

CITY OF STAR, IDAHO
RESOLUTION 2026-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STAR, IDAHO, APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY FROM JOINT SCHOOL DISTRICT NO. 2, D/B/A WEST ADA SCHOOL DISTRICT, TO THE CITY OF STAR; APPROVING THE REAL PROPERTY CONVEYANCE AGREEMENT; ACCEPTING THE PROPERTY FOR A PUBLIC PURPOSE; AUTHORIZING THE EXECUTION OF NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Star, Idaho (the “City”), is an Idaho municipal corporation organized and existing under the laws of the State of Idaho; and

WHEREAS, Joint School District No. 2, d/b/a West Ada School District (the “District”), is an Idaho public school district and body corporate and politic organized and existing under the laws of the State of Idaho; and

WHEREAS, the District is the owner of certain real property located in Ada County, Idaho, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, the District has determined that the Property is not presently required for the District’s educational operations and has approved the conveyance of the Property to the City pursuant to Idaho Code §§ 33-601 and 67-2322 through 67-2325; and

WHEREAS, Idaho Code § 67-2322 authorizes an Idaho governmental unit to convey or transfer real or personal property to another Idaho governmental unit, with or without consideration, when the governing body of the granting governmental unit determines that such conveyance is in the best interest of the public; and

WHEREAS, the District and the City have negotiated a Real Property Conveyance Agreement setting forth the terms and conditions governing the conveyance of the Property, a copy of which is attached hereto as Exhibit B and incorporated herein by this reference (the “Conveyance Agreement”); and

WHEREAS, the District has approved the conveyance of the Property to the City without monetary consideration, subject to the terms and conditions contained in the Conveyance Agreement and the applicable conveyance documents; and

WHEREAS, the City desires to accept the conveyance of the Property for the governmental and public purposes identified in the Conveyance Agreement; and

WHEREAS, the City Council has reviewed the Conveyance Agreement, the legal description of the Property, and the terms and conditions applicable to the proposed conveyance and finds that acceptance of the Property is in the best interests of the City and its residents; and

WHEREAS, the City Council finds that acquisition of the Property will promote the efficient and cooperative use of public property and resources and will further the governmental and public purposes identified by the City; and

WHEREAS, the City Council desires to formally accept the Property and authorize the appropriate City officials to execute the Conveyance Agreement, deed, and all other documents reasonably necessary to complete the conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STAR, IDAHO, AS FOLLOWS:

Section 1. Incorporation of Recitals

The foregoing recitals are true and correct and are incorporated into this Resolution as if fully set forth herein.

Section 2. Approval of Real Property Conveyance Agreement

The Real Property Conveyance Agreement between Joint School District No. 2, d/b/a West Ada School District, and the City of Star, substantially in the form attached hereto as Exhibit B, is hereby approved.

The Mayor is authorized to execute the Conveyance Agreement on behalf of the City, subject to any non-material modifications approved by the City Attorney.

Section 3. Acceptance of Property

The City Council hereby accepts and approves the conveyance of the District's right, title, and interest in the Property, as legally described in Exhibit A, to the City of Star, without monetary consideration, subject to the terms, conditions, restrictions, reservations, and obligations contained in the Conveyance Agreement and the final conveyance instrument.

The Property is accepted for the City of Star Police Substation.

Section 4. Public Purpose and Best Interest

The City Council finds and determines that:

1. The Property is being conveyed by one governmental entity to another governmental entity for a lawful governmental and public purpose;
2. Acceptance of the Property is in the best interests of the City and the public;

3. The conveyance promotes cooperation and the efficient use of public property and resources between the District and the City;
4. The intended use of the Property will provide a public benefit to the residents of the City and the surrounding community; and
5. The City's acceptance of the Property is consistent with the terms and conditions negotiated between the District and the City.

Section 5. Acceptance of Conveyance Instrument

The City Council authorizes acceptance of the quitclaim deed or other appropriate conveyance instrument transferring the Property from the District to the City, subject to review and approval by the City Attorney.

The Mayor is authorized to execute any acceptance or other documentation required to complete the conveyance.

Section 6. Authorization to Complete Conveyance

The Mayor is hereby authorized and directed to execute and deliver, on behalf of the City, all documents reasonably necessary or appropriate to complete the acquisition of the Property, including, without limitation:

1. The Real Property Conveyance Agreement;
2. The quitclaim deed or other conveyance instrument;
3. Closing statements and escrow instructions;
4. Affidavits, certificates, and statutory notices;
5. Lot line adjustment or boundary documents, if applicable;
6. Title, recording, and related closing documents; and
7. Other documents reasonably necessary to complete the transaction.

Any material change to the approved public purpose, legal description, City obligations, or material terms of the Conveyance Agreement shall be subject to further approval by the City Council.

Section 7. Property Subject to Conveyance Terms

The City acknowledges that the Property is being conveyed subject to the terms, conditions, restrictions, reservations, and remedies set forth in the Conveyance Agreement and the final conveyance instrument.

To the extent applicable, the City agrees to comply with any public-use restrictions, reversionary or reconveyance provisions, recorded covenants, or other restrictions expressly accepted by the City as part of the conveyance.

Section 8. Existing Condition

Unless otherwise expressly provided in the Conveyance Agreement, the City acknowledges that the Property is being conveyed in its existing “AS IS, WHERE IS” condition, without representations or warranties by the District regarding the physical condition, environmental condition, development potential, zoning, access, utilities, soils, drainage, or suitability of the Property for the City’s intended use.

Section 9. Recording

Following satisfaction of all conditions to the conveyance, the appropriate City officials are authorized to accept and cause the applicable conveyance instrument and any other necessary documents to be recorded in the official real property records of Ada County, Idaho.

Section 10. Two-Thirds Approval

This Resolution and the Real Property Conveyance Agreement are hereby approved by not less than two-thirds of the members of the City Council, as required by Idaho Code § 67-2324.

Section 11. Severability

If any provision of this Resolution is determined to be invalid or unenforceable, the remaining provisions shall continue in full force and effect to the greatest extent permitted by law.

Section 12. Effective Date

This Resolution shall become effective immediately upon its adoption.

ADOPTED by the City Council of the City of Star, Idaho, at a duly noticed public meeting held on the ____ day of _____, 2026.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

CITY OF STAR, IDAHO

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land being a portion of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 4 North, Range 1 West, B.M., City of Star, Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the Center-West 1/16 corner of said Section 4 which bears S89°14'22" East a distance of 1,319.90 feet from an aluminum cap marking the West 1/4 corner of said Section 4, thence following the southerly line of said Southwest 1/4 of the Northwest 1/4 of Section 4, N89°14'22"W a distance of 30.00 feet to the northeast corner of Lot 8, Block 1 of Schreiner Subdivision (Book 59, Pages 5716-5717, records of Ada County, Idaho) and being the **POINT OF BEGINNING**.

Thence following said southerly line, N89°14'22"W a distance of 209.00 feet to the northwest corner of said Lot 8, Block 1;

Thence leaving said southerly line, N00°39'15"E a distance of 209.00 feet;

Thence S89°14'22"E a distance of 209.00 feet;

Thence S00°39'15"W a distance of 209.00 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 1.00 acres, more or less.