

TOWN OF EATONVILLE

Agenda Staff Report

Agenda Item No.:	_____	Meeting Date:	<u>October 27, 2014</u>
Subject:	<u>Adoption of Resolution 2014-BB</u>	Prepared by:	<u>Greg Jacoby</u>
	<u>Declaring Certain Town-Property</u>		<u>Town Attorney</u>
	<u>Surplus and Authorizing a Procedure</u>	Atty Routing No:	_____
	<u>For its Sale</u>	Atty Review Date:	<u>October 23, 2014</u>

Summary: For several years, the Town has been working on a non-motorized trail system throughout the Town with regional connections to nearby attractions and points of interest. Staff is currently working on completing Phase 1 of the Bud Blancher Trail, a 2.3 mile section of trail that begins at the Eatonville School District playfields near the town center and ends just past the Little Mashell River, as depicted in Exhibit C. A portion of the trail is located on private property owned by Rob and Cindy Collins, Pierce County Parcel No. 0416233015 (the "Collins Property"), as depicted in Exhibit B. The Collins have agreed to convey a pedestrian access easement to the Town at a later date for fair market value.

The Town owns Pierce County Parcel Nos. 0416233012, 0416232050, and 0416231023 (the "Town Property"), which are adjacent to the portion of the trail that is located on the Collins property. In order to generate revenue to acquire the pedestrian access easement on the Collins Property and, in general, to defray the overall the cost of constructing the trail, the Town proposes to surplus an area 100-feet wide and approximately 2000 feet long located on the Town Property (the "Surplus Property"). The Surplus Property is legally described in Exhibit A and depicted in Exhibit B.

Neither State law nor the Town's municipal code prescribe any specific procedural rules for the sale of surplus real property. Given the relatively small size, unusual shape, and the location of the Surplus Property, staff believes the Town will receive the highest return by offering the Surplus Property for sale to the adjacent property owners, Rob and Cindy Collins.

Recommendation: Staff recommends adoption of Resolution 2014-BB declaring as surplus certain Town-owned property, as depicted on Exhibit B, and authorizing a procedure for its sale.

Motion for consideration: I move to adopt Resolution 2014-BB declaring as surplus certain Town-owned property, as depicted on Exhibit B, and authorizing a procedure for its sale.

Fiscal Impact: None at this time. Future sale of the Surplus Property will generate revenue to be used to defray costs of constructing Phase 1 of the Bud Blancher trail.

Attachments: Resolution 2014-BB

RESOLUTION 2014-BB

**A RESOLUTION OF THE TOWN OF EATONVILLE,
WASHINGTON, DECLARING CERTAIN TOWN-OWNED REAL
PROPERTY SURPLUS AND AUTHORIZING A PROCEDURE
FOR ITS SALE**

WHEREAS, for several years the Town has been working on a non-motorized trail system throughout the Town with regional connections to nearby attractions and points of interest; and

WHEREAS, staff are currently working on completing Phase 1 of the Bud Blancher Trail, a 2.3 mile section of trail that begins at the Eatonville School District playfields near the town center and ends at UW Pack Forest, as depicted in Exhibit C attached hereto; and

WHEREAS, a portion of the trail is located on private property owned by Rob and Cindy Collins, Pierce County Parcel No. 0416233015 (the "Collins Property"), as depicted in Exhibit B attached hereto; and

WHEREAS, the Collins have agreed to convey a pedestrian access easement to the Town at a later date for fair market value; and

WHEREAS, the Town owns Pierce County Parcel Nos. 0416233012, 0416232050, and 0416231023 (the "Town Property"), which are adjacent to the portion of the trail that is located on the Collins property; and

WHEREAS, in order to generate revenue to acquire the pedestrian access easement on the Collins Property and, in general, to defray the overall the cost of constructing the trail, the Town proposes to surplus an area 100-feet wide and approximately 2000 feet long located on the Town property (the "Surplus Property"), as legally described in Exhibit A and depicted in Exhibit B attached hereto; and

WHEREAS, given the relatively small size, unusual shape, and the location of the Surplus Property, the Town Council finds the Town will receive the highest return by offering the Surplus Property for sale to the adjacent property owner; now, therefore,

**THE TOWN COUNCIL OF THE TOWN OF EATONVILLE,
WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

THAT: An area 100-feet wide and approximately 2000-feet long located on Town-owned property, Pierce County Parcel No. 0416233012, 0416232050, and 0416231023, legally described in Exhibit A and depicted in Exhibit B, copies of which are attached hereto, is hereby declared to be surplus to the Town's needs.

FURTHER THAT: The Mayor is authorized to negotiate the sale of the Surplus Property to the adjacent property owner, Rob and Cindy Collins, at a price that is not less than the appraised value of the Surplus Property.

PASSED by the Town Council of Town of Eatonville and attested by the Town Clerk in authentication of such passage this 27th day of October 2014.

Mike Schaub, Mayor

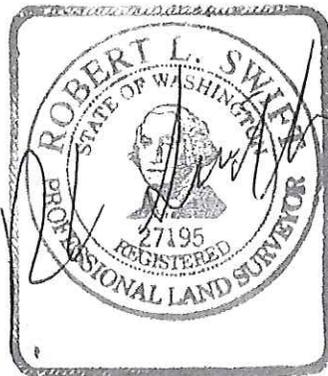
ATTEST:

Kathy Linnemeyer, Town Clerk

EXHIBIT A
DESCRIPTION

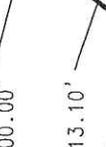
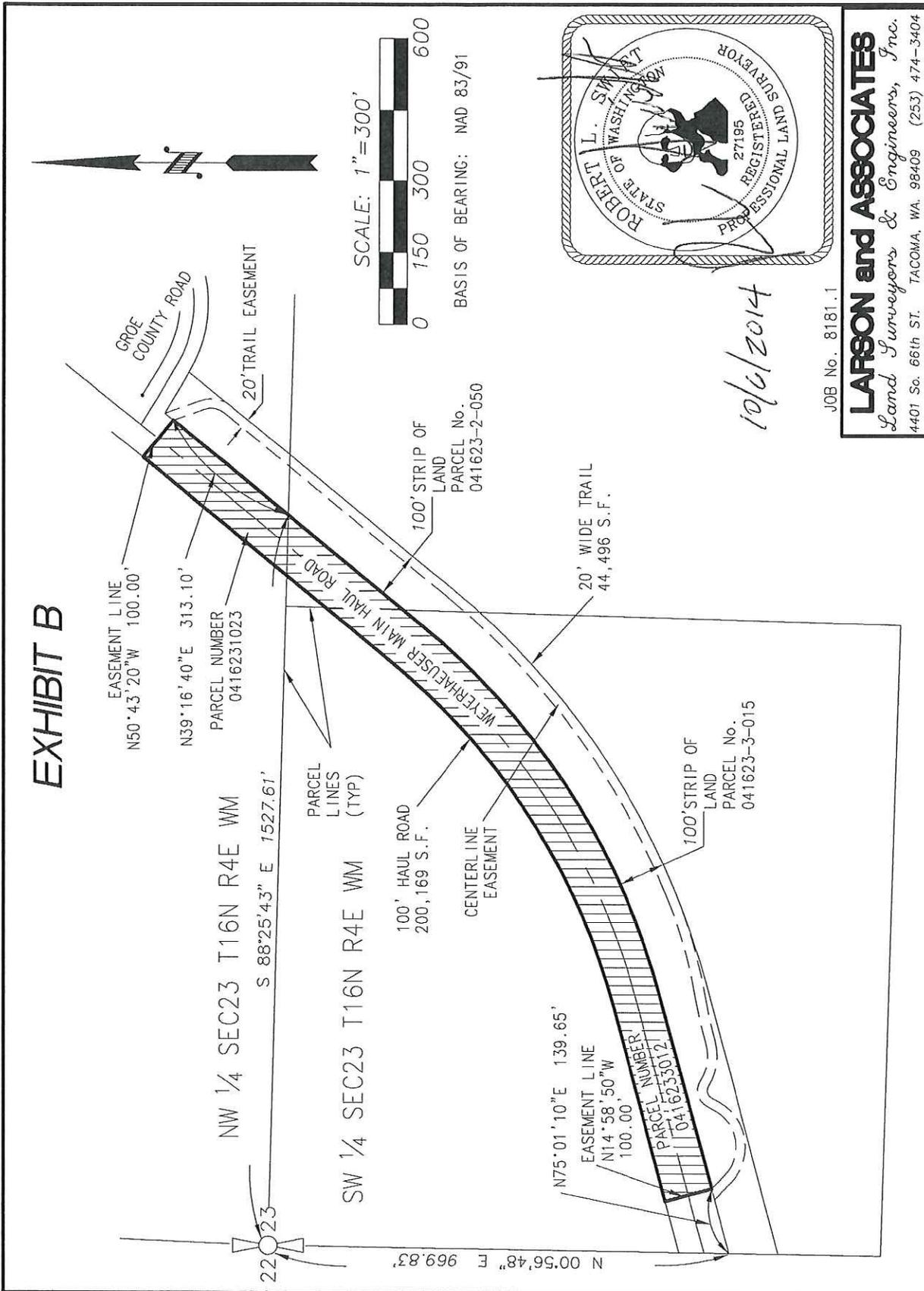
THAT PART OF THE 100 FOOT WEYERHAEUSER MAIN HAUL ROAD LYING WITHIN THE WEST HALF OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 4 EAST, W.M. LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 4 EAST, W.M., THENCE S00°56'48"W ALONG THE WEST LINE OF SAID SECTION 23 FOR 969.83 FEET TO THE SOUTHERLY LINE OF THE WEYERHAEUSER MAIN HAUL ROAD; THENCE N75°01'10E ALONG THE SOUTH LINE OF SAID WEYERHAEUSER MAIN HAUL ROAD FOR 139.65 FEET TO THE NORTHEASTERLY LINE OF A 20' TRAIL EASEMENT AND THE POINT OF BEGINNING. THENCE N14°58'50W AT RIGHT ANGLES FOR 100.00 FEET TO THE NORTHERLY LINE OF SAID WEYERHAEUSER MAIN HAUL ROAD, AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 4 EAST, W.M.; THENCE S88°25'43"E ALONG THE CENTERLINE OF SAID SECTION 23 FOR 1527.61 FEET TO THE SOUTHEASTERLY LINE OF SAID WEYERHAEUSER MAIN HAUL ROAD; THENCE N39°16'40"E ALONG THE SOUTHWESTERLY LINE OF SAID WEYERHAEUSER MAIN HAUL ROAD FOR 313.10 FEET TO THE NORTHWESTERLY LINE OF SAID 20' TRAIL EASEMENT AND THE POINT OF BEGINNING. THENCE N50°43'20"W AT RIGHT ANGLES FOR 100.00 FEET TO THE NORTHWESTERLY LINE OF SAID WEYERHAEUSER MAIN HAUL ROAD.

PIERCE COUNTY, WASHINGTON



10/6/2014

EXHIBIT B



BASIS OF BEARING: NAD 83/91



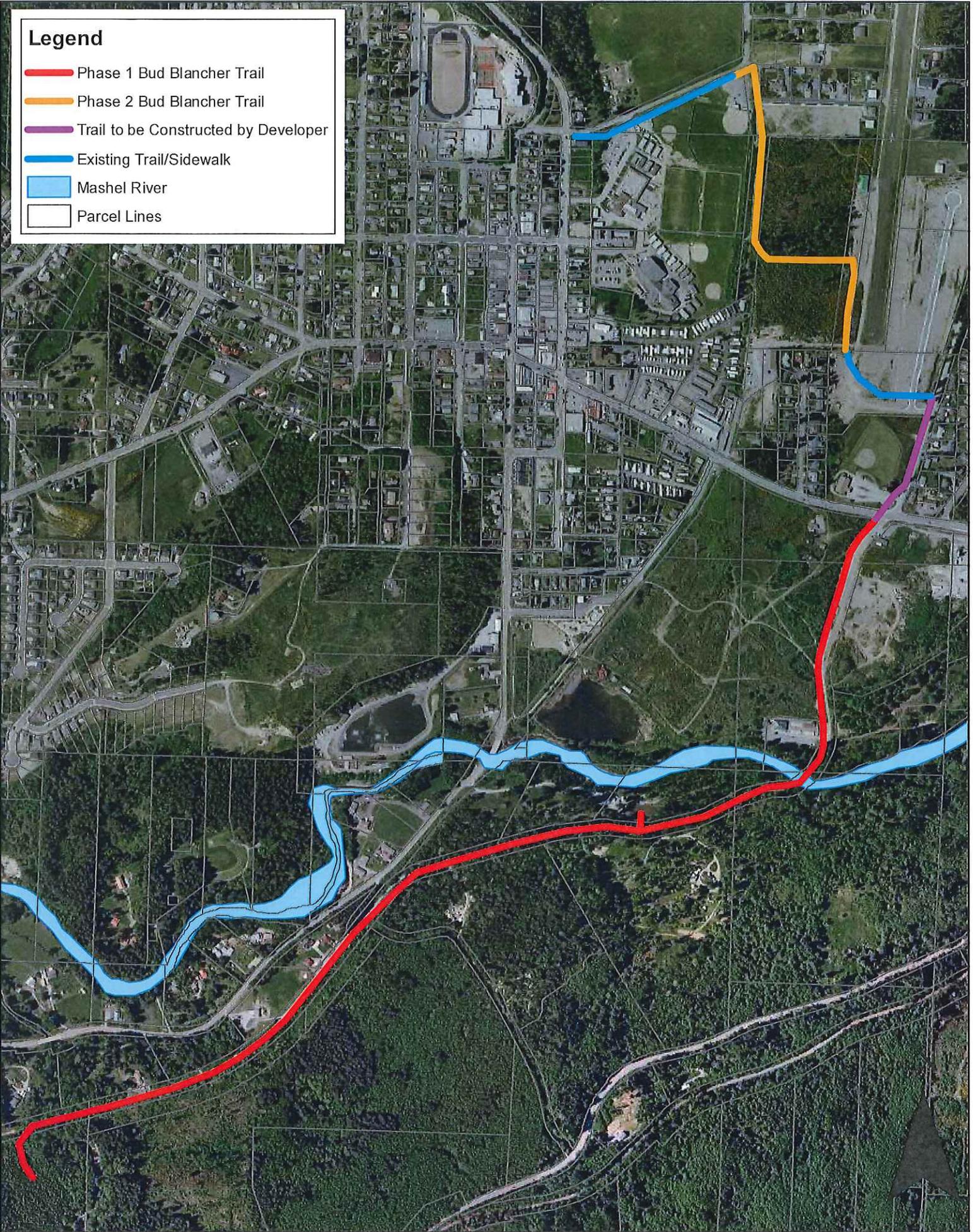
10/6/2014

JOB No. 8181.1

LARSON and ASSOCIATES
 Land Surveyors & Engineers, Inc.
 4401 So. 66th St. TACOMA, WA. 98409 (253) 474-3404

Legend

- Phase 1 Bud Blancher Trail
- Phase 2 Bud Blancher Trail
- Trail to be Constructed by Developer
- Existing Trail/Sidewalk
- Mashel River
- Parcel Lines



0 0.125 0.25 0.5 0.75 1 Miles