



Legislation Details (With Text)

File #: 21-0397 **Version:** 1 **Name:** Lease CCISD 400 S Kansas
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File created: 7/7/2021 **In control:** Information Technology, Facilities and The Ballpark
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Title: Consider and take action directing the development of a lease agreement with the Clear Creek Independent School District for the use of the school building located at 400 South Kansas (Director of Information Technology and Facilities and Director of Communications and Media Relations)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Data Sheet, 2. Exhibit A - Current Floor Plan

Date	Ver.	Action By	Action	Result
7/13/2021	1	City Council	Approved	Pass

Consider and take action directing the development of a lease agreement with the Clear Creek Independent School District for the use of the school building located at 400 South Kansas (Director of Information Technology and Facilities and Director of Communications and Media Relations)

Approval of this item will direct staff to proceed with development of an interlocal agreement with CCISD for the long term lease of the school building at 400 South Kansas.

The Clear Creek Independent School District is no longer using a 30,000 square foot facility located at 400 South Kansas. Built in 1938, the facility was originally named The League City School and served students in grades K-12 as part of the Clear Creek Consolidated School District. When League City, Seabrook, Webster, and Kemah consolidated in 1948 to form the Clear Creek Independent School District, the building was turned into an elementary and junior high school. As CCISD grew over the years, space was needed to house different grade levels and even different schools, such as Clear View High School and Clear Path Alternative School. As part of the 2013 bond program, nearly \$300,000 was spent on updates to the building to repair the AC/heating system and improve wireless access. In 2018 and 2019, the facility temporarily housed League City Elementary students while their current campus was torn down and replaced with a new building. The building has not served students since 2019 and is the oldest facility at Clear Creek ISD.

Clear Creek ISD has determined the building is too outdated and too expensive to renovate for use as a school. The district has a plan in place for a complete tear-down of the structure before the start of the 2021-22 school year in August. However, Clear Creek ISD is willing to change gears and negotiate a rental agreement for the facility “as-is” to the City of League City for period of 30 to 50 years for a nominal fee. Due to Clear Creek ISD’s timeline, a decision to move forward and develop a lease agreement for the building must be initiated and approved by Council on or before July 31, 2021.

The facility at 400 South Kansas can accommodate approximately 500 people and has 20 plus classrooms and a gym.

(See exhibit A). The facility’s HVAC system, which was to be relocated to another CCISD building before demolition, would remain at the facility as part of the rental agreement. Based on initial inspections, the building would need minimal repairs in order to be occupied including a new roof, paint, and carpeting, as well as increased parking, furniture, and technology. The estimated cost is between \$500,000 to \$700,000.

In June of 2021, staff members from various League City departments (including Facilities, Parks and Recreation, Police, Fire, Library Services, Communications, and Planning and Development) toured the facility and collaborated on how the building could not only be used to ease overcrowding and lack of meeting space at current City facilities but to serve the social, recreational, educational, and cultural needs of the greater League City community. Proposals include, but are not limited to, using the building for

- After school programs
- Summer, winter, and spring break camps for League City youth
- Flexible rental space for businesses for meetings, job interviews, seminars
- Visual art classes, exhibitions, and studio space
- Dance, theater, ballet, yoga classes
- Recreational programming for youth and adults
- Senior citizen center and programming
- Teen center and programming
- Leisure learning/extended learning classes
- Meeting space for 501c3 groups, social clubs, garden club, girl scouts, boy scouts, etc.
- Police academy classrooms
- Storage
- Computer Lab
- Used Book Store
- Coffee shop
- Weight or fitness room for staff
- Offices for parks and recreation

Attachments:

1. Data Sheet
2. Exhibit A - Current Floor Plan

FUNDING

{ } Funds are available from Account # _____
{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____
{ X } NOT APPLICABLE

STRATEGIC PLANNING

{ } Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____
{ X } NOT APPLICABLE