

THE SCHOOL BOARD OF ALACHUA COUNTY, FLORIDA
APPROVED MINUTES OF BOARD WORKSHOP
DIAMOND SPORTS PARK
October 2, 2006

The School Board of Alachua County, Florida, met in work group session duly called at 1:30 p.m. in Conference Room E, 620 East University Avenue, Gainesville, Florida. Present were: F. Wesley Eubank, chairman; Virginia S. Childs, vice-chairman; Tina Pinkoson, Eileen Roy, and Janie S. Williams, members; W. Daniel Boyd, Jr., Superintendent; and staff members.

The meeting was called to order by Chairman Eubank.

WELCOME Superintendent Boyd thanked the Board for the opportunity to present information on Diamond Sports Park and welcomed the citizens in attendance. The Superintendent thanked staff members Ed Gable, Terry Tougaw, Keith Birkett and Tom Wittmer, as well as Board Attorney Jim Lang, for bringing this information together. He then turned the meeting over to Mr. Gable, Executive Director for Facilities, and Mr. Tougaw, Director of Planning and Zoning.

BACKGROUND Mr. Tougaw reported that the Interlocal Agreement for Public School Facility Planning has been signed by all parties. He stated that some monies from the Department of Community Affairs may be available to the district for Phase II.

A revised list of School Planning Advisory Committee (SPAC) members was distributed, with the addition of the Vice Mayor of the City of Archer and an alternate for the City of Hawthorne. The first meeting of the Committee was held on September 28, 2006. After much discussion, there was a unanimous vote to recommend the purchase of Diamond Sports Park to the Superintendent. (The City of Waldo representative was unable to be in attendance but previous contacts indicated support.)

PRESENTATION Mr. Ed Gable, Executive Director for Facilities, began the presentation, which included:

- Total Actual and DOE Projected COFTE – Pre-K thru 12
- DOE Projected COFTE – 2006-07 thru 2015-16
- High School Capacity vs. Enrollment (by school)

Mr. Jerry Ellington, Civil Engineer with the firm of Causseaux and Ellington, presented a conceptual plan for the Diamond Sports Park property, with a site-specific analysis of the 67 acres. Included were an auditorium, a gym, tennis facilities, a football and track complex and an Olympic-sized pool. Other aerial views showed surrounding subdivisions, dwelling unit density and proximity of schools to the property. Slides are being developed that will display the County's urban services line.

Mr. Causseaux stated that the County has a large right-of-way on Tower Road, as does GRU, and he foresees the likelihood of Parker Road being widened within a decade or so. In that timeframe, he also believes some east/west roads may open from CR241 to Parker Road.

Mr. Gable reported that both the School Board and the County are having property appraisals done.

Mr. Causseaux stated that Administrative Rule 64E states that property that has water and sewer in its right of way must connect to it. The County Comprehensive Plan states that you cannot extend water and sewer lines. However, some precedents for that were noted. He felt that the School Board would meet the provisions of the Comprehensive Plan that would allow development between the urban services line and the urban cluster line.

At an inquiry from Mrs. Roy concerning 65 acres of land that was dedicated for School Board use in a Newberry subdivision, it was stated that the site is being considered for an elementary school.

A school at Diamond Sports Park would serve students from GHS, Buchholz, Santa Fe and Newberry. Discussion was held on possible rezoning scenarios.

Mrs. Roy questioned the accuracy of high school population numbers now being look at, compared to 2005 figures.

Mr. Eubank commented that he wants to be proactive and creative by having the site available. The site is just across the road from the urban services line and when that line moves, the value of the property will go up significantly.

Mrs. Pinkoson felt that the price per acre will not be found elsewhere in the area needed, and she believes it would be irresponsible of the Board if they did not take advantage of it.

In response to a question from the Chairman, Dr. Boyd stated that he had been told by the County Manager that the County did not have a funding source. Mr. Gable explained the procedure the School Board would use for capital outlay funding. Board members commented on the five-year-plan in relation to the unexpected opportunity to purchase.

Mr. Eubank thanked Mr. Causseaux for his presentation and assistance.

A citizen congratulated the Board on its efforts toward a cooperative agreement with the County and brief discussion was held on that issue.

In response to a citizen's question, the method of handling revenue for the Diamond Sports Park project and the GHS Media Center were

explained. There will be no delay caused to the GHS project. A middle-school parent expressed that he was pleased to expect sports to continue at Diamond Sports Park.

The City of Alachua Recreation Director commended the Board on a bold move in pursuing the Diamond project. He felt that the County has not provided candid information regarding their opportunities to purchase Diamond Sports Park over the last few years.

Mr. Eubank stated that the County was not interested in any sort of cooperative agreement, including purchase of the recreation park acreage, with the School Board purchasing the undeveloped site acreage. They also did not respond to a School Board invitation to meet and hear the presentation that was conducted at tonight's meeting. Mr. Eubank commented that the School Board has done nothing wrong toward the County, but is, in fact, doing the best thing for the students.

Mrs. Roy felt the comments concerning the County were inappropriate, particularly in light of trying to develop intergovernmental relations. Mr. Eubank said the comments were not political, but made as factual statements.

ADJOURNMENT

The meeting was adjourned at 2:41 p.m.