

TAB 16

Aug 25, 2008 City Commission meeting

Citizen Comments – not on agenda

- Kelley Johnson – regarding Riviera Dunes stormwater fees. Can City consider allowing HOA's to represent residents on application, to reduce administrative burden?
- Shirley Groover Bryant – regarding Terra Ceia Stormwater – She is concerned about the CDD. The Commissioners should have been included, not excluded, from the meetings with the CDD. The CDD could have saved \$10,000 in arbitration if City Commission met with them.
- Brett Varnadore – Commissioner Williams is wonderful and the DPW Director and staff never give him enough information at meetings.

Citizen Comments – regarding Elementary School

- Leonard Kruger – Tropic Isles. There is already heavy traffic on 10th Street W. Busing is always a problem with schools.
- Diane Lang – PTO – lives on Snead Island and has a child that was in 1st grade at PES, was promised a new school, and now started Lincoln Middle. City Commission should go forward. No site is ever going to be perfect.
- Gene Brown – B & G Club Board Member – Attended B&G as a child, and is giving back. This is a group effort to serve children. Don't forget the children. Win-win.
- Celeste Hughes – has 2 children who went to B & G and PES. The oldest is in HS, and there is still no new elementary school. Don't lose sight of kids. Benefit of having after school care right next door to elem school.
- Garry Lowe Jr – is a staff member at B&G Club – they need more space. He serves as a mentor/role model to younger kids. They are building a teen center to give teenagers more space to hang out. The B&G Club should be rebuilt by PES.
- Bruce Varnadore – 3210 57th St. E. – the school district has built schools for 100 years without the City of Palmetto. Palmetto shouldn't have to be involved now. Commissioners haven't been kept well informed.
- Janie Garza – has 2 children at PES and B&G. The new plan will be convenient.
- Carl Weeks – B&G Club – what's important to children? Ball fields, 25K square foot building, teen center, \$3.5 M investment, 300+ kids per day, sharing of gym. Keep kids' interest in mind.
- Jean "Cis" Paulsen – Understands that there is pending legal action and the possibility of having to use eminent domain. Traffic is also a problem. "If the people want it, the people have to be behind it".
- Ray Varnadore – 1706 8th Ave. – Commission should take no action. There are too many unanswered questions. Ball fields should stay on 10th St. Mr. McClash said that Palmetto's estimate is too low and it will cost \$1.5 - \$2 Million to relocate fields. There should have been a title search done – can't use eminent domain. Can't chip away at MFC property – just let them develop their land. McClash said that Chris already identified a spot for the fields but won't share it. The CRA paid more than \$4 Million for property by the existing school site.
- Karen Windon – County maintenance of fields may not be ongoing.

- Sam Dodson – 2004 6th St. W. – we need a new safe elementary school in the City of Palmetto, but don't vote tonight. Turn lanes that are planned won't help school traffic. Who will coordinate shared facilities like the gym, school cafeteria? Who will monitor playground? Elementary, Middle and HS are supposed to be on separate campuses. B&G shares with 6 – 18 year olds, and kids will be unsafe. Where is the 17 – 20 acres that are needed? The school should be built on the existing site.
- Shirley Groover Bryant – 2413 Waterford – B&G is going to build on site. There are not enough facts available. It's not fiscally sound. 7th St, 4th St, and 20th Ave have concerns as traffic will re-route itself if a school is built on 10th. Safety of children is a concern. They need to know where ball fields are going to be located. Why wasn't the County involved? Issues of impact fee credits for MFC – that means that the city won't get the funds that are required for infrastructure. She wants a new school too, but this site has traffic and fiscal impacts.
- Susan Hecker – parent of 2 PES kids. Lives on 4th Street, too, but this issue is “bigger than me and traffic passing by my house”. It's a creative plan and we need creativity. It is safe – we need to trust leadership. St. Stephens is K – 18 as well with no issue. This is the right thing. The school in a smaller location is fine.
- Charles Smith – 1701 4th Ave. – there were meetings after meetings at Lincoln Middle School and the school board didn't do what they promised. There were traffic problems at Lincoln from 7th to 14th. School board won't put in turn lanes. The site is too small. Lincoln isn't on enough property. There will be traffic congestion. Commissioner Amy Stein added a turn lane on 17th St. at US 41.
- Colin Kirker – his child was 3 and there was no “E” on the school sign. Little League Board and PES involvement. Kid is in 8th grade now. If we keep finding problems, this will never happen. LL had 125 kids in 2006 and has 258 kids now. If kids are involved in activities, they are out of trouble. Traffic is already an issue – and will always be an issue. New fields will allow for us to host southern regional all stars.
- Becky Canesse – CEO of Just For Girls – tenant of COP – thanks for allowing them to operate there. Many recognitions for the club. COP is a partner. Girls are aged 6 – 18. Start at 6:30 am for before school program. During day there is a drop-out prevention girls program with Board of Ed. After school, buses pick up kids and bring them to the site until 6 pm. It is great to see good government in action. The Commission asked for urgency and the Mayor and Chris provided needed leadership. The attorney has helped. Consider the cost – many years of looking for a site, re-designing the plan over & over. This meets the needs of the partners and the kids. There are time constraints, so less information is available in advance. This is cheaper when we work together. It's a win-win.
- Tim Knowles – VP of B&G – there are impacts if the school doesn't go there. They would need to build extra parking, they would need an extremely long term lease. With this plan, each partner would control its own facility and let the others use it for free. B&G and JFG expenses and transportation costs go down. Maintenance cost goes down. Share play areas. Improve life of kids in the City of Palmetto.

Staff Information – Elementary School

Mike Pendley –

the new plan has addressed traffic issues, clean pedestrian access between sites. They will exceed the promise they made to repair the school for 10.4 M, and instead replace the school with \$23 Million.

Tanya Lukowiak –

contrary to citizen comment, actual cost of CRA to purchase land was \$1,239,547.30, and the school district has agreed to purchase the property back at that dollar amount. Commissioner Varnadore has had the spreadsheet and all of these costs for a few weeks.

Chris Lukowiak –

- Showed revised site plan, as received just before the meeting.
- Showed list of schools that share facilities and costs
- Showed list of sidewalks for schools that are installed with County funding
- Showed School District's traffic study

Commissioner's Comments:

Commissioner Varnadore asked Pendley to expand the traffic study to all day, rather than pm peak

Commissioner Lancaster noted that there is no school that comes without traffic.

Commissioner Williams wanted to know how many parking spots and how much stacking is proposed.

Commissioner Cornwell wanted to know who would keep up LL fields. LL said that they already do everything but mow, and pay the county already.

Commissioner Cornwell said that we can make conflict into opportunity if we all work together.

Commissioner Lancaster said that we are partnering. Don't go another year or two.

Commissioners Cornwell & Lancaster agreed that the only way to have no school traffic is to have no schools.

Commissioner Williams said that we already pay school district taxes.

Commissioner Varnadore (?) - Mike Pendley should provide costs that were estimated for current site. What is the breakdown of acquisition vs construction in current plan?

August 21, 2008

RE: Palmetto Elementary School

RE: The City Of Palmetto

First let me start by saying that I am not opposed to the purposed new location for the Palmetto Elementary off 10th Street at the Boys and Girls Clubs. What I am concerned about it the TRAFFIC on an already congested road. I travel the East-West corridor daily and have lost count of the number of times I sit through the lights at the intersections of 10th Str. and 14th Ave. and at 10th Str. and 10th Ave. When you have a vehicle in front of you trying to make a left hand turn at either one of these intersections, you might as well have a book to read. On a really bad day you can sit through these light cycles 2 or 3 times. WE ARE IN NEED OF TURN LANES!!

I am sure that the increase in traffic is something that you have taken in to consideration (hopefully). I felt that I needed to express my concerns for what I fear will turn in to a night mare.

Sincerely,



Jane Fultz

SPEAK OUT PALMETTO!

The Palmetto City Commission and the Manatee County School Board are voting on a plan to make Palmetto Elementary a shared facility with the Palmetto Boys & Girls Club!

- × Traffic on 4th St W, 20th Ave W, and 14th Ave W will be negatively impacted by a school on 10th St W!*
- × What is the real cost to the residents of the City of Palmetto?*
- × Shared facilities will mix students between 5 and 11 years old with high school juniors and seniors!*
- × No other elementary school in Manatee County shares facilities!*
 - × The Boys & Girls Club deserves their own facility!*
- × Despite previous school board mandates that schools be built on no less than 20 acres of land, the City of Palmetto and the Manatee County School Board are trying to say they can make it work with less than TEN ACRES!!*

Why is Palmetto allowing its elementary school students to be relegated to sharing facilities?



SPEAK OUT NOW!



Attend the Palmetto City Commission Meeting this coming Monday, August 18, 2008 at 7:00 PM at Palmetto City Hall (516 8th Avenue West; Palmetto)!

Don't let them give the children of Palmetto LESS than what they deserve!

1. Traffic on 4th Street West 20th Avenue West, and 14th Avenue West will be negatively impacted by a school on 10th Street West.

This site is approximately .6 tenths a mile from the existing Palmetto Elementary School. The traffic associated with Palmetto Elementary already impacts this general area. The new school will redistribute the traffic, and should benefit the area near the existing school. If the school is constructed at this location, the baseball fields will be relocated to north of 23rd Street West. The baseball fields are a PM peak hour attractor; therefore, traffic impacting the surrounding streets will be reduced.

2. Shared facilities will mix students between 5 and 11 years old with high school juniors and seniors.

Elementary school operates from 8:30 a.m. to 3:05 p.m., whereas, middle school operates from 9:15 a.m. to 3:55 p.m. and high school is 7:45 a.m. to 2:20 p.m. The potential conflict appears to occur when elementary school is still in session and high schools students are released. This is a 45 minute time variation. The Boys and Girls Club director has suggested they can easily isolate elementary students from other patrons from different age groups. Palmetto Elementary can also schedule their activities where they do not share facilities after 2:20 p.m.

3. No other elementary school in Manatee County shares facilities.

There are a number of existing schools that share facilities with the Boys and Girls Club and Manatee County Parks and Recreation. Harlee Middle houses a Boys and Girls Club afterschool component. The Boys and Girls Club and the School Board will also be sharing facilities at the new G.D. Rogers Elementary in City of Bradenton. Lakewood Ranch HS and Sugg MS share facilities with MC Parks & Recreation; those being Lakewood Ranch Park and GT Bray. In addition, the City of Bradenton has a partnership with the School Board at Ballard and use part of this facility for recreation. The Boys and Girls Club and School Board have had ongoing discussions about co-locating. It is clear they want to share facilities with each other and are exploring opportunities at other sites.

4. Despite previous School Board mandates that schools be built on no less than 20 acres of land, the City of Palmetto and the Manatee County School Board are trying to say they can make it work with less than ten acres.

The School Board has not mandated that elementary schools be built on 20 acres of land. That is a desire and goal that they try to achieve. Unfortunately, the School Board has been unable to acquire a 20 acre parcel in Palmetto to house a new facility. Not only have they not been able to acquire a facility; their search has indicated that there are no 20 acre sites available. The particular site in question is approximately 9 acres exclusive of offsite retention. Retention may take as many as 3-4 acres for this facility. The Boys and Girls Club facility is 1.6 acres and will also be available for use by Palmetto Elementary. In total, this amounts to the equivalent of approximately a 14 acre site.

The School Board has existing schools on similar size sites. For example, Samoset Elementary is on 8 acres, Ballard Elementary is on 9 acres, Sea Breeze Elementary on 10 acres, Stewart Elementary on 10 acres, and the existing Palmetto Elementary is approximately 7 acres.

General Information:

Palmetto Elementary Existing Students:	680 (August 18, 2008)
Palmetto Elementary Existing Capacity	705 permanent, 55 relocatables = 760 total
New School Capacity:	823 total

Good Afternoon, All -

Attached you will find a copy of a flyer that is being distributed throughout town, with the below email. It is in reference to the current proposal for a new Palmetto Elementary School. As you know, this office has been involved in the attempts to keep an elementary school in the downtown area within City limits.

I am writing to encourage community input and your attendance at the City Commission meeting on Monday, August 25, 2008 at 7:00 PM. (The storm postponed discussion of the subject on 8/18). It is absolutely true that Palmetto residents should "Speak Out", but I would like to clarify some of the information that is included in the flyer, and also to ensure that a representation of a diverse segment of the population is present at the meeting. The City Commission will take into account the public feedback that they receive, and it is IMPERATIVE that the public feedback is not limited to the opinions of just a few of our residents.

Please know that, while I personally support the conceptual plan, I would not consider advising any of you to support it simply because I do. I would, however, like you to be well-informed about the proposal, for you to have correct information while forming your decision, and for many voices to be heard. I have attached a sketch of the concept for you from the City Commission's joint meeting with the School District. Remember that it's just a concept. Nothing is final. Changes and adjustments will be made. Your input will help with the finalization of the plan and determination of its feasibility.

As for the flyer:

The "headline" paragraph states that this is a "plan to make Palmetto Elementary a shared facility with the Palmetto Boys & Girls Club" - this might imply that the plan includes a single building, housing both the School and the Boys and Girls Club. This is not the case. The Boys and Girls Club has funding identified and a plan, in-hand, to build their own, new 25,000 square foot building. The Boys and Girls Club considers itself a strong partner in providing programs for children, and is willing to purchase a portion of the property that they have been leasing as they construct their new facility. They are willing to share the open space, driveways and parking areas, and would allow the school to use their gym, if that proves to be feasible. They are building a teen center, and teenagers would not use the elementary school. The Boys and Girls Club does offer programs for children from ages 6 - 18, but, of course, most youth programs are not offered during school hours, because, obviously, those students are in school. Call the Club if you want more information about their programs and supervision.

There are other schools in Manatee County that share facilities. Examples include Pride Park being shared with Daughtrey Elementary, and the tennis courts at Jesse P. Miller

elementary. Ballard Elementary's playground is a City Park. Furthermore, Manatee High uses GT Bray Park for its baseball and softball home field and even has a locker room at the park. Lakewood Ranch HS and Lakewood Ranch Park share facilities - the school uses the park's parking lot and built part of the fields that the County owns. Sharing of facilities, especially in this economic climate, makes perfect sense. The Council of Governments, as well as the Interlocal Agreement between the County, the Cities and the School District, all supports the sharing of facilities. Remember, that school parking lots are generally not utilized after school hours, and recreation/after school parking lots aren't used during the school-day. Why spend tax-payers' money to build 2 parking lots (or playgrounds, etc)??? Further, the State doesn't allow for the School District to build gymnasiums in elementary schools. This plan allows for the elementary school students (especially in bad weather) to use the gym at the Boys & Girls Club - a gym that would otherwise be unused during the school day. This is good economics.

There is no mandate that schools be built on 20 acres. The School District generally seeks 20 acres of open land, for the benefit of stacking cars, buses, parking and storm water retention. Many elementary schools in Manatee County are built on less than 20 acres, to include Samoset Elementary on 8 acres, Ballard Elementary on 9 acres, Sea Breeze and Stewart Elementaries on 10 acres, and the current Palmetto Elementary on 7 acres. The current proposal works because of the cooperation of many different agencies and the sharing of parking, driveways, and storm water retention ponds. In a City setting, it is unusual to find 20 vacant acres - and it isn't necessarily a good use of funding when partnerships can be formed.

There is still some "homework" to be done with regard to calculating exact costs, but those numbers will be forthcoming, as studies and plans are completed. In general, the School District has budgeted sufficiently to acquire property and construct the school, and the City will not be faced with any large expenditure of funds, because of the partnerships that are contemplated.

As for traffic on 4th St. W, 20th Ave. W, and 14th Ave. W - the new school is being proposed for a site only .6 miles from the current location - it's not a whole "new" neighborhood. Some people, who aren't dropping off students, may choose to avoid the "school zone", by cutting down 14th or 20th Avenues, and across 4th (or other) Street. We all need to weigh that potential impact with the potential benefit of getting our students into a new school.

There is some traffic congestion on 10th Street during rush hours, but that already exists - mostly due to the lack of turn lanes at the intersections of 10th Street with 10th Ave. and 14th Ave. The City has grants to add turn lanes to those locations, and that will help a lot. Additionally, the relocation of the Little League will probably reduce traffic on 10th St. slightly during the "5 pm rush hour".

SOOOOO - sorry for being so long winded. I would hate to see a "state-of-the-art", creative, collaborative plan go out of the window, driven by false statements or unpure agendas.

Chris, Mayor Bustle, Bob Schmitt and I have been quite involved in the attempts to site a new school, and I'm pretty up-to-speed on the details. City Commission has, contrary to the innuendo in the below email, been provided with all of the information available as of our last meeting, and doesn't have difficulty getting additional information out of staff. Until I saw the attached flyer, staff didn't even know that these issues might be of concern, so we haven't yet provided those details to the Commission - but we will on Monday.

These really are the facts - Research what I've written if you'd like - and then decide. Don't rely on gossip, rumors and misrepresentations. And, PLEASE take some time of your already-too-busy schedules to come to the City Commission meeting. It really is possible that all of this hard work and the goodwill of the Little League, the Palmetto Elementary School, the PTO, the School District, the Boys and Girls Club, Manatee Fruit Company, the City of Palmetto, Just for Girls, AND SOOO MANY OTHERS - can come to a screeching halt without informed participation from the public in this matter.

Thanks for your time - and call if you have questions. Please share this information with other interested parents and residents and "speak out" on Monday.

Tanya Lukowiak, CRA Executive Director, 941-723-4987

From: Beverly Varnadore [<mailto:bvarnadore@tampabay.rr.com>]

Sent: Sunday, August 17, 2008 2:05 PM

To: Undisclosed-Recipient:;

Subject: Fw: Flyer

I do want to make it clear - this is not the Commissioners. They have a difficult time getting information on all the projects that the Mayor & Public Works Director keep involved.

It is hard for the Commissioners to know what people want without input.

Please attend.

Chris:

Here is the information regarding budgets for Palmetto Elementary:

1. "The Promise" original total project budget from 6/11/03 was \$10,451,250 and included "expand campus, expand office, media and teacher planning areas, traffic flow and parking study, upgrade site drainage, heating ventilation and air conditioning, electrical, fire alarm and security systems."
2. AE/CM legal ads ran in January 2005 and the total project budget was listed as \$10,482,917.
3. An IAQ project (#01-3955-42003723955) in the amount of \$2,600,000 was added in 2005, bringing the total project budget to \$13,082,917.
4. AE/CM interviews took place in May/June 2005 and NDC & Hoffmann were selected in July 2005
5. AE/CM contracts went to the Board on 1/12/06 and the total project budget was shown as \$19,000,000 and the scope showed a new 823 student station elementary school on a site "to be determined."
6. In 2007/08, the total project budget was increased to \$23,004,826 to reflect current school construction costs for a replacement school of this size and included additional site amenities, due to the possibility of sharing/swapping sites.

These totals are Total Project Budget, which includes design, construction, FFE, technology, permits, inspections, and owner services associated with the construction of the project. (Basically, everything but land costs.)

If you have any other questions or require additional information, please let me know.