

RESOLUTION NO. 2014 - 005

**A RESOLUTION of the Board of Commissioners of Public Utility
District No. 1 of Jefferson County, Jefferson County, Washington,
Declaring Certain Property to be Surplus and Authorizing the Sale or
Other Disposal of Said Property**

WHEREAS, the electrical system assets purchased by the District from Puget Power included certain real property located at 1270 Chimacum Road, Jefferson County, identified as Jefferson County Tax Parcel No. 901113012 ("the Property"), which includes an electrical substation which is now a part of the electrical distribution system operated by the District; and

WHEREAS, in addition to the actual fenced substation area, the Property includes approximately 4.25 acres of land that the District does not presently need and will not need in the future for the operation or future expansion of the substation; and

WHEREAS, there is a house located on the excess portion of the parcel which was used as a rental property by Puget Power, which has fallen into disrepair. The house and related structures have little, if any, value to the District and are not necessary for the District's purposes; and

WHEREAS, the Commissioners wish to dispose of the house and related structures and remove them from the land, either by sale or demolition; and

WHEREAS, the District also wishes to sell the excess land, but the size of that excess area is too small to qualify as a separate conveyable parcel under the Jefferson County Zoning Code; and

WHEREAS, it may be possible to do a Boundary Line Adjustment with a neighboring property owner which would allow the District to sell the excess land.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Public Utility District No. 1 of Jefferson County, as follows:

Section 1. The Commissioners hereby declare that the house and related structures now located on the District's substation Property at 1270 Chimacum Road (Jefferson County Tax Parcel Number 901113012) are unserviceable, obsolete, unfit and in serious disrepair, and may be disposed of without the approval of the voters in accordance with RCW 54.16.180. The Commissioners have determined that it would not be appropriate for the District to spend public funds on renovating the house or continuing to maintain it as a rental property. The house and related structures on the property are therefore surplus to the District's needs and should be sold or otherwise disposed of.

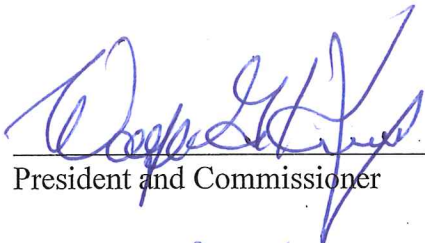
Section 2. The PUD Manager is hereby authorized and directed to dispose of the house and other structures on the Property, in a commercially reasonable manner. The Manager shall seek to find a buyer for the house and related structures who shall be required to remove them from the property. The Commissioners nevertheless recognize that said property may have no commercial value, and the Manager is also authorized to dispose of the property by demolition and to sell parts thereof for their scrap value.

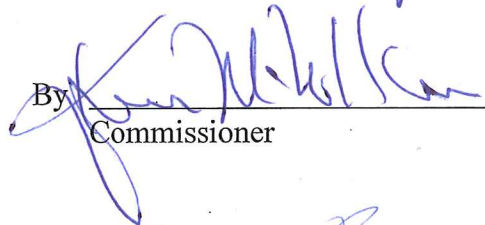
Section 3. The Commissioners also recognize that the excess portion of the land cannot presently be sold as a separate property, because its area is less than the minimum lot size under the Jefferson County Zoning Code. It may be possible, however, to perform a Boundary Line Adjustment with a neighbor so that the excess portion of the Property can be conveyed to the neighbor at its fair market value. The Commissioners therefore authorize the Manager to negotiate with neighboring property owners to ascertain whether a Boundary Line Adjustment can be negotiated.

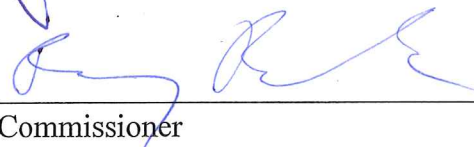
Section 4. If the Manager is able to find a neighboring property owner who is willing to purchase the excess property, the proposes transaction will be presented to the Commissioners for final review and approval.

ADOPTED at a regular meeting of the Board of Commissioners of Public Utility District No. 1 of Jefferson County, Washington, held this 20th day of May, 2014.

PUD NO. 1 OF JEFFERSON COUNTY

By 
President and Commissioner

By 
Commissioner

By 
Commissioner

ATTEST:


Secretary, Board of Commissioners

CERTIFICATION

I, Barney Burke, Secretary of the Board of Commissioners of PUD NO. 1 OF JEFFERSON COUNTY, do hereby certify that the document attached hereto is a true and correct copy of Resolution No. 005-2014 of the said Board, duly adopted at a regular meeting thereof held on the 20th day of May, 2014.



Secretary, Board of Commissioners