

TAB 15

### 3. RESOLUTION NO. 08-27

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA; PROVIDING FOR FINDINGS OF FACT; PROVIDING AN AGREEMENT IN PRINCIPAL THAT THE CITY WILL TAKE CERTAIN ACTIONS AND ENTER INTO CERTAIN AGREEMENTS TO FACILITATE DEVELOPMENT OF A NEW ELEMENTARY SCHOOL TO BE GENERALLY LOCATED AT 1600 10<sup>th</sup> STREET WEST IN PALMETTO; SUPERSEDING RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Commission requested that the public be allowed to speak on the topic before beginning their deliberation.

The following individuals, voicing their personal reasons, spoke in favor of the City's continued involvement in locating a new elementary school at the 10<sup>th</sup> Street site: Diane Lang, Gene Brown, Celeste Hughes, Garry Lowe, Janie Garza, Carl Weeks, Susan Hecker, Colin Kirker, Becky Canesse, CEO of Manatee County Girls Club, Inc. dba Just for Girls, and Tim Knowles, vice president of the Boys & Girls Club Board of Directors..

The following individuals, voicing their personal reasons, spoke against or opined more information is necessary before a decision is made by the Commission to continue the City's involvement in locating a new elementary school at the 10<sup>th</sup> Street site: Leonard Krueger, Bruce Varnadore, Jeanne Paulsen, Raymond Varnadore, Sam Dodson, Shirley Bryant, and Charles Smith.

Karen Windon, deputy director of Manatee County government, stated the county does support the baseball fields and would like to be part of any dialogue.

Mrs. Lukowiak, CRA Executive Director, reaffirmed the School Board's intent to reimburse the City the \$1,239,547 spent in the property assembly, as well as demolition costs incurred by the City. She stated there is still the possibility of obtaining the historic FFA school building, which the Palmetto Historic Commission expressed interest in obtaining.

Mr. Lukowiak led a lengthy discussion on the topic, joined by Mike Pendly, Manatee School Board. Mr. Lukowiak distributed new information relating to the topic consisting of:

- A revised site plan showing altered traffic patterns utilizing 10<sup>th</sup> Street West, and a pedestrian walkway between the new Boys Club and the existing Just for Girls buildings.
- Examples of cooperative improvement projects between the School Board and local governmental agencies.
- Elementary School Proposal-Cost Analysis Projection showing the Manatee Fruit Company impact fee analysis projection and the figures associated with the sale of real estate and construction of a new Little League complex.
- A traffic study, based on the City's methodology, which reflects 53 less trips (material displayed only).

To summarize the discussion, items reviewed and issues of concern voiced by Commission are as follows:

1. Traffic concerns:
  - a) Traffic study showed only peak 4-6 pm trips
    - i. School Board can perform an am peak trip traffic study, but Commission must direct the times for which they want data collected
  - b) Intersection improvements (Grant funding approved)

- i. MPO, including county commission representation, has approved the 10<sup>th</sup> Ave. and 14<sup>th</sup> Ave. intersection projects
  - c) Amount of available automobile stacking on the site
- 2. Resolution No. 08-27
  - a) Attorney Hall assured the Commission the resolution does not obligate the City in any way to proceed with the project; no obligation to enforce the fifteen listed items of City responsibility. Attorney Hall advised that Commission can amend the draft resolution to contain any conditions of approval or any opt out language they wish.
- 3. New ball fields
  - a) County responsibility that will continue if new ball fields are constructed
    - i. City currently pays utilities for existing ball fields; County has provided capital improvements but will only mow the grass as of October 1
  - b) Location of new ball fields
    - i. Mr. Lukowiak reiterated that locating the new ball fields at the gate of Palms of Terra Ceia has never been considered
- 4. Impact Fee projections (as prepared by Mr. Lukowiak)
  - a) Impact Fee credits based on total build-out of the Manatee Fruit Company project amount to approximately \$2.7 million
  - b) Projected revenue based on total build-out amount to approximately \$9.9 million
  - c) If the 12 acres for the new ball field complex is not conveyed by Manatee Fruit at this time, the Comp Plan requires that upon the Manatee Fruit project plan approval, the project must provide a 15 acre park or the equivalent in impact fees
- 5. Sale of real estate & construction of new ball fields
  - a) Revenue from sale of 12 acres of City property estimated at \$1,035,200
    - i. Just for Girls has now expressed interest in purchasing their property
  - b) Construction of new ball fields estimated at \$900,000

**MOTION: Ms. Varnadore moved and Mr. Williams seconded to table the issue until the next meeting.**

Discussion: Ms. Varnadore stated she is asking that the item be tabled until she has had a chance to review all the new material that has been provided.

Referring to the new ball fields, Ms. Cornwell requested that staff collect data that will show the obligations for which the City, the Little League and the county will be responsible. She also asked that the county be contacted to determine if they are interested in continuing their support of the ball fields should the new complex be built.

Mr. Williams inquired: 1) where the parking for the tennis courts will be located if Just for Girls purchases their property; 2) if each entity would release the other entities from liability; and 3). as a result from a conversation with Southwest Florida Water Management, if the site contains enough retention. He opined that all parties involved in the project should hold a joint meeting.

**Motion on the floor carried 4-0.**

Ms. Cornwell requested that a time line be established for when the topic will be brought back to City Commission. It was consensus of Commission to establish the September 8, 2008 workshop agenda be dedicated only to this topic.