

RESOLUTION NO. 2015-008

A RESOLUTION OF THE CITY OF DEER PARK, WASHINGTON, ANNOUNCING THE CITY'S INTENTION TO DECLARE THE CITY CIVIC CENTER AND A PORTION OF THE ADJACENT REAL PROPERTY, LOCATED AT CRAWFORD AND STEVENS AVENUES, SURPLUS AND TO TRANSFER THE SAME TO SPOKANE COUNTY FIRE DISTRICT NO. 4; SETTING A PUBLIC HEARING FOR THE 16TH DAY OF DECEMBER, 2015 AT 7:00 P.M. BEFORE THE CITY COUNCIL TO CONSIDER PUBLIC COMMENT ON THIS MATTER; AND DIRECTING THE CITY CLERK/TREASURER TO PUBLISH AND PROVIDE NOTICE OF THE PUBLIC HEARING AS REQUIRED BY LAW.

WHEREAS, for several months, City of Deer Park Mayor Robert Whisman, with the assistance of City staff, has discussed the potential sale of the City Civic Center, the former Deer Park High School Gymnasium located at Crawford and Stevens Avenues, to Spokane County Fire District No. 4 (the "District") with Chief Randy Johnson and other District representatives; and

WHEREAS, the City Council has had discussions concerning this potential transaction and the City Council has determined there would be multiple benefits for the citizens of the City if the City transfers the Civic Center and some additional real property, a portion of Perrins Field, to the District which benefits include the following:

- Removal of the Civic Center which has an estimated demolition cost of \$170,000 and is not useable in its current condition;
- Elimination of the asbestos located on the property in the Civic Center building;
- Improved fire response time for residents of the City and an improved facility which may have a positive impact on fire insurance rates for citizens of the City; and

- Current plans of the District identify space within the new 25,000 sq. ft. District building to be constructed by the District on the site to be developed as a community meeting space which may permit similar uses as the citizens of the City enjoyed at the Civic Center before its closure; and

WHEREAS, the costs to make the Civic Center useable and remove asbestos are estimated to exceed the fair market value of the building, therefore, if the transfer to the District does not occur, the City would have the significant expense of removing the existing Civic Center structure sometime within the next few years; and

WHEREAS, RCW 39.33.020 requires a Public Hearing before the property may be surplus and the City Council has determined that a Public Hearing should be held in accordance with said statute and as set forth below in this Resolution; and

WHEREAS, the transfer of the real property following surplus of the real property by the City to the District for \$1.00 would result in a net positive economic gain for the City by the removal of the building at no cost to the City and the construction of the new building by the District with the benefits to the citizens identified above herein; and

WHEREAS, when determining fair market value of the property to be declared surplus and transferred from the City to the District, one must take into account the cost of demolition identified above herein which arguably results in negative market value in the land for the City, thus supporting that the City would be receiving value if the City entered into the contemplated property transfer to the District; and

WHEREAS, the City Council finds that surplus of the Civic Center and adjoining property as identified in Exhibit "A" to this Resolution is in the best interest of the public health, safety and welfare of the citizens of the City of Deer Park; now, therefore,

THE CITY COUNCIL OF THE CITY OF DEER PARK, WASHINGTON

HEREBY RESOLVE AS FOLLOWS:

Section 1. A Public Hearing should be held before the City Council of the City of Deer Park, Washington on the 16th day of December, 2015, to take public input as to whether the City should declare the Civic Center and adjoining property located on the corner of Crawford and Stevens Avenues surplus and sell the surplus property to Spokane County Fire District No. 4 for \$1.00 with the understanding that District 4 will build a new fire hall on this property which may include, as the District construction budget permits, space designated as public use for community events.

Section 2. The City Clerk/Treasurer is authorized and directed to publish notice in a display advertising form in the Deer Park Tribune, a newspaper of general circulation in the area where the real property to be declared surplus is located, advising the public of the Public Hearing identified in Section 1 of this Resolution. In addition to the published notice, the City Clerk/Treasurer is directed to provide a conformed copy of this Resolution to: (a) the Deer Park Tribune newspaper, (b) the Spokesman Review newspaper, and (c) the Deer Park Bradley (a community interest Facebook page). This Resolution is hereby deemed a news release for purposes of RCW 39.33.020.

Section 3. This Resolution shall be effective immediately upon passage and approval by the City Council.

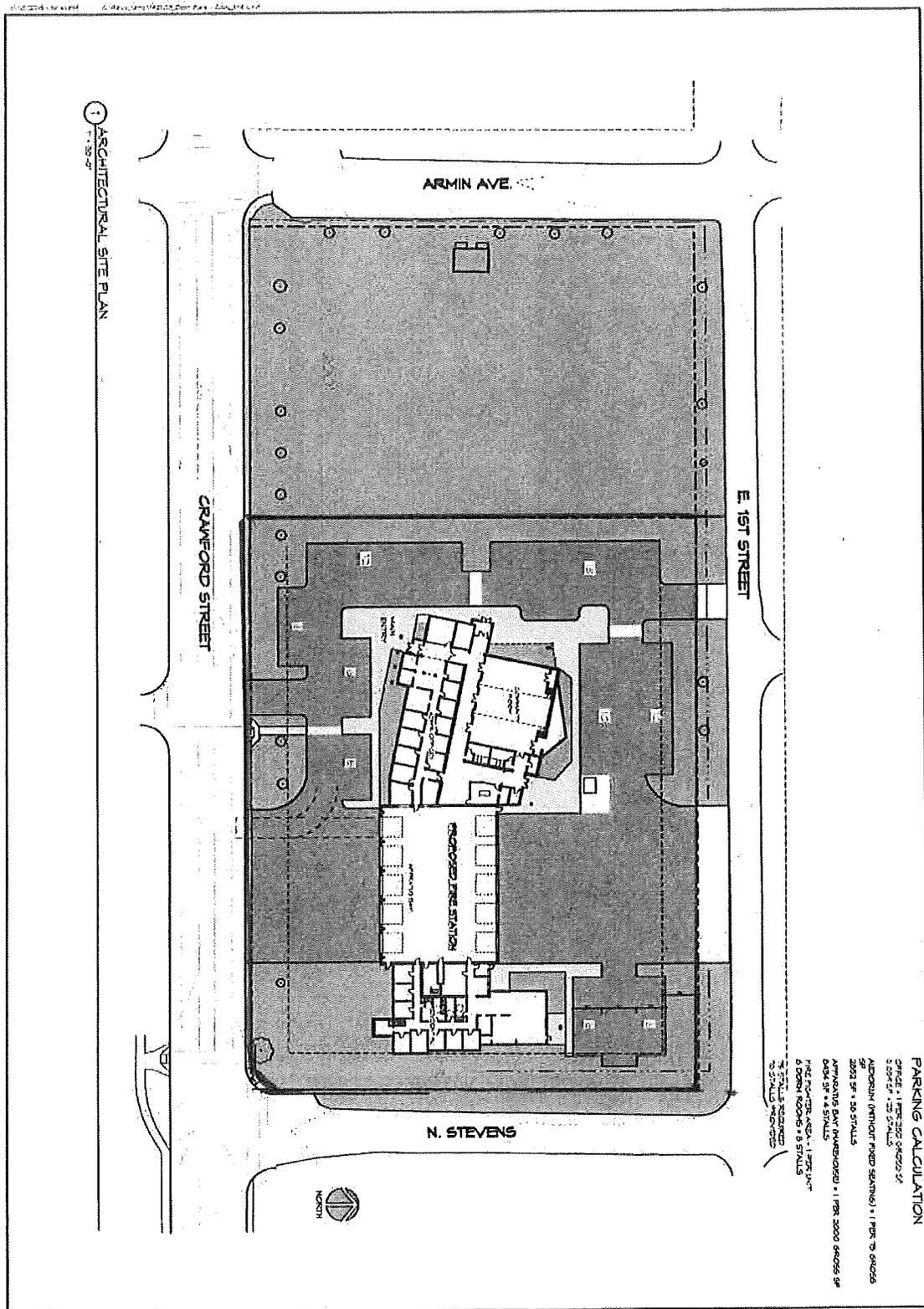
RESOLVED the 18TH day of November, 2015.

APPROVED:


MAYOR ROBERT WHISMAN

ATTEST/AUTHENTICATED:


DEBY CRAGUN, CITY CLERK



ARCHITECTURAL SITE PLAN

PARKING CALCULATION
 OFFICE = 1 PER 2000 SQFTS SF
 2000 SF = 1 STALL
 ALCOHOL (ON/OUT FREQ SEATING) = 1 PER 10 SQFTS
 2000 SF = 50 STALLS
 APPROXIMATE PARKING REQUIRED = 1 PER 3000 SQFTS SF
 2000 SF = 4 STALLS
 6 OPEN ROOMS = 3 STALLS
 2 STALLS RESERVED
 2 STALLS RESERVED

<p>PROJECT NO. AC101</p> <p>DATE: 12-27-17</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: VARIOUS</p>	<p>PROJECT TITLE</p> <p>STATION 41 CRANFORD SITE</p> <p>DEER PARK, WASHINGTON</p> <p>SPOKANE COUNTY FIRE DISTRICT NO. 4</p>	<p>DATE: 12-27-17</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: VARIOUS</p>	<p>PROJECT NO.</p> <p>AC101</p>
	<p>PROJECT TITLE</p> <p>ARCHITECTURAL SITE PLAN</p>		

