

# HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: February 21, 2023

Agenda Item: M.7

Board Goal: Board/Staff/Community Relations

Subject: Consideration and possible approval of Elementary School 17 Site Donation and Development Agreement

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer

**A. Purpose of Agenda Item:**

☒ Action needed

☐ Information only

☐ Receive input

**B. Authority for This Action:**

☐ Local Policy

☒ Law or Rule

☐ N/A

**C. Goal or Need Addressed:**

Acquire future school sites.

**D. Summary:**

☐ Previous board action relating to this item:

☐ Future action anticipated:

☒ Background information:

Rastegar Properties, the developer of 700 Bunton Lane wishes to donate approximately 11.01 acres of land to Hays CISD for the construction of a future elementary school

A Donation & Development Agreement, Special Warranty Deed (SWD), title commitment, and survey documents will be required to complete this transaction. These items are being drafted and vetted now.

Pending successful passage of a future Bond, the agreement includes provisions for the District to pay a maximum price for its share of water, wastewater, drainage and street improvements, based on the engineer's opinion of probable cost, currently estimated at \$970,178.

The developer will assume the full cost of natural gas and electrical utilities installation to the school property boundary.

If favorably considered, the Superintendent or designee will coordinate all parties to close the transaction as soon as possible.

**E. Comments Received:**

☒ Cabinet

☐ DLT

☐ FBOC

☐ Teacher Org. Reps.

☒ Other: Design Consultants

**F. Administrative Recommendation:**

Administration recommends that the Board approve the school site donation and terms of the development agreement.

**G. Fiscal Impact and Cost: Amount: approximately \$970,178**

☐ Budget

☒ Bond 2023

☐ Grant/Special Funds : ☐ Other

The expenditure for sharing the cost of utility installation is contingent upon passage of a future Bond.

**Prior Year Spending** – not applicable

**Future/Ongoing** – not applicable

**H. Monitoring and Reporting Time Line:**

Person responsible for evaluating this decision or action: Max Cleaver

**Evaluation method and time line -**

**Next report to the board** – If this site donation is favorably considered, staff will provide periodic updates as the process develops.

**I. Suggested Motion:**

I move that the Hays CISD Board of Trustees accept the donation of the school site in the 700 Bunton Land Subdivision, authorize the cost sharing for utilities contingent upon passage of a future Bond, and authorize the Board President and Superintendent to negotiate and execute additional documents necessary or convenient to complete the transaction, as presented.