

**BOARD OF PARK COMMISSIONERS  
SPECIAL MEETING  
Park and Recreation Conference Room  
455 N. Main, 11<sup>th</sup> floor, City Hall  
Tuesday, November 2, 2010  
2:30 p.m.**

**Present:** Bryan Frye, Cindy Claycomb, Tom Roth, Andy Solter, John Stevens, Matt Goolsby, Randy Brown

**Absent:** None

**Also Present:** Doug Kupper, Director of Park and Recreation, Sharon Dickgrafe, Assistant City Attorney, Lee Ann Sack, Clerk, Julie Hedrick, Joe Faflick, USD 259, Joe Johnson, Shaefer Johnson Cox Fry

President Frye called the meeting to order at approximately 2:30 p.m.

**PUBLIC AGENDA**

None.

**SPECIAL AGENDA**

**West Douglas Park Land Lease for Athletic Track at Mayberry Middle School**

Kupper stated the Lease for land at West Douglas Park to USD 259 to build an Athletic Track at Mayberry Middle School has been amended as directed by the Board at the October 18, 2010 meeting. All exhibits and attachments have been provided to the Board. Representatives from USD 259 are present to answer any questions from the Board.

Frye asked the representatives if there was any further information they would like to provide to the Board.

Hedrick stated they were here to answer any questions from the Board.

Claycomb asked Dickgrafe if the leased land can be reclaimed before the 50 year lease is complete.

Dickgrafe said it would not be practical, but not impossible. There would have to be a good reason. If all parties agreed, the lease could be terminated without any problems.

Stevens asked Dickgrafe for assurance that all amendments from the October 18, 2010 Park Board meeting had been included in the lease.

Dickgrafe affirmed.

Goolsby asked Kupper when the land trade was made with Public Works for Right of Way on MacDonald Golf Course, how much cash was obtained in the trade. Goolsby stated he remembered the amount near \$350,000.

Kupper stated no cash was actually exchanged. The gate and fencing for MacDonald Golf Course was included in the CIP.

Goolsby stated this lease amounts to 50,000 square feet of park land for resurfacing ground that does not belong to parks. For a right of way, the Board held ground for over a quarter million dollars. Now, the Board is trading another governing body for effectively nothing. Nothing is gained in the exchange. Goolsby stated he would not support the lease.

Frye said there is nothing in the lease that Cessna improvements will be provided for 50 years. Next year the School Board could change their mind for the use of the land and remove all agreed improvements.

Stevens agreed on the business aspect of the argument. Stevens is hopeful USD 259 and the City can determine how to cooperate with sharing arrangements. On the business part of the agreement, Wichita got the short end of the deal.

Goolsby stated the Board is passing an opportunity to increase park assets.

Stevens said the improvements to Cessna Elementary will draw people to the park.

Kupper stated the benefit in West Douglas Park will be a legitimate track which will be safe for families. Kupper agreed with Goolsby in regards to the land. The lease will allow 50 years of land use with no real property gained for park use. It is up to the Board to determine what is more beneficial – a health and wellness activity or the loss of 50,000 square feet of public land.

Goolsby stated Parks has no substantial funding right now. If roles were reversed, this would not be an approved trade. Goolsby stated this is an opportunity to net 50,000 square feet somewhere and the Board is passing it up. There should be a like for like exchange.

Stevens said this will improve the social condition for citizens.

Goolsby stated the School Board had an opportunity to reciprocate. They had an opportunity and they did not give back. Parks has to cannibalize itself in order to have improvements. This is an opportunity.

Frye asked for public comment, there was none.

**Motion by Solter, second by Claycomb, IT WAS APPROVED to accept the lease as written and presented before the Board. 5 – 2, Goolsby and Frye dissent.**

### **Adjourn**

There being no further business, Frye adjourned the meeting at approximately 2:50 p.m.

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Bryan Frye, President

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Lee Ann Sack, Clerk