

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works/Clark County Parks

DATE: July 19, 2016

REQUESTED ACTION: Approve and authorize the County Manager to accept a Statutory Warranty Deed from Wayne R. Tribe, Kimberly A. Worrell, Eric W. Tribe and Michelle M. Tribe for the purchase of a 5-acre parcel in the amount of \$420,000 for a park in Park Impact Fee (PIF) District 10. An additional amount of up to \$50,000 of PIF Acquisition Funds is also requested for level 1 cleanup for public use. Total Amount requested \$470,000. Tax parcel number 116920-000.

 X BOCC COUNTY MANAGER HEARING

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

The 5 acre property located at 510 NW 184th Street has been deemed by staff to be a highly suitable location for a future Neighborhood Park within the North Fairgrounds area of Clark County. Purchase of park property in this area has been identified as a priority for 2016 in the Parks, Recreation and Open Space Plan. This purchase will also eliminate the concurrency concerns in the PIF 10 acquisition fund that took effect on June 1, 2016. Until future funding is secured for park development, this property will be cleaned up, fenced and signed for public use as a neighborhood green space.

COUNCIL POLICY IMPLICATIONS

None. Parks District 10 has sufficient acquisition funds for the \$420,000.00 purchase price and the related acquisition costs.

ADMINISTRATIVE POLICY IMPLICATIONS

None.

COMMUNITY OUTREACH

The Clark County Parks, Recreation and Open Space (PROS) plan broadly identifies acquisition opportunities in this area of the county. An extensive public outreach effort was conducted as a part of developing the PROS plan. The Parks Advisory Board voted to support the purchase of the property to preserve it for park use.

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Attachments:

- Deed, Fiscal Impact, Resolution, and Map

PUBLIC WORKS APPROVALS:

Bill Bjerke
Clark County Parks Manager



Heath H. Henderson, P.E.
Public Works Director/County Engineer


APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: July 19, 2016
SR# SR 156-16

Recording requested by:
Clark County Parks
4700 NE 78th Street
Vancouver, WA 98666

Document Title: Statutory Warranty Deed
Grantor: Wayne R. Tribe, Kimberly A. Worrell,
Eric W. Tribe and Michelle M. Tribe
Grantee: Clark County, Washington
Legal Description: Lot 43 Delfel Acres
Additional Legal Description is attached as Exhibit "A"
Serial #: 116920-000
Project: Parks District 10 Acquisition
WO #: 20920

STATUTORY WARRANTY DEED

THE GRANTORS, **Wayne R. Tribe**, in his separate capacity, a one-half (1/2) interest, **Kimberly A. Worrell**, in her separate capacity, a one-sixth (1/6) interest, **Eric W. Tribe**, in his separate capacity, a one-sixth (1/6) interest and **Michelle M. Tribe**, in her separate capacity, a one-sixth (1/6) interest for and in consideration of valuable consideration as set out in part below, conveys and warrants to **CLARK COUNTY, a political subdivision of the State of Washington**, the following described real estate situated in the County of Clark, State of Washington.

Lot 43, Delfel Acres, according to the plat thereof, recorded in Volume "D" of plats, page 029, records of Clark County, Washington.

Except that portion lying within public roads.

The Grantor represents and warrants that they are not aware of any hazardous or toxic waste, substance or material on or under the subject property.

This Statutory Warranty Deed may be executed in multiple counterparts, each of which shall be deemed an original Statutory Warranty Deed, and all of which shall constitute one Statutory Warranty Deed, by each of the parties hereto on the dates respectively indicated in such counterparts, to be effective as of the effective date of this Statutory Warranty Deed.

NOTE: It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Councilors.

CONSIDERATIONS: Four Hundred Twenty Thousand and No/100 Dollars (\$420,000.00).

Statutory Warranty Deed
Serial #: 116920-000
Project: Parks District 10 Acquisition
WO #: 20920

Dated this 20 day of June, 2016.

Wayne R. Tribe
Wayne R. Tribe

Kimberly A. Worrell
Kimberly A. Worrell

Eric W. Tribe
Eric W. Tribe

Michelle M. Tribe
Michelle M. Tribe

Accepted on behalf of Clark County
Clark County, Washington

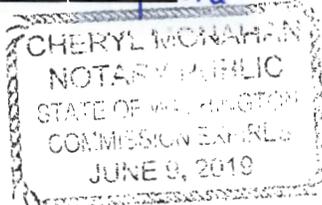
Mark McCauley
Mark McCauley
County Manager

STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Wayne R. Tribe is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 20, 2016



Cheryl Monahan

Notary Public in and for the State of WA
Residing at Vancouver
My commission expires: 6/9/2019

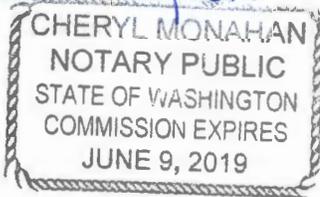
Statutory Warranty Deed
Serial #: 116920-000
Project: Parks District 10 Acquisition
WO #: 20920

STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Kimberly A. Worrell is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 20, 2016



[Signature]

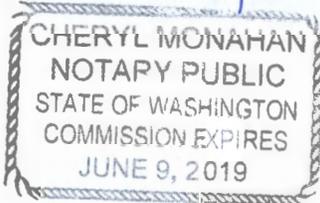
Notary Public in and for the State of WA
Residing at Vancouver
My commission expires: 09 2019

STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Eric W. Tribe is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 20, 2016



[Signature]

Notary Public in and for the State of WA
Residing at Vancouver
My commission expires: 09 2019

Statutory Warranty Deed
Serial #: 116920-000
Project: Parks District 10 Acquisition
WO #: 20920

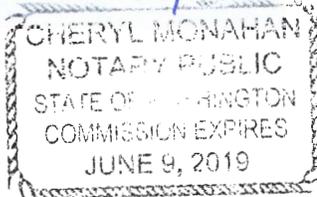
STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Michelle M. Tribe is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated:

June 21, 2016





Notary Public in and for the State of WA
Residing at Vancouver
My commission expires: 09/2019

WSDOT NARRATIVE APPRAISAL REPORT

Clark County Public Works
1300 Franklin Street
Vancouver, WA 98666-9810

Parcel No.: 116920-000
Owner: Wayne R. Tribe, et al
Federal Aid No.: N/A
Project: Clark County Parks Department Acquisition Project
R/W Plan Title: N/A
Plan Sheet: N/A
Plan Approval Date: N/A
Date of Last Map Revision: N/A

CERTIFICATE OF APPRAISER

We certify that, to the best of our knowledge and belief:

- the statements of fact contained in this appraisal are true and correct;
the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conclusions, and are our personal, unbiased professional analyses, opinions, and conclusions;
we have no present or prospective interest in the property that is the subject of this appraisal, and we have no personal interest or bias with respect to the parties involved;
our compensation is not contingent upon the reporting of a predetermined value or direction that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
our analyses, opinions, and conclusions were developed, and this appraisal has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Uniform Appraisal Standards for Federal Land Acquisitions, and Washington State Department of Transportation standards;
I, Dean M. Meyer, MAI, have made a personal inspection of the property that is the subject of this report and I have made a personal inspection of the comparable sales contained in the report addenda. I, Mark M. Lawwill, MAI, have not made a personal inspection of the property that is the subject of this report, nor have I made a personal inspection of the comparable sales;
we have afforded the owner or a designated representative of the property that is the subject of this appraisal the opportunity to accompany us on the inspection of the property;
no one provided significant professional assistance to the persons signing this report;
we have disregarded any increase in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation. We have disregarded any decrease in Fair Market Value caused by the proposed public improvement or its likelihood prior to the date of valuation, except physical deterioration within the reasonable control of the owner;
this appraisal has been made in conformity with the appropriate State and Federal laws and requirements, and complies with the contract between the agency and the appraiser;
The signing appraisers have not previously appraised or provided services for the subject property in the three years prior to the engagement for this assignment;

The property has been appraised for its fair market value as though owned in fee simple

The opinion of value expressed below is the result of, and is subject to the data and conditions described in detail in this report of 32 pages

I, Dean M. Meyer, MAI, have made a personal inspection of the property that is the subject of this report on May 11, 2016.

The Date of Value for the property that is the subject of this appraisal is May 11, 2016; the date of the most recent physical inspection.

Per the FAIR MARKET VALUE definition herein, the value conclusions for the property that is the subject of this appraisal are on a cash basis and are:

Table with 2 columns: Description and Value. Rows include FAIR MARKET VALUE BEFORE ACQUISITION (\$420,000), FAIR MARKET VALUE AFTER ACQUISITION (\$0), and DIFFERENCE (\$420,000).

Date of Assignment or Contract: April 28, 2016; Name: Mark M. Lawwill, MAI; Date Signed: May 31, 2016; Signature: [Signature]

Washington State-certified general real estate appraiser certification number: 27011-1100311

Date of Assignment or Contract: April 28, 2016; Name: Dean M. Meyer, MAI; Date Signed: May 31, 2016; Signature: [Signature]

Washington State-certified general real estate appraiser certification number: 27011-1100795

DO NOT WRITE BELOW THIS LINE

Headquarters Service Center Date Stamp

Region Date Stamp



Tribe Property



- Legend**
- Building Footprints
 - Taxlots
 - Roads
 - ImageOrtho**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Cities Boundaries
 - Urban Growth Boundaries

NW 184TH ST

1:1,580



263.3 0 131.64 263.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes:

