

ITEM FOR ACTION AT A FUTURE MEETING**DECLARATION OF SURPLUS PROPERTY: FIR GROVE ELEMENTARY SCHOOL FENCELINE****SUMMARY**

Staff will provide information about a fencing project to improve school security at Fir Grove Elementary School and a related recommendation for the board to make a declaration of surplus property.

BACKGROUND

Board Policy DN establishes the expectations for disposing of district property. Board authorization is required to declare as surplus and dispose of any real property.

Fir Grove Elementary School has been identified as a site requiring additional perimeter fencing, utilizing 2014 capital bond reserve funds as approved by the board in 2021 to enhance security at elementary schools by closing existing gaps in perimeter fencing. In 2024, as a part of the security fencing project, the Facilities Development team completed a survey of the school property lines, and identified that six neighboring residential properties have encroached onto the Fir Grove school property with residential fencing and other private improvements. The encroachments have existed for many years without prior discovery by and objection from the district.

District staff have met with the neighboring property owners on multiple occasions and informed them of the district's fencing project, the existence of encroachments on district property, and discussed options for resolution of the encroachments. The neighbors agreed unanimously to explore the option of acquiring from the district the property on which their encroachments are located. The district engaged an appraiser to determine the value of the property, and informed the neighbors of the cost to potentially acquire the property, if its sale is authorized.

The area of encroachment by these six properties ranges from approximately 100 to 2,300 square feet. The final area of potential property sale to the neighbors ranges from approximately 600 to 2,000 square feet. The areas of potential acquisition increased or decreased in size due to the straightening of the alignment of the new fence in comparison to the neighbors' existing fence line.

OPTIONS & ALTERNATIVES

The board may declare the subject property as surplus to the needs of the school district and allow its sale, enabling the fencing project to proceed as developed in conjunction with the six adjacent residential property owners. If the board opts not to declare the property as surplus, the neighboring property owners would be required to remove their improvements that encroach on district property or the district would not be able to complete its planned perimeter fencing at the district property line.

RECOMMENDATION

Staff will present information on the existing condition of the common property line at Fir Grove Elementary School, and the proposed steps to move forward with the potential sale of land to the neighboring property owners. At the board's next meeting in November it will be recommended that the board take action to declare the property as surplus and authorize its sale.

Belong. Believe. Achieve.