

WHATCOM COUNTY COUNCIL AGENDA BILL

NO. 2006-051A

CLEARANCES	Initial	Date	Date Received in Council Office	Agenda Date	Assigned to:
Originator:	Pvh	01/05/06	RECEIVED JAN 10 2006 WHATCOM COUNTY COUNCIL	January 17, 2006	Introduction
Division Head:	JM	1/9/06		January 31, 2006	Public Hearing
Dept. Head:	JMM	1/9/06			
Prosecutor:	dlg <i>DL</i>	01/06/06			
Purchasing/Budget:	<i>DL</i>	1/9/06			
Executive:					

TITLE OF DOCUMENT: SUBJECT: Resolution to sell surplus property.

ATTACHMENTS: Parcel Profile, Map

SEPA review required? () Yes () NO Should Clerk schedule a hearing? (X) Yes () NO
 SEPA review completed? () Yes () NO Requested Date: January 31, 2006

SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE: (If this item is an ordinance or requires a public hearing, you must provide the language for use in the required public notice. Be specific and cite RCW or WCC as appropriate. Be clear in explaining the intent of the action.)

SUMMARY STATEMENT: The Property Management Committee recommends that the resolution be passed for the sale of surplus property to Skookum Chuck Water Association for the appraised value plus costs and entry into an agreement for an option to purchase adjacent property at appraised value plus costs, for a \$5,000 fee (to be applied to the purchase price or retained by Whatcom County if the option is not exercised).

Sale of Oltman Pit, Parcel No. 390302 417493 0000, Property Location: 1969 Van Dyk Road, Everson, WA for appraised value = \$85,000 plus costs.

Auditor File # 1176481 dated 11/12/74

A tract of land being that portion of Govt. Lot 2, Section 2, Township 39 North, Range 3 East, W.M., lying south of County Road No. 276 and east of the following described lines:

Beginning 20 feet South and 669.7 feet South 89o 20' East of the North quarter corner of said Section 2 on the South line of County Road No. 276; thence South 0o 04' East along the centerline of County Road No. 745, 1320 feet to the South line of said Govt. Lot 2; thence South 89o 04' East 332.8 feet to the Southeast corner of a tract of land described in A.F. 557739 and the true point of beginning; thence North 0o 01' West 1320 feet to the Northeast corner of A.F. 557736 tract of the South line of Corner Road No. 276. Containing approximately 10 acres.

Auditor File # 730529 Vol 379 Page 297 dated 2/5/52

The east 10 acres of Govt. Lot 2, LESS ROAD, Section 2, TWP. 39 North, Range 3, E.W.M. and the Sellers reserve the right to the use of the timber for a maximum period of (10) years from August 28, 1951; or, for such time as timber shall remain on the land. The standing timber, or the operation of removing same, shall not interfere with the operation of the gravel pit.

Acceptance of Option for Purchase for a \$5,000 fee for Roeder Pit, Parcel No. 390302 465543 0000, Property Location: Van Dyk Road, Everson, WA for appraised value = \$80,000, plus costs

Auditor File # 187345 dated 9/16/15

Beginning at the Northeast corner post, which bears N. 89o 30' W. 679 Ft, and S 0o 05' E. 20 ft, from the section corner to sections 1 and 2, Township 39 N.R. 3 E.W.M. and sections 35 and 36, Township 40 N.R.3.E.W.M. thence; S 0o 05' E. 330 ft, to the S.E. Corner post, thence North 89o 30'W 660 ft, to the S.W. Corner post, thence North 0o 05' W 330 ft, to the N.W. Corner post, thence S 89o 30' E. 660 ft, along the south line of the County Road to the Northeast corner post the place of beginning, containing 5 acres.

COMMITTEE ACTION:

COUNCIL ACTION:

1/17/2006: Introduced
 1/31/06: Council approved the resolution 6-0 with Nelson absent.
 Res 2006-008

Related County Contract #:

Related File Numbers:

Ordinance or Resolution Number: Res 2006-008

Please Note: Once adopted and signed, ordinances and resolutions are available for viewing and printing on the County's website at: www.co.whatcom.wa.us/council.

SPONSORED BY: Consent

PROPOSED BY: Public Works

INTRODUCTION DATE: January 17, 2006

1 RESOLUTION NO. 2006-008
2 TO SELL SURPLUS COUNTY PROPERTY
3 REQUEST NO. PW 2006-01
4

5 WHEREAS, RCW 36.34.005 authorizes counties to establish comprehensive
6 procedures for the management of county property, including the sale of surplus real
7 estate where is it found to be in the best interest of a county to sell the same; and,
8

9 WHEREAS, in Whatcom County Code (WCC), Chapter 1.10, Whatcom County
10 has established those procedures; and
11

12 WHEREAS, the Whatcom County Property Management Committee has
13 recommended the sale of the subject properties to the Skookum Chuck Water
14 Association, a non-profit agency, for not less than the respective appraisal amounts as
15 listed below plus costs; and,
16

17 WHEREAS, WCC 1.10.310 authorizes the Council, after receipt of estimated
18 market values from the Property Management Committee, to establish limitations and
19 conditions upon sale of property, such as the minimum prices for said units of property
20 and whether or not a contract will be allowed, or if it will be a cash price; and,
21

22 WHEREAS, WCC 1.10.310, as well as state law, allows the County to reserve
23 from the sale coal, oil, gas, gravel, mineral, ores, fossils, timber or other resources if the
24 Council finds that it is in the best interest to reserve these;
25

26 NOW, THEREFORE, BE IT RESOLVED that it is in the best interest of the
27 County to sell property to, and to enter into a purchase option agreement for adjacent
28 property with the Skookum Chuck Water Association on the parcels listed below:
29

30 **Sell Parcel No. 390302 417493 0000**
31

32 Auditor File # 1176481 dated 11/12/74
33

34 A tract of land being that portion of Govt. Lot 2, Section 2, Township 39 North,
35 Range 3 East, W.M., lying south of County Road No. 276 and east of the
36 following described lines:
37

38 Beginning 20 feet South and 669.7 feet South 89° 20' East of the North quarter
39 corner of said Section 2 on the South line of County Road No. 276; thence
40 South 0° 04' East along the centerline of County Road No. 745, 1320 feet to the
41 South line of said Govt. Lot 2; thence South 89° 04' East 332.8 feet to the
42 Southeast corner of a tract of land described in A.F. 557739 and the true point

43 of beginning; thence North 0° 01' West 1320 feet to the Northeast corner of
44 A.F. 557736 tract of the South line of Corner Road No. 276.

45
46 Containing approximately 10 acres.

47
48 Auditor File # 730529 Vol 379 Page 297 dated 2/5/52

49
50 The east 10 acres of Govt. Lot 2, LESS ROAD, Section 2, TWP. 39 North,
51 Range 3, E.W.M. and the Sellers reserve the right to the use of the timber for a
52 maximum period of (10) years from August 28, 1951; or, for such time as timber
53 shall remain on the land. The standing timber, or the operation of removing
54 same, shall not interfere with the operation of the gravel pit.

55
56 SITUATE IN WHATCOM COUNTY, WASHINGTON.

57
58 **Entry into a Purchase Option Agreement for Parcel No. 390302 465543 0000**

59
60 Auditor File # 187345 dated 9/16/15

61
62 Beginning at the Northeast corner post, which bears N. 89° 30' W. 679 Ft,
63 and S 0° 05' E. 20 ft, from the section corner to sections 1 and 2, Township
64 39 N.R. 3 E.W.M. and sections 35 and 36, Township 40 N.R.3.E.W.M.
65 thence; S 0° 05' E. 330 ft, to the S.E. Corner post, thence North 89° 30'W 660
66 ft, to the S.W. Corner post, thence North 0° 05' W 330 ft, to the N.W. Corner
67 post, thence S 89° 30' E. 660 ft, along the south line of the County Road to
68 the Northeast corner post the place of beginning, containing 5 acres.

69
70 BE IT FURTHER RESOLVED that the negotiated amount for the parcel numbers
71 shall be set as stated below:

72
73 **Parcel No. 390302 417493 0000** appraised value of \$85,000 plus costs, including but
74 not limited to excise tax, property tax, deed fee, title insurance and closing costs,
75 recording costs, plat certificate, and appraisal.

76
77 For the additional costs including but not limited to: appraisal \$600.00, plat
78 certificate 243.68, recording \$32.00 plus \$1.00 per page thereafter, excise tax transfer
79 fee \$10.00, and deed fee \$5.00 estimated at \$890.68, for not less than a price of
80 \$85,890.68.

81
82 **Parcel No. 390302 465543 0000** appraised value of \$80,000 plus costs, including but
83 not limited to excise tax, property tax, deed fee, title insurance and closing costs,
84 recording costs, plat certificate, and appraisal, of which these costs are at value

85 determined at time of sale, for an option fee of \$5,000 which will be incorporated into
86 the sale price.

87
88 For the additional costs including but not limited to: appraisal \$600.00, plat
89 certificate 243.68, recording \$32.00 plus \$1.00 per page thereafter, excise tax transfer
90 fee \$10.00, and deed fee \$5.00 estimated at \$890.68, for not less than a price of
91 \$85,890.68.

92
93 BE IT FURTHER RESOLVED that if Skookum Chuck Water Association does
94 not act on the option to purchase the parcel the \$5,000 option to purchase fee will be
95 retained by Whatcom County and the issue of whether to surplus the parcel will be
96 returned to the Property Management Committee for further action.

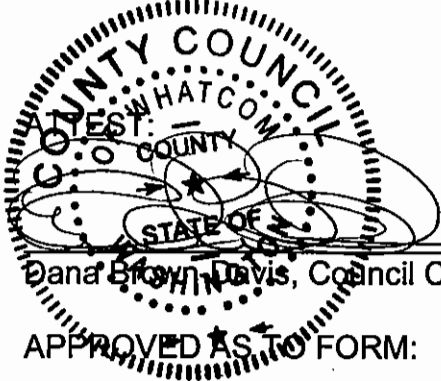
97
98 BE IT FURTHER RESOLVED that said prices shall not be allowed under
99 contract and shall be paid in either cash, certified check, or money order to the
100 Whatcom County Treasurer at the time of sale; and,

101
102 BE IT FURTHER RESOLVED that these sales shall transfer to the owners all
103 coal, oil, gas, gravel, minerals, ores, fossils, timber or other resources on or in said land
104 and the right to mine for and remove the same in conformity with zoning regulations in
105 force and effect; and,

106
107 BE IT FURTHER RESOLVED that the Whatcom County Treasurer is hereby
108 directed to sell such properties at no less than the certified prices and said sales shall
109 take place in accordance with the duties as established WCC 1.10.290-1.10.390.

110
111 APPROVED this 31 day of January, 2006.

112
113
114 WHATCOM COUNTY COUNCIL
115 WHATCOM COUNTY, WASHINGTON



116
117
118 *Laurie Caskey-Schreiber*

119 Dana Brown-Davis, Council Clerk

120 Laurie Caskey-Schreiber, Council Chair

121 APPROVED AS TO FORM:

122
123 *Daniel L. Gibson*

124 Civil Deputy Prosecutor

**WHATCOM COUNTY REAL PROPERTY INVENTORY
PARCEL PROFILE**

22-Jul-05

Item #	208	Parcel #	390302-417493-0000	Custodian	PUBLIC WORKS
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Date Acquired	8/28/1951	Purchase Price	\$2,500.00
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Location	Bellingham, 1990 Timberline Dr	Facility	Roeder Pit <i>Oltman Pit</i>
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THAT PTN OF GOVT LOT 2 LY S OF CO RD 276-E OF LI DAF-BEG 20 FT S-669.7 FT S 89 DEG 20'00" E OF N 1/4 SEC COR ON S LI OF SD CO RD 276-TH S 00 DEG 04'00" E ALG C/L OF SD CO RD 745 1320 FT TO S LI OF SD GOVT LOT 2-TH S 89 DEG 04'00" E 332.8 FT TO SE COR OF TR DESC UNDER AF 557736-TPOB-TH N 00 DEG 01'00" W 1320 FT TO NE COR TR DESC UNDER AF 557736-TR ON S LI OF SD CO RD 276

Current Use	SAND/GRAVEL/QUARRYING	Zoning	RURAL 1DU/5AC	Acreage	10.00
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	Land	Building	Total	Fixed Asset Code
Estimated or Actual Cost	\$2,345.00	\$155.00	\$2,500.00	
Current Assessed Value	\$56,000.00	\$2,010.00	\$58,010.00	M50100

Special Characteristics

Physical Inspection

Date Last Reviewed	Purpose

Surplused	Saleability Remarks
	<i>1 yr</i> 100yr lease to Skookumchuck Water Assoc 1986-2086 <i>25yr lease</i>
Sale Status	
Lease Info	SKOOKUMCHUCK WATER ASSOCIATION

Deed #	5042	QUIT CLAIM	11/12/1974	Auditor's File #	1176481	Volume, Page	238,622
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**WHATCOM COUNTY REAL PROPERTY INVENTORY
PARCEL PROFILE**

22-Jul-05

Item #	209	Parcel #	390302-465543-0000	Custodian	PUBLIC WORKS
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Date Acquired	9/18/1915	Purchase Price	\$250.00
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Location	Everson, Van Dyk Rd	Facility	Oltman Pit <i>Rocher</i>
N 350 FT OF W 660 FT OF GOVT LOT 1-LESS RD			
Current Use	SAND/GRAVEL/QUARRYING	Zoning	RURAL 1DU/5AC
		Acreage	5.00

	Land	Building	Total	Filed Asset Code
Estimated or Actual Cost	\$250.00	\$0.00	\$250.00	M50100
Current Assessed Value	\$38,500.00	\$0.00	\$38,500.00	

Special Characteristics	
Physical Inspection	
Date Last Reviewed	Purpose
Surplused	Saleability Remarks
Sale Status	
Lease Info	

Deed #	5315	NONE	Auditor's File #	Volume, Page
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