



BOARD OF SCHOOL TRUSTEES  
KELLER INDEPENDENT SCHOOL DISTRICT

**10C. Action**

**Date: November 24, 2008**

**SUBJECT: APPROVAL OF FOSSIL CREEK LITTLE LEAGUE LEASE**

**BOARD GOAL: All systems in the Keller Independent School District will be effective, efficient and accountable in support of the district's mission.**

**FISCAL NOTE: District will realize rental income.**

**Background Information:**

Fossil Creek Little League maintains four playing fields adjacent to Heritage Elementary, behind Fossil Ridge High School. Members of the Board of this organization have wanted to create a relationship with KISD that is more formal so that members of their group may conduct fund raising and improve their/our facilities.

**Administrative Considerations:**

- Any improvements that the Little League performs on KISD property become the property of KISD.
- The lease agreement addresses the following issues:
  - Term of Lease – Seven (7) Years for the initial term with renewable terms if all parties so desire.
  - Rent - \$1,000 for each of the first three (3) years, and \$2,500 for each of the remaining four (4) years of the first term.
  - Utilities – all paid for by the Little League
  - Hold Harmless – The Little League indemnifies KISD and its Board from all hazards and damages.
  - Insurance – The Little League will carry at least \$1 Million in general liability insurance.
  - Maintenance – The Little League will mow their fields and KISD will mow what we currently mow.

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**The administration recommends approval of the Fossil Creek Little League Lease as presented.**

Respectfully submitted,

R. Mark Youngs  
Deputy Superintendent