



**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Public Works

DATE: May 13, 2014

REQUEST: Approve purchase of privately owned park caretaker residence at Lucia Falls Regional Park for \$20,356 including excise tax.

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: When Clark County purchased Lucia Falls Regional Park in 1997, Clark County, at that time, required that the new Park Caretakers would have to purchase the manufactured home on the park property as a condition of employment. One of the caretakers passed away and the other would like to leave the position. It would make good financial sense for Clark County to purchase the manufactured home and collect monthly revenue on it as a county owned dwelling. Collecting rent is the common practice at parks with live, on-site Park Caretakers.

COMMUNITY OUTREACH: There has been no community outreach on this matter.

BUDGET AND POLICY IMPLICATIONS: Funding would come from the 2014 Parks Administrative Budget. The purchase cost for the manufactured home is \$20,356 including excise tax. Once purchased, revenue from rent in the amount of \$525 per month will be charged to the new Caretaker as a condition of employment. There is no additional budget impact associated with this request.

FISCAL IMPACTS

Yes (see attached form) No

ACTION REQUESTED: Approve the capital purchase of the manufactured home at Lucia Fall Regional Park using General Fund Parks Administration budget for the purchase price of \$20,356, which includes excise tax. A decision package will be put in the next supplemental to accommodate the capital purchase.

DISTRIBUTION: Lori Pearce, Bill Bjerke, Peggy Muhly; and Public Works Administration

Bill Bjerke
Parks Division Manager

Tom Melke

CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

Heath Henderson

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

May 13, 2014 *SR 98-14*

PW14-043

ok
4.

FISCAL IMPACT ATTACHMENT

Part I: Narrative Explanation

I.A - Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information.

This is a one time capital purchase of a double wide manufactured home currently residing at Lucia Falls Regional Park. Funds will come from the General Fund Parks Administration budget. The purchase of this dwelling will provide increased monthly revenue and will re-pay the capital purchase within 6.7 years.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Caretaker residence monthly rental income	\$1,800.00	\$1,800.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00
Total:	\$1,800.00	\$1,800.00	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00

II.A - Describe the type of revenue (grant, fees, etc.)

Increase monthly rental income from \$225 per month for an RV Pad with utilities to \$525 per month for a dwelling with utilities, Net revenue increase of \$300 per month ongoing.

Part III: Estimated Expenditures

III.A - Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
Mfg. Home Purchase		\$20,356.00	\$20,356.00				
Total:		\$20,356.00	\$20,356.00	\$0.00	\$0.00	\$0.00	\$0.00

III.B = Expenditure by object category

Fund #/Title	GF0001	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
Salary/Benefits							
Contractual							
Supplies							
Travel							
Other controllables							
Capital Outlays		\$20,356.00	\$20,356.00				
Inter-fund Transfers							
Debt Service							
Total:		\$20,356.00	\$20,356.00	\$0.00	\$0.00	\$0.00	\$0.00

JP

Building Inspection for Caretakers residence at Lucia Falls Park

Assessment performed by Rick Robinson and Kevin Haggerty

• Exterior	Condition
1. Metal Roof approx.. 6 years old	good
2. Gutters	good
3. Windows aluminum	good
4. Exterior siding T-111	needs paint
5. Front Deck	new
6. Rear Deck	needs replaced
• Interior	
1. Walls	good
2. Floors (carpet and tile)	very good
3. Plumbing fixtures	very good
4. Lighting fixtures	good

Johnson, Anita

From: Ellen Couch <goodwillgrammy@gmail.com>
Sent: Monday, April 07, 2014 8:25 AM
To: Bjerke, Bill
Subject: Our place

Hi Bill,

Thought about some things over the weekend that I think you should know about when trying to get the finances to purchase this place.

July 06 we paid \$1600 for metal roofing which was installed by Charlie and friends. It would have cost around \$3000 had we not been able to get it done ourselves.

2002 Sliding glass door in dining room.

April 2012 The carport out front was \$1800.

August 2012 Samsung double door, bottom freezer, stainless steel frig \$1350

July 2013 LG semi integrated stainless steel dishwasher \$550.

July 2013 LG double oven stainless steel range \$1200.

July 2013 Stainless steel range top \$100

2010 12 yer electric e-smart water heater \$400.

We also installed a jacuzzi tub in the master bath, a cheapo but a tub all the same. Also now have a separate standing shower. Tile floors. We have not finished all the trim but I can get that done. Have a new vinyl window ready to install.

No one has been in for an assessment since these things were added, so it makes the place worth even more than I originally wanted. If they don't agree to compensate me for all these up grades then I will remove all the above except dishwasher and range hood and sell them afterwards. There is also a new LG washer and dryer, 2013, if the county is interested in them. They were right at \$1200 for the set.

I should have had this list sooner, but the ole brain doesn't always think ahead.

Thanks, Ellen

Clark County Treasurer 2014 1st Half Tax And Assessment

Property Tax Questions: (360) 397-2252
 Internet Address: <http://www.clark.wa.gov/treasurer/index.html>
 Facebook: <http://www.facebook.com/ClarkCoWaTreasurer>
 Twitter: https://twitter.com/ClarkCoWa_Treas
 Property Value Questions: (360) 397-2391
 Property Account Number: 606417000
 Property Type: Mobile Home



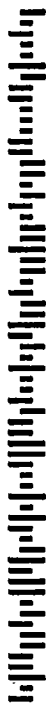
DOUG LASHER
CLARK COUNTY TREASURER
 1300 Franklin Street
 Vancouver, WA 98660

Tax Year	Values	%Change Values	Levy Rate
2013	17,771		8.8303171170
2014	16,071	9.57%	8.3973659713

Property Taxes Paid in 2013 156.93
 Interest and Penalty Paid in 2013 .00

COUCH CHARLES & COUCH ELLEN
 21803 NE LUCIA FALLS RD
 YACOLT WA 98675-3118

81574 24
 1/1



Abbreviated Legal	Property Situs Address	Message
	21803 NE LUCIA FALLS RD YACOLT WA 98675	

Tax Area: 119028

Detailed information as to the breakdown of all taxes, assessments and fees for prior years is available at <http://www.clark.wa.gov/treasurer/index.html>

Voted Levy	Levy Rate	Taxes
EMERGENCY MEDICAL 1	.5000000000	8.04
SD119 BATTLE GR SCHOOL	4.9934503479	.00
2014 Voted Levy and Taxes	5.4934503479	8.04
Non Voted Levy	Levy Rate	Taxes
CLARK COUNTY	1.4649895167	23.54
CLARK COUNTY ROAD	1.9873577203	31.94
CEMETERY 6	.0400972794	.64
CONSERVATION FUTURES	.0581223568	.93
FIRE DISTRICT 03	1.5000000000	24.11
FVR LIBRARY	.4997039223	8.03
STATE SCHOOLS	2.3470951758	37.72
2014 Non Voted Levy and Taxes	7.8973659713	126.91

Assessments and Fees	Total Taxes, Assessments and Fees
Assessments and Fees	134.95
2014	134.95

Handwritten signature and date: 4-5-14

BILL OF SALE

THIS INDENTURE WITNESSETH, That in consideration of the sum of Forty Thousand and No/100 Dollars (\$40,000.00), the receipt whereof hereby is acknowledged, we the undersigned Sellers, hereby grant, bargain, sell, transfer and deliver unto CHARLES S. COUCH and ELLEN C. COUCH, hereinafter called Buyers, the following-described personal property, now being situate in the State of Washington, County of Clark, at 21803 NE Lucia Falls Rd., .Yacolt, WA 98675 to-wit:

1987 Fleetwood-Chadwick, 28' x 60' Mobile Home, Serial No. IDFLH13A10486CW

Including skirting and attachment, stove, refrigerator, and dishwasher and window coverings, but excluding deck.

TO HAVE AND TO HOLD, the same unto buyers and buyers' executors, administrators, successors and assigns forever.

And we, the sellers, hereby covenant to and with the said buyers that we are the owners of said personal property; that the same is free from all encumbrances; that we have a good right to sell the same; and that we, our heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons whomsoever.

The mobile home is sold "as is" without warranty as to the condition thereof.

WITNESS our hands this 25th day of July, 1997.

Donald L. Bower
DONALD L. BOWER, SELLER
Marian M. Bower
MARIAN M. BOWER, SELLER

STATE OF WASHINGTON)

: ss.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that DONALD L. BOWER and MARIAN M. BOWER signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Rita M. Wilson
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 1, 2000

Rita M. Wilson
NOTARY PUBLIC in and for the State
of Washington; my appt. expires: 4-1-2000

STATE OF WASHINGTON VEHICLE CERTIFICATE OF TITLE

TITLE NUMBER
9726806004

LICENSE NUMBER	DATE OF APPLICATION	MODEL YEAR	MAKE	POWER/USE	SERIES & BODY STYLE
#101692	09/25/97	1987	FLTWD	MOB	28/60
VEHICLE IDENTIFICATION NUMBER (VIN)	FLEET/EQUIP. NUMBER	SCALE WT.	MILEAGE	ODOMETER CODE	
IDFLH13A10486CW			000000	EXEMPT ODOMETER DISCLOSURE	
COMMENTS/BRANDS	PRIOR TITLE STATE	PRIOR TITLE NUMBER			
40000 97	WA	8902402827			

REGISTERED OWNER

SAME AS LEGAL OWNER BELOW

LEGAL OWNER

COUCH, CHARLES STANLEY
COUCH, ELLEN CLARA
21803 NE LUCIA FALLS ROAD
YACOLT WA 98675

SIGNATURE(S) OF REGISTERED OWNER(S) BELOW, HEREBY RELEASES ALL INTEREST IN VEHICLE DESCRIBED ABOVE.

BY _____ REGISTERED OWNER SIGNATURE _____ DATE OF SALE _____

BY _____ REGISTERED OWNER SIGNATURE _____ DATE OF SALE _____

SALE PRICE _____
SIGNATURE(S) OF LEGAL OWNER(S) BELOW, HEREBY RELEASES ALL INTEREST IN VEHICLE DESCRIBED ABOVE.

BY _____ FIRST LEGAL OWNER SIGNATURE & TITLE _____ DATE RELEASED _____

BY _____ SECOND LEGAL OWNER SIGNATURE & TITLE _____ DATE RELEASED _____

LEGAL OWNER: When lien is satisfied, release interest, by signing above and transmit this document to County Auditor or Agent with proper fee. Failure to properly release and transmit this Title within 10 days after lien is satisfied may result in monetary penalty to the debtor, pursuant to RCW 46.12.170.

TRANSFEREE/BUYER MUST APPLY FOR TRANSFER OF TITLE WITHIN 15 DAYS FROM DATE OF DELIVERY TO AVOID PENALTY. (SEE REVERSE FOR ADDITIONAL INFORMATION.)



James P. Jones
DIRECTOR OF LICENSING, REVENUE AND
VEHICLE REGISTRATION

10/97 0021925 SP
0021925 SP
TD-420-002

KEEP IN A SAFE PLACE

ANY ALTERATION OR ERASURE VOIDS THIS TITLE



