

CLARK COUNTY
STAFF REPORT



DEPARTMENT: Public Works / Parks Division

DATE: November 18, 2014

REQUEST: Execute and approve the Bargain and Sale Deed for the sale of the R.E Shaffer park property to the City of Vancouver for \$1,093,880. Tax parcel numbers 104970-000 and 104960-000.

CHECK ONE: X Consent CAO

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: The R.E Shaffer property is 10.08 acres and was purchased in 2010 for \$2,800,000 using 58% county and 42% city Park Impact Fee (PIF) District 7 funds. The property has recently been appraised at \$1,886,000. Fifty-eight percent of the current appraised value is \$1,093,880.

The City of Vancouver needs to purchase the park property out of necessity in order to relocate their Water Works Park. Water Works Park is a primary drinking water well field for the city and new regulations require this facility to be fenced off from public access. Water Works Park is encumbered by a grant and in order to meet grant conversion criteria, the city must find a new property that is equal to or better than the existing property.

The R.E. Shaffer property is currently undeveloped and the county has no plan to develop this property in the future. If the city were to obtain the property, they would develop it into a Community park within the near future, which would benefit county and city residents much sooner.

The county would utilize the proceeds to assist with funding the purchase and development of parks within PIF District 7.

COMMUNITY OUTREACH: The sale of this property is supported by the Parks Advisory Board and area residents who have a strong interest in seeing the R.E Shaffer property developed into a community park.

BUDGET AND POLICY IMPLICATIONS: The agreed sales price is \$1,093,880. This revenue will be placed back into the county PIF District 7 fund for the county's future use in the acquisition or development of new parks.

FISCAL IMPACTS Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: Execute and approve the Bargain and Sale Deed for the sale of the R.E Shaffer park property to the City of Vancouver for \$1,093,880. Tax parcel numbers 104970-000 and 104960-000.

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PW14-116

DISTRIBUTION: Please send a copy of the approved staff report to Public Works Administration.



Bill Bjerke, Parks Division Manager

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS



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

DATE: 11/18/14

SR#: 264-14

cc: Mark McCauley, Heath Henderson, Bill Bjerke, Lori Pearce, Public Works file

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2014-11-10

IN THE MATTER OF EXECUTION OF BARGAIN AND SALE DEED FROM CLARK COUNTY

WHEREAS, the Board of County Commissioners is in regular session this 18th day of November, 2014, and

WHEREAS, it appears in the best interest of Clark County the following is hereby executed:

Document

Bargain and Sale Deed

Data

FROM: Clark County, Washington

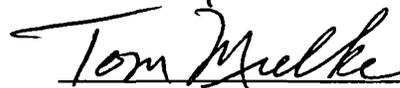
TO: City of Vancouver

CONSIDERATION: \$1,093,880

NOW THEREFORE, IT IS HEREBY RESOLVED that the hereinabove mentioned document(s) be recorded and filed.

IT IS FURTHER RESOLVED that copies of this resolution be filed with the County Auditor, County Engineer, and in the records of the County Commissioners.

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON



Tom Mielke, Chair

ATTEST:



Clerk of the Board

David Madore, Commissioner

Edward L. Barnes, Commissioner

After recording return to:
City of Vancouver
Vancouver Parks and Recreation
P.O. Box 1995
Vancouver, WA 98668-1995

Document Title: Bargain and Sale Deed
Grantor: Clark County, Washington
Grantee: City of Vancouver, Washington
Legal Description: 4th Plain HD Lots SW 1/4 Lot 30 & #2 Lot 30
Serial #: 104970-000; 104960-000

DE 14-60

BARGAIN AND SALE DEED

THE GRANTOR, **CLARK COUNTY, WASHINGTON**, a political subdivision of the State of Washington, for and in consideration of One Million Ninety Three Thousand Eight Hundred Eighty and No/100 Dollars (\$1,093,880.00), in hand paid bargains, sells, and conveys to the **City of Vancouver, a municipal corporation of the State of Washington**, Grantee the following described real estate, situated in the County of Clark, State of Washington:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH
BY THIS REFERENCE, IS INCORPORATED HEREIN**

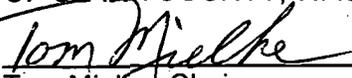
"Subject to the Life Estate interest of Edith B. Shaffer as set forth on that certain Life Estate Agreement dated June 18, 2010 of that certain tract conveyed to Clark County by deed recorded as Auditor's File Number 467370, records of Clark County, Washington."

"Subject to the Right of First Refusal to the Grantors if the property is not used, or ceases to be used as a public park of that certain tract conveyed to Clark County by deed recorded as Auditor's File Number 467371, records of Clark County, Washington."

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications.

Dated this 18th day of NOV, 2014.

BOARD OF COUNTY COMMISSIONERS
OF CLARK COUNTY, WASHINGTON


Tom Mielke, Chair

Accepted on behalf of the City
of Vancouver, Washington

David Madore, Commissioner

By: _____
Eric J. Holmes, City Manager

Edward L. Barnes, Commissioner

Bargain and Sale Deed
Serial #: 104970-000; 104960-000

STATE OF WASHINGTON

COUNTY OF CLARK

On this 18th day of November, 2014, before me personally appeared _____ and Tom Mielke, to me known to be the duly elected, qualified and acting County Commissioner(s) of Clark County, Washington, who executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Clark County, for the uses and purposes therein mentioned, and on oath stated that he/they is/are authorized to execute said instrument by resolution of the Board of County Commissioners of Clark County and that the seal affixed is the official seal of Clark County.

Dated: 11/18/14

Rebecca L. Tilton

Notary Public in and for the State of WA
Residing at Vancouver
My commission expires: 4/26/17

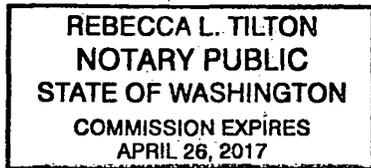


Exhibit "A"

Parcel A

The Southwest quarter of Lot 30, Fourth Plain Homestead Lots, according to the Plat thereof, recorded in Book "A" of Plats, page 56, records of Clark County, Washington.

Except the South 30 feet thereof.

Except Public Roads.

Parcel B

The East half of the South of Lot 30, Fourth Plain Homestead Lots, according to the Plat thereof, recorded in Book "A" of Plats, page 56, records of Clark County, Washington.

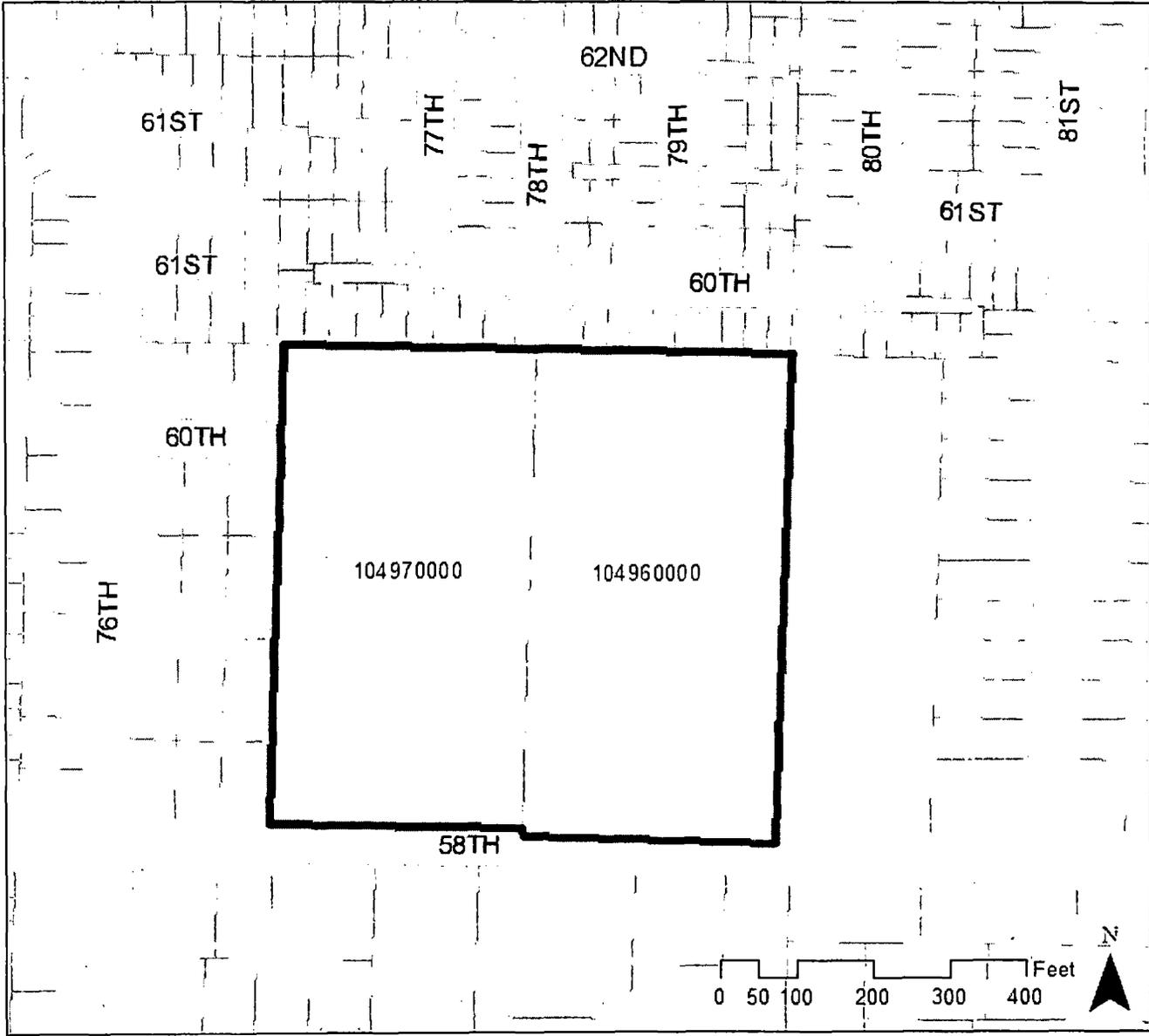
Except the South 30 feet thereof for road purposes.

Except Public Roads.

Parcel C

Real property situated in Clark County, Washington, being a portion of Lot 31 of the plat of Fourth Plain Homestead Lots recorded in Book A Page 56 plat records of said County, lying within the Southwest Quarter of Section 8, Township 2 North, Range 2 East of the Willamette Meridian, more particularly described as follows:

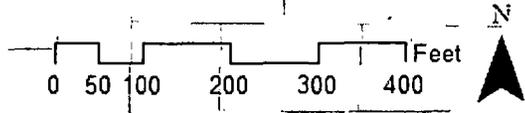
Beginning at the Southwest corner of said Section 8; thence along the South line of said Section 8, South 88°52'46" East 1320.87 feet to the Southeast corner of said Lot 31; thence along the East line of said Lot 31, North 01°27'42" East 20.00 feet to a point on the North line of the county road as established in Book 9 Page 180 of Clark County Road Records and commonly known as NE 58th Street, said point being the True Point of Beginning; thence along the North line of said county road, North 88°52'46" West 8.53 feet; thence North 02°02'33" East 640.26 feet to a point on the North Line of the Southeast Quarter of said Lot 31; thence along said North line, South 88°51'16" East 2.04 feet to the Northeast corner of the Southeast Quarter of said Lot 31; thence along the East line of said Lot 31, South 01°27'42" West 640.19 feet to the True Point of Beginning.



Raymond E. Shaffer
Community Park

Park District 7

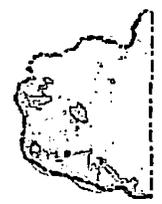
Exhibit B



CITY OF
Vancouver
WASHINGTON



R.E. Shaffer Property



Legend

- Building Footprints
- Taxlots
- County Outline
- Roads
- ImageOrto**
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- World Street Map

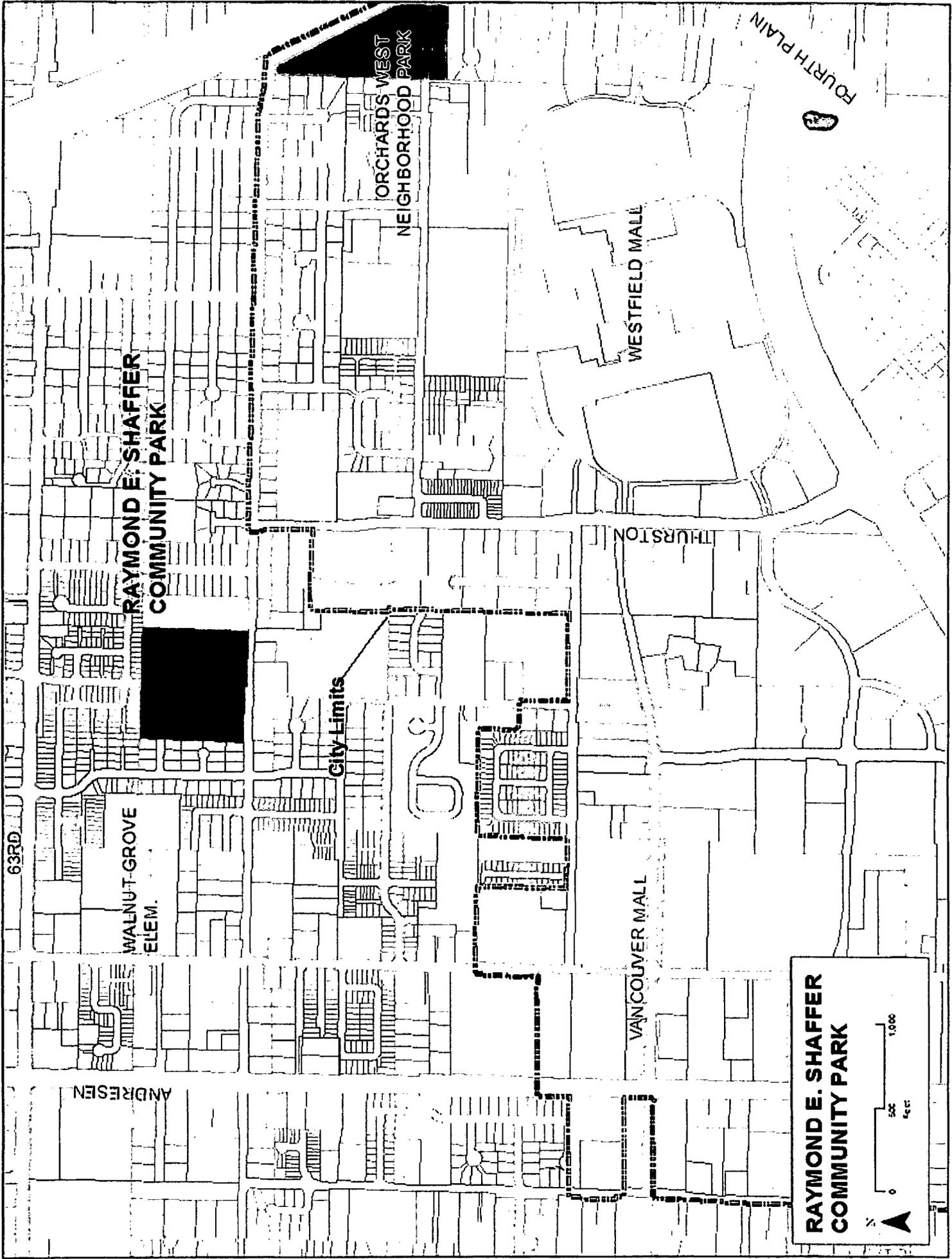
Notes:

2 Parcels 10.08 Acres

400.7 0 200.37 400.7 Feet

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

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



**RAYMOND E. SHAFFER
COMMUNITY PARK**

**WALNUT-GROVE
ELEM.**

City Limits

**ORCHARDS WEST
NEIGHBORHOOD PARK**

WESTFIELD MALL

THURSTON

VANCOUVER MALL

FOURTH PLAIN

ANDRESEN

63RD

**RAYMOND E. SHAFFER
COMMUNITY PARK**

