

City Council Agenda Memo

From: Paul Briseno, City Manager

Council Meeting: April 11, 2023

Subject: Resolution 23-034: Hillcrest Land Transfer to Brookings Public Schools

Person(s) Responsible: Paul Briseno, City Manager
Steve Britzman, City Attorney

Summary:

The Brookings School District desire City land from Hillcrest Park to facilitate the construction of a new Hillcrest Elementary. The city values the relationship with the schools and investment in the neighborhood. A resolution is provided to grant the transfer. Staff recommends approval.

Background:

The Brookings School District intends to rebuild Medary and Hillcrest Elementary Schools. A bond was passed in June 2022 to reconstruct these two facilities. The development process for Hillcrest School will require the continued operation of the existing structure while the new facility is constructed. This process limits the space for developing a new structure on the existing school land.

On April 3rd, the Park Board discussed the transfer of the parkland. The board unanimously recommended transferring the land to the Brookings School District to construct the new Hillcrest Elementary School, based on the conditions provided within the resolution.

The City needs to appropriately transfer the desired land while adhering to State Law and respecting grant designations from Land and Water. Land and Water require the city to compensate the park system with equal to or greater than the value and size of land to the system.

Item Details:

The Brookings School District Administration staff, architect, legal counsel, construction manager, and city staff recommend a transfer of land with the following requirements:

- Brookings School District will compensate the City with either monetarily or land equal to or greater in value or size for the land requested and to appease the Land and Water requirements;
- Pavilion structures will be moved or replaced with similar structures if necessary;
- Playground in the northeast area shall remain open to the public;
- Construction Easement is granted; and

- Right-of-Way is attained east of Dakota Prairie Elementary.

The City of Brookings and the Brookings School System have a long-lasting partnership. Both entities utilize facilities and parks through a Joint-Use Agreement. Needed improvements or use outside of this transfer, including using the parking lot, will be made through an Amendment to the Joint Use Agreement.

Legal Consideration:

City Attorney Steve Britzman communicated with the Brookings School District's legal counsel and provided the attached resolution to achieve the requested land transfer.

Strategic Plan Consideration:

The resolution's passage to transfer land for the development of Hillcrest School aligns with two of the City Council's priorities. These areas of the strategic priorities include **Service and Innovation Excellence** with intergovernmental relations and **Economic Growth** through community improvements, equitable opportunities, and future growth.

Financial Consideration:

The resolution mitigates any potential increased costs to the city while offering opportunities to limit the school's cost.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Discuss / take no action / table

Staff recommends approval of the resolution as presented.

Supporting Documentation:

Resolution

Site Plan

Area Description