

City Council Agenda Memo

From: Mike Struck, Community Development Director

Council Meeting: January 26, 2021

Subject: 24th Street Property Transfer Agreement

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

This resolution will authorize the Mayor to execute a property transfer agreement with the South Dakota Department of Transportation. The acquired property will be a portion of the future right-of-way of 24th Street, a future collector street in the northeast portion of the community.

Background:

The City of Brookings owns industrial land in the Svennes Industrial Park in the northeast portion of the community. The industrial park is currently served by 32nd Avenue, which extends half a mile north of the US Highway 14 Bypass, where it dead-ends. There are no additional east/west connecting streets north of the Highway 14 Bypass.

In 2006, the South Dakota Department of Transportation (DOT) purchased property from the City of Brookings to relocate their highway maintenance facility from the northeast quadrant on 6th Street and Interstate 29. The DOT maintenance facility consists of 18.29 acres adjacent to 34th Avenue. Brookings Municipal Utilities has a forty (40") foot utility easement along the north lot of the DOT facility.

The City of Brookings Subdivision Regulations allow the maximum length of a cul-de-sac to be six hundred (600') feet. In this case, the street extends 2,700 feet north of the Highway 14 Bypass. A temporary turn around may be required in situations where the street will eventually be continued. In this case, the remaining land on the north end is not conducive to a temporary turn around for large vehicles.

The proposed 24th Street is identified in the Major Street Plan as a future collector and would provide better connectivity for businesses in this area. In addition, the proposed street would create better access to the remaining undeveloped 3.5 acres of industrial land on the east side of 32nd Avenue as well as provide access to a future development to the north.

Item Details:

Staff approached the DOT Regional Engineer in the Summer 2020 to discuss the potential of converting an existing utility easement into right-of-way. The DOT was favorable to the proposal and drafted a property transfer agreement between the State of South Dakota and the City of Brookings.

A key item in the property transfer agreement is the State of South Dakota will not be liable for any current or future costs associated with the street improvements, repairs, or maintenance.

Legal Consideration:

None.

Financial Consideration:

No financial compensation is proposed for this property transfer.

Strategic Plan Consideration:

The property transfer is a key component of obtaining the necessary right-of-way to proceed with constructing 24th Street. The proposed street is identified in the Comprehensive Plan as a future collector street.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a work session
5. Do nothing

Staff recommends approval of the resolution as presented.

Supporting Documentation:

Memo

Resolution

Agreement

Exhibit

Map