

PROPOSED REVISIONS

REAL PROPERTY CUSTODIAN

~~The Board is custodian of all real property under the jurisdiction of the District. The operation of the school plant and real property is delegated to the Superintendent.~~ **The Superintendent shall make recommendations to the Board regarding** ~~The projected program and recommendations as to~~ **property needs for** future schools ~~needs and specific property to be acquired shall be made to the Board in conference with the Superintendent.~~

ACQUISITION OF SITES AND ADDITIONS TO EXISTING SITES

Upon authorization of the Board, the Superintendent shall obtain a survey showing metes and bounds, an appraisal, and a topographical survey of real property proposed for acquisition. **When necessary,** ~~the Superintendent shall recommend request that~~ **Board** authorization ~~be given to negotiate for the~~ purchase of property equal to or less than the appraised value and, if necessary, ~~with~~ plans for condemnation. In the event real property needed for school purposes cannot be acquired within the appraised value, the Superintendent shall ~~so indicate in a report inform to~~ **inform** the Board, ~~together along~~ with a proper resolution for adoption to institute eminent domain proceedings.

TITLE POLICY-- LAND PURCHASES

Policies of title insurance or abstract covering all land hereinafter acquired by the District shall be obtained by the Superintendent.

SALE OR LEASE OF REAL PROPERTY

Real property may be sold or leased provided it has been determined that the property will not be needed for school purposes. The Board may sell or lease real property owned by the District whenever said property is not or will not be needed. Any such sale or lease shall be in accordance with statutes that include the following:

1. Declare the property surplus.
2. Obtain an appraisal from a qualified appraiser.
3. Establish terms of payment; i.e., cash or percentage of down payment and terms for payment of the balance.
4. Establish fee and execute listing and sales agreement with real estate firms or agents, if applicable, for the sale of surplus property.
5. Advertise for sealed bids.
6. Reserve the right to reject any or all bids, sales, or leases, and to withdraw properties from sale or lease at any time such action is deemed to be in the best interest of the District.

Administrative procedures shall be developed that outline step by step the details for sale or lease of school properties.

OTHER REVENUES
SALE, LEASE, OR EXCHANGE OF SCHOOL-OWNED PROPERTY

CDB
(LOCAL)

PROPERTY
IMPROVEMENTS

The District shall cooperate with adjoining property owners on a pro rata basis, where applicable, on street paving and in providing off-site utility and drainage improvements at District property.

~~PAVING
ASSESSMENTS~~

~~Under the State Paving Law, a city is authorized to pave or hard-surface streets and assess the adjoining property owners. The procedure for assessment is set forth in the statutes. The District shall pay one-half of the paving costs for street improvements adjacent to school property, including all street widths.~~

RELOCATION OF
UTILITY LINES AND
OFF-SITE
IMPROVEMENTS

Where it becomes necessary for the District to relocate utilities or provide new utility services to District property, the administration shall have the authority to negotiate with utility companies or subdividers for the appropriate cost to be shared by the District. In all cases such projects in excess of \$10,000 shall be reported to the Board.

RIGHTS-OF-WAY
AND EASEMENTS

District property that is needed for rights-of-way or easements shall be sold at a fair market value, except as easements are needed for direct service to school facilities. Where service is required for District property and adjacent property owners participate in rights-of-way or easements, if the property owner donates half of the needed property, the District will also donate its pro-rata share.

UTILITIES

The associate superintendent for operations shall see that utilities are provided as needed for the successful operation of the District's facilities and programs. All requests for installing, changing, or discontinuing utilities shall be directed in writing through the office for operations for control purposes.

All contracts for utilities shall be filed in the office of the associate superintendent for operations. Periodic reports of utility consumption by the District shall be made by the office for operations.

~~DELEGATION OF
AUTHORITY TO ACT~~

~~The Superintendent has delegated the responsibility for implementation of these provisions to the associate superintendent for operations.~~