

May 18, 2018 SPAC Meeting Minutes

- Mr. McNeill, Chairperson called the meeting to order at 10:24 a.m.
- The May 11, 2018 meeting minutes were approved.
- There were five voting members present; Ruth Steiner, Khanh-Lien Banko, Tom Mason, Mike Castine, and Rik McNeill.
- The committee members labeled the five remaining parcels A through E.
- The committee then came up with a ranking method. Each 1st place vote received 5 points, each 2nd place vote received 4 points, each 3rd place received 3 points, 2nd Place received 2 points, and 5th place received 1 point. Mr. Moore tallied and submitted the results as follows; 1) Sanders (A) with 19 weighted votes, 2) Oakmont (E) 17 weighted votes, 3) Buchanan (B) 14 weighted votes, 3) Diamond (D) 14 weighted votes, and 4) Cintado (C) 11 weighted votes.
- SPAC pros, cons, and comments rows will be added to the matrix for each parcel.
- Site A, Sanders, 85 acres western 45 acres are not in the Urban Cluster, and there is a PD on the part of the site that we would want. Rescinding the PD should not be a problem. The development would not enter on the 143rd Street side. Change to 37 acres without flood plain and within the urban cluster. It is listed for \$1.975M for 37 acres. There is an active development adjacent. The two mile walking zone around the parcel would include some students being bused to Meadowbrook, Newberry, and Oak View. The new created walking zone would include Brookside. There are plans for county road improvements, it has the largest number of students inside the 2 mile walking area. Mr. Castine found out that there are sidewalks planned on 143rd street within the next 1 to 2 years. There is an activity center and park close by. This site could relieve overcrowding at Hidden Oak, Meadowbrook, Chiles and Newberry. There was discussion as to whether or not there is enough acreage for a K-8 school. There are state and federal grants for sidewalks for schools. Sewer and water are available.
- Site E, Oakmont, The site is included in the Oakmont Planned Development (PD). Currently, the Oakmont site will only draw 24 students within the 2 mile walking area. It is owned by the School Board. This site's 2 mile walking area is directly adjacent to the 2 mile walking area with Chiles. There is not enough acreage for a K-8 school. There is a conservation area close by. There is already infrastructure for water and sewer, and plans for roads for this site. It would be the quickest and easiest to build on. It is 18 acres with an additional 5 adjacent acres within the Oakmont PD dedicated to shared-use recreation.
- We cannot significantly help the overcrowding at Idylwild with any of these properties.
- Site B, Buchanan, Parker Road extension to the north is planned but not yet built. They will be submitting a plan soon for the road extension. The parcel is 70 acres. Plenty of

room for K-8, possibly a future high school. It is currently listed for sale with a realtor. Potential future access to Newberry Road through the local street network. It may be a better site for a middle or high school or both.

- Site D, Diamond Sports, Doesn't offer anything better than Oakmont. It has well water, not city, and septic not sewer. It is outside the Urban Cluster. It is a better site for a middle or high school or both. It is zoned "Agriculture". The School Board of Alachua County owns it.
- Site C, Cintado, no connectivity and it is not presently for sale. Only one primary access off Newberry Road. Only an Elementary School will fit on this site. It overlaps with Hidden Oak and Meadowbrook 2 mile walkability zones. The only access is from arterial road ways. It has sidewalks. The committee agreed to take Cintado off the list of parcels.
- The committee voted again. The parcels were weighted with; 4 pts. 1st, 3 pts. 2nd, 2pts 3rd, and 1 pt. 4th. Mr. Moore tallied the scores. The results were Sanders (A), 19 points, Oakmont (E), 13 points, Buchanan (B), 12 points, and Diamond (D), 5 points.
- The committee agreed that the Superintendent needs to be aware of additional potential future land acquisitions. These will be evaluated as a part of the upcoming SPAC sales tax initiative proposed projects list evaluation process.
- The committee agreed to cancel the May 25th and June 1st meetings. The next SPAC meeting will be starting on Wednesdays on June 6th from 9:00AM-11:00AM.
- Meeting Adjourned 11:58 a.m.