

**Special Meeting  
City/School Land Exchange  
Council Chambers  
January 16, 2008**

The meeting came to order at 7:00 p.m. Attending – Mayor Jim Hammons, Council: Laura Schrader, Larry Coryell, Don Banning, Larry Baker, City Attorney Mark Fennessy, and City Clerk Sandra Johnson.

**GUESTS:** Sylvia Maffit, Darren Coldwell, both school board trustees.

**LAND EXCHANGE:** Mayor Hammons asked the Council if they had any concerns. Larry Baker wanted to make sure that the parcel of land that the green boxes and animal control building sits upon were not part of the land exchange, and that the baseball fields will be relocated. Hammons said, that is correct. Mayor Hammons addressed the school board trustees asking them if they had any questions. There were none.

Mayor Hammons offered the trustees the option to relocate the baseball fields down at Roosevelt Park, as it would be less expensive to maintain because of the water. Sylvia Maffit asked if anyone had talked with Parks and Recreation. No, Not at this time. Darren Coldwell assured the Council that there would be a place for the softball teams to play this spring, stating that anything torn up will be replaced even if the fields are temporary.

Larry Coryell wanted it stated in the deed; only for public use, and a subdivision restriction. Council agreed. If the land is used for any other reasons it reverts back to the City. Attorney for the City, Mark Fennessy added that any utility easements should be stated in the deed as well. Discussion regarding maintenance and watering followed. Hammons stated that he would like to see the City get out of maintaining the grounds.

The following items were discussed;

**City/School Land exchange:** Banning-No land exchange, Coryell-Yes land exchange, Schrader-No land exchange, Baker- No land exchange.

**School Land transfer:** Banning –Yes land transfer, Coryell-No land transfer, Schrader-Yes land transfer, Baker-Yes land transfer with the exception of the property discussed above.

**School maintenance of the property:** Banning –Yes, Coryell-Yes, Schrader- Yes, Baker-Yes

**City assistance with park maintenance:** The city would give the school the water cannon and special hoses that go with it. Discussion on the concession stand followed: Most of the equipment inside belongs to the fire department; the school needs to be aware of this. Coldwell is part of the fire department and assured the council that they are aware of the changes.

**Relocation of the baseball fields:** Relocate or put in two baseball fields at Roosevelt Park. The School District would have three years to complete.

**School District paying for the survey:** Laura Schrader suggested the City paying for the parcel where the green boxes are and the School District pay for the rest of the property survey. Banning –Yes, Coryell-Yes, Schrader-Yes, Baker-Yes.

**Authorization for the School District to proceed:** The land transfer will not be official until after the survey is completed, so school district will need permission to start the project. Permission given: Banning – Yes, Coryell-Yes, contingent upon the land transfer. Schrader- Yes, Baker-Yes.

Does the City need the School District to provide liability insurance during that time. Fennessy didn't think it would be a problem as the workers will have their own insurance as well as the school district. Fennessy asked to double check with MMIA.

**The Grandstand:** It was stated that this is considered a historical property. To get the views of council, they were asked to indicate if they wanted this grandstand to remain on the property: Don Banning – Yes, Larry Coryell – No, Laura Schrader – No, Larry Baker, Yes

**Grandstand restrictions should be listed on deed to stay:** Banning-Yes, Coryell-No, Schrader-No, Baker-Yes. Mayor gets the deciding vote. Hammons-Yes.

The school district trustees agreed that they will provide for easements as needed on the property. Parking spaces were discussed and Sylvia Maffit stated it will be engineered, but she had been in contact with Chief of Police Mitch Walters, and he asked to be on the committee for that when the time comes. Reasonable ingress and egress to the property, signage and fencing will also be provided.

Fennessy stated that if the City is going to give the School District a break on the water, there would have to be rate change established and it would have to be for every school. Discussion followed. Changing the school's rate would change the entire rate structure.

A letter to the school district for the authorization to go forward with the project can be written to cover construction activity until the legal transfer of property is completed. This requires a survey, a legal description of the property once split and all agreed upon items that may be required to be shown on the deed. Fennessy also reiterated the importance of the stipulations for the deed stating no commercial use of the property. The proper process, and public input, concerning the completion of the land transfer was discussed further.

Meeting adjourned at 7:55 pm.

---

James C. Hammons, Mayor

ATTEST:

---

Sandra Johnson, City Clerk