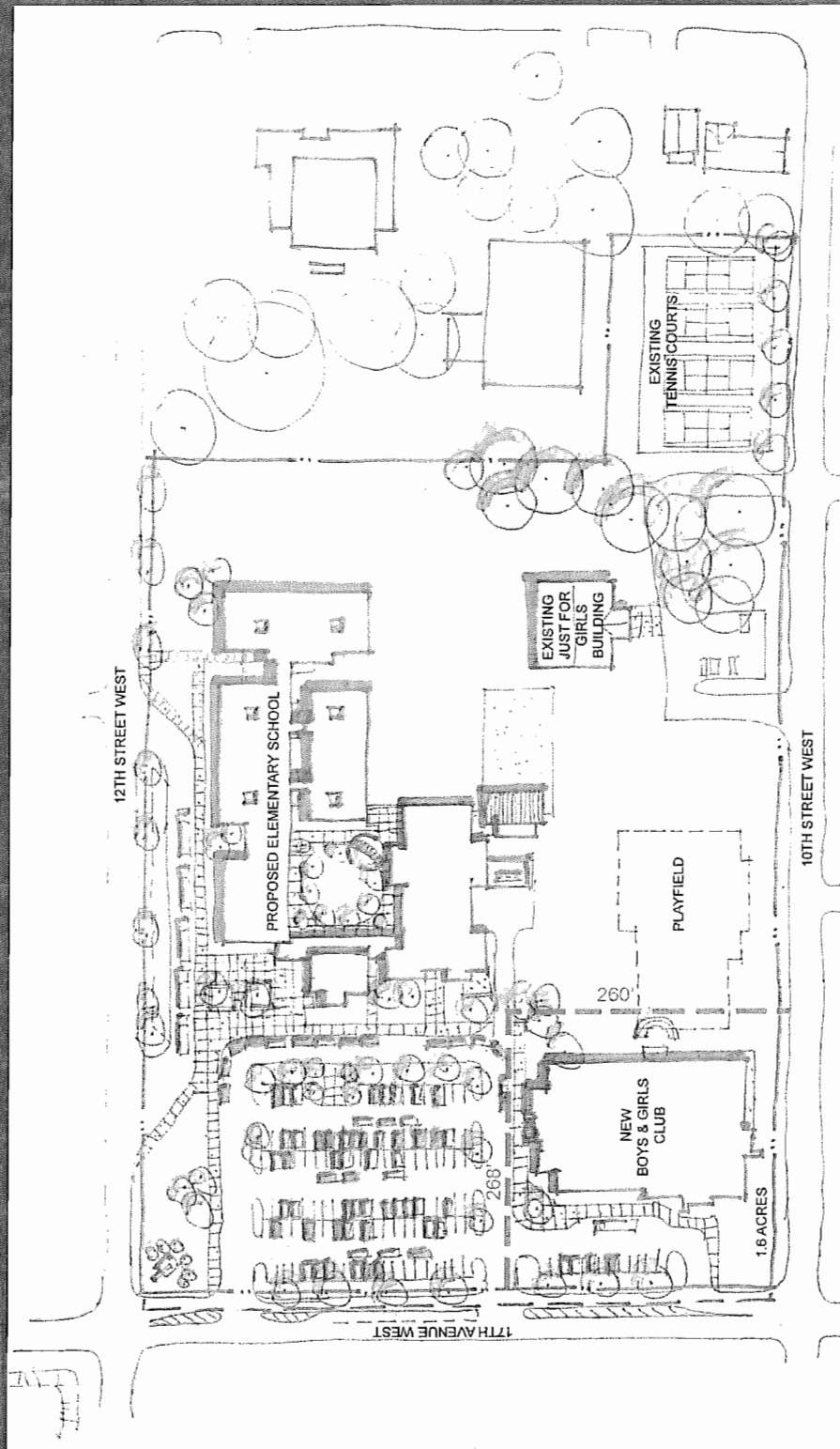
- Intersection of 10th St. West and 17th Ave. West
- Approximately 9 Acres
- Owned by City of Palmetto
- Currently used by:
 - Boys and Girls Club (Lease)
 - Just for Girls (Lease)
 - North River Little League
 - Public Tennis Courts

Palmetto Elementary Site (proposed)

Northeast of Intersection of 10th St. West and 17th Ave. West



Site Plan (Scheme A)



PALMETTO ELEMENTARY SCHOOL
PROPOSED SITE PLAN FOR BOYS & GIRLS CLUB SITE, SCHEME 'A'



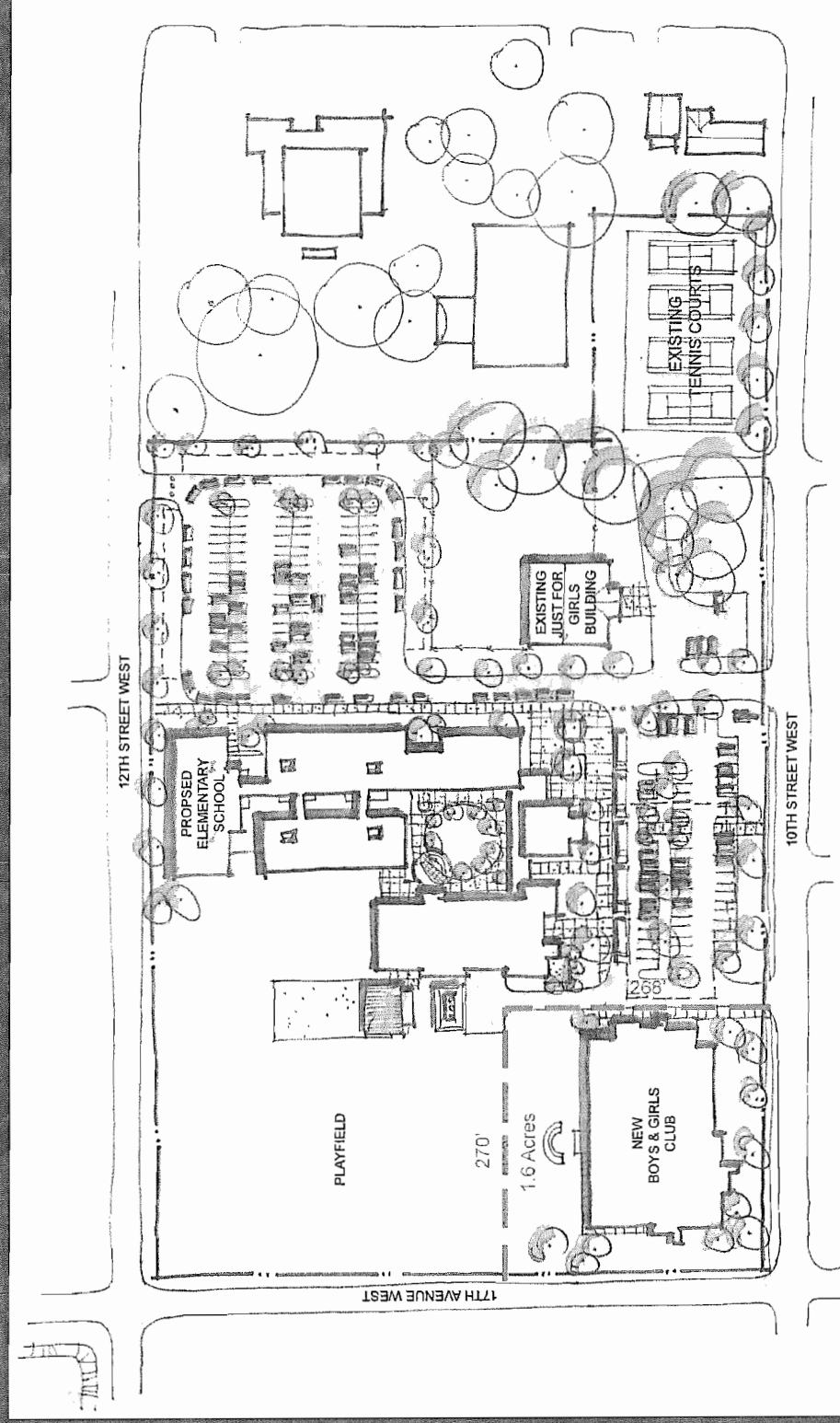
HOFFMAN
ARCHITECTS, P.A.

City Commission Concerns

that are within School Board's Control

- Majority indicate concerns with traffic on 12th Street West
- Some desire school be built on existing site
- Some desire commitment from School Board to build a second school in Palmetto on existing site
- Discussion on School Board acquiring properties purchased by CRA for school

Site Plan *(Scheme B addressing City Commission concerns)*



PALMETTO ELEMENTARY SCHOOL
PROPOSED SITE PLAN FOR BOYS & GIRLS CLUB SITE: SCHEME "B"



HOFFMAN
ARCHITECTS, P.A.

Participation Requirements

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>
Consider purchase of approx. 1.6 acres (\$17,000) in lieu of lease	Extend current lease a minimum of 30 years	Purchase 9 acres of the land on 10th St. from City at appraised value (\$783K)	Sell land on 10th St. to School Board, approve CRA land transactions, accept land	Donate +/- 11 environmentally certified acres to City for Little League Complex on City-owned property	Does not want ball fields at separate locations, would like to retain all fields on same campus/site	Continue to accept O & M responsibility for North River Little League
Would like to retain ability to remain in current bldg while constructing new facility	Assistance with grant funding opportunities	Provide land needed for 10th Ave. W. extension	Renew leases (or approve land sale for B&GC) for youth groups & allow Grants Coordinator to assist	Receive park impact fee credits for the acreage needed to build I.L. field.	Design a lease that specifies the future O&M responsibilities	
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 (+/-850,000) 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			

Palmetto Elementary School Planning

DISCUSSION