

City Council Agenda Item Memo

From: Charles Richter, City Engineer

Council Meeting: May 26, 2026

Subject: Resolution 26-035: Acceptance of Ownership of Detention Basins Located on Lot 25 of Block 3 of Arbor Hills Addition, and Lot 10 of Block 5 of Arbor Hills Addition

Person(s) Responsible: Charlie Richter, City Engineer

Summary and Recommended Action:

Staff recommends approval of the proposed Resolution authorizing the City of Brookings to accept ownership of the detention basins located on Lot 5 of Block 3 of the Arbor Hills Addition and Lot 10 of Block 5 of the Arbor Hills Addition.

Item Details:

On July 31, 2025, the City adopted a policy for the acceptance of detention basins which manage runoff from public rights-of-way. Under this policy, developers are required to design, construct, and maintain detention basins in accordance with City design standards until the City agrees to accept ownership of the basin.

To qualify for City acceptance, the developer must provide the following:

- Verification the detention basin design was approved by the City Engineer and constructed in accordance with the requirements of the Storm Drainage Design and Technical Manual;
- Confirmation the detention basin has been platted to the 100-year storm limits to ensure stormwater does not encroach onto private property;
- As-built drawings demonstrating the basin was constructed in accordance with the approved design;
- An engineer's certification stating the basin is in substantial compliance with the approved design;
- Completion of a final inspection;
- Verification all basin improvements have been completed;
- Fully established vegetation within the detention basin;
- Confirmation all required maintenance is current; and
- Payment of funds equal to three years of maintenance costs for the detention basin.

The developer of Arbor Hills has constructed and maintained two detention basins in accordance with the City's Detention Basin Acceptance Policy. These basins capture and detain a significant amount of stormwater runoff from the City's right-of-way, helping to mitigate downstream flooding impacts associated with the development.

It is in the City's best interest to accept ownership of the detention basins to ensure they are properly maintained and continue to operate as designed in managing right-of-way stormwater runoff.

Once accepted, stormwater detention basins will be maintained in accordance with City standards intended to preserve hydraulic performance, protect downstream infrastructure, maintain water quality functions, prevent nuisance conditions, and ensure compliance with applicable regulatory requirements.

The City endeavors to conduct routine visual inspections on a semi-annual basis, comprehensive inspections annually, and post-storm inspections following significant rainfall events. Routine maintenance activities include annual trash and debris removal, invasive weed management, seasonal mosquito control measures, and sediment removal on an as-needed basis to maintain basin functionality and storage capacity.

Turf areas surrounding City-owned detention basins are generally maintained as "no mow" zones. This practice helps stabilize soils, reduce erosion and sediment transport, improve stormwater infiltration and pollutant filtration, support native vegetation and pollinator habitat, reduce maintenance costs and fuel consumption, and minimize the risk of damage to basin slopes and infrastructure from mowing equipment. Maintaining taller vegetative cover also enhances the long-term performance and sustainability of the stormwater management system. Although designated as 'no mow' zones, these areas continue to receive routine inspection and targeted maintenance to control invasive species, address safety concerns, and preserve basin performance.

The proposed resolution authorizes the City Manager to enter into an agreement with CD Properties LLC. to accept ownership of the detention basins.

Legal Consideration:

The City Attorney has reviewed the purchase agreement.

Strategic Plan Consideration:

Sustainability – The City of Brookings will meet environmental, community and economic desires and needs without compromising future generations' quality of life by strategically planning, implementing and maintaining infrastructure and facilities.

Financial Consideration:

As part of this agreement, the developer has agreed to provide the City with funds for maintenance of the detention basins for the next three years. Based on previous maintenance work performed on City-owned detention basins, the estimated cost of this maintenance is \$1,765.50 over the three-year period.

Supporting Documentation:

Resolution
Detention Basin Policy
Map