

City of Lake Stevens Mission Statement



The City of Lake Stevens' mission is not only to preserve the natural beauty that attracted so many of its citizens, but to enhance and harmonize with the environment to accommodate new people who desire to live here. Through shared, active participation among Citizen, Mayor, Council, and City Staff, we commit ourselves to quality living for this and future generations.

Growth in our community is inevitable. The City will pursue an active plan on how, when, and where it shall occur to properly plan for needed services, ensure public safety, and maintain the unique ambience that is Lake Stevens.

**CITY OF LAKE STEVENS
CITY COUNCIL SPECIAL AND WORKSHOP AGENDAS**
Lake Stevens School District Educational Services Center (Admin. Bldg.)
12309 22nd Street NE, Lake Stevens
Monday, May 17, 2010 - 7:00 p.m.

SPECIAL MEETING

CALL TO ORDER: 7:00 p.m.
Pledge of Allegiance

ROLL CALL:

ACTION ITEM: *A. Authorize the Mayor to sign the purchase and sale agreement for the Public Works shop. Mick

ADJOURN:

WELCOME TO A CITY COUNCIL WORKSHOP SESSION

Council Workshops are designed to allow Councilmembers to gather information in preparation for making a decision on various community issues. Usually, City of Lake Stevens staff members, or occasionally an outside expert, present Councilmembers with information in response to their questions.

DISCUSSION ITEMS:

COUNCIL PERSON'S BUSINESS:

MAYOR'S BUSINESS:

STAFF REPORTS:

INFORMATION ITEMS: *A. Special meeting notice.

Lake Stevens City Council Special and Workshop Agendas

May 17, 2010

EXECUTIVE SESSION:

***ITEMS ATTACHED
**ITEMS PREVIOUSLY DISTRIBUTED
#ITEMS TO BE DISTRIBUTED**

THE PUBLIC IS INVITED TO ATTEND

Special Needs

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, (425) 377-3227, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6388, and ask the operator to dial the City of Lake Stevens City Hall number.



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: 17 May 2010

Subject: Authorization of City Shop Site Purchase and Sale Contract

Contact	Mick Monken	Budget Impact:	\$1,398,000 +
Person/Department:	<u>Public Works</u>		<u>Closing costs</u>

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Authorize the Mayor to sign the purchase and sale contract with Sapporo Industries, Ltd for the acquisition of the facility to be used for the City's future maintenance shop site for an amount of \$1,398,000 plus closing costs.

SUMMARY/BACKGROUND: The City has been seeking to secure a site with an existing structure for the City's future maintenance shop yard. A site was identified along Hartford Road which has a suitable structure, with a total floor area of 20,000 square feet, and a contiguous land parcel of 3.9 acres. This is expected to provide service for the City well into the future years.

In preparation of the potential purchase, an appraisal, structural review, and a Phase I environmental review was performed. This established the site's value and identified needs to be addressed.

On 5 April 2010, the City Council authorized staff to proceed with negotiation for the site purchase. On 3 May 2010, the results of the negotiation and proposed financing were presented to the City Council. At this meeting, staff was authorized to proceed with an offer letter and the preparation of the Purchase and Sale contract. Attached is a copy of the Purchase and Sale Contract.

APPLICABLE CITY POLICIES: NA

BUDGET IMPACT: Acquisition of the site with structure is \$1,398,000. Closing costs are estimated to be approximately \$10,000. The real estate agent fees will be covered by the seller. Of these cost, \$398,000 will be financed by the seller at 6% annual rate up to one year from the time of closing. There is estimated annual revenue, for at least the next two years, from the site of \$24,000 from the hydroplane tenant.

ATTACHMENTS:

- ▶ Exhibit A: Purchase and Sale Contract (to be provided prior to meeting)



This page left blank intentionally



NOTICE OF SPECIAL MEETING

Notice is hereby given that the Lake Stevens City Council will conduct a special meeting in accordance with RCW 42.30.080.

Purpose of Meeting:

Action Items:

1. Authorize the Mayor to sign the purchase and sale agreement for the Public Works shop.
2. Adjourn

Workshop to follow

Meeting Place:

Lake Stevens School District Educational Services Center
(Admin. Bldg.)
12309 22nd Street NE
Lake Stevens, WA

Meeting Date/Time:

Monday, May 17, 2010, 7:00 p.m.

Notice Delivered/Mailed To:

Lake Stevens City Council
Lake Stevens Journal
Herald

Posted:

Lake Stevens City Hall