

**SOUTH KING FIRE & RESCUE  
KING COUNTY WASHINGTON**

**RESOLUTION NO. 595**

A RESOLUTION of the Board of Fire Commissioners of South King Fire & Rescue (aka KCFPD #39), King County, Washington, authorizing acceptance of King County's offer of compensation for the conveyance of 132 square feet of district property and for temporary and permanent easements at district property located near the intersection of South 360<sup>th</sup> Street and 32<sup>nd</sup> Ave.

WHEREAS, King County has offered approximately \$1519.00 for the acquisition from the District of a fee simple interest in 132 square feet of district property, together with temporary and permanent easements, in connection with a road right-of-way project in the vicinity of South 360<sup>th</sup> Street and 32<sup>nd</sup> Ave.; and

WHEREAS, the District and its Board are supportive of the project to enhance pedestrian and motorist safety due to the proximity of a school in the vicinity; and

NOW, BE IT RESOLVED, by the Board of Fire Commissioners of South King Fire & Rescue (aka KCFPD #39) that the District shall accept the offer from King County in the amount of the offer.

ADOPTED at a Regular Meeting of the Board of Fire Commissioners of South King Fire & Rescue, King County, Washington this 26<sup>th</sup> day of January 2021, with the following Commissioners being present and voting.

  
\_\_\_\_\_  
CHAIR/COMMISSIONER

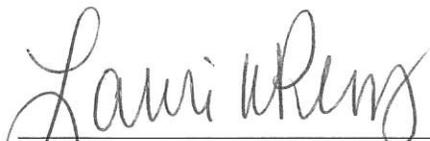
  
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VICE CHAIR/COMMISSIONER

  
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COMMISSIONER

ATTEST:

  
\_\_\_\_\_  
Secretary

Resolution No. 595

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**CONFIDENTIAL ATTORNEY-CLIENT PRIVILEGED COMMUNICATION**

*By email only*

January 21, 2021

Board of Commissioners and  
Chief Vic Pennington

Re: King County Offer for 132 square feet and easements

Dear Chief Pennington and Board Members:

You and the Board have requested my review and legal opinion concerning the recent offer of approximately \$1519.00 from King County for the acquisition of easements (both temporary and permanent) and a fee interest in 132 square feet of your property near the intersection of South 360<sup>th</sup> Street and 32<sup>nd</sup> Ave. The purpose of the acquisition is to enhance sight lines and therefore pedestrian and motorist safety near the school at that location.

I have reviewed all of the documents provided with the offer and have no legal questions or issues that would provide contrary indications to accepting their offer. The amount of money in question is so small that spending public funds to obtain your own appraisal of the property would not make sense, as you gain little or nothing from the transaction, or might even lose money, given the cost of appraisal services.

I have prepared a succinct and simple resolution for the Board to adopt, approving the acceptance of the offer and authorizing the Fire Chief to execute any necessary documents to effectuate the transaction as the delegee of the Board.

I have also included in this resolution a more permanent delegation of authority for the Fire Chief to approve, on behalf of the Board, all conveyances of interests in land, such as easements or the fee interest (full title), but only for conveyances valued at \$10,000 or less. This delegation

Chief Vic Pennington and Board  
January 21, 2021

would allow the Chief to do all that is needed to execute easements or deal with small right of way issue at stations or other district properties, while at the same time retaining the authority of the Board to deal with actually buying or selling properties such as fire station real estate, after the Board does what is needed to declare property surplus. Of course, any time the Fire Chief implemented this particular delegation he/she would report on the transaction or easement at the next board meeting anyway.

I recommend that you and the Board discuss and adopt the attached resolution so that (1) you can streamline the process for finalizing the transaction relative to the South 360<sup>th</sup> property; and (2) simplify any future process involving such small real estate transactions, given the size and scope of the annual budget and asset base at South King Fire & Rescue.

Feel free to ask any questions about this matter during the upcoming Board meeting.

Very Truly Yours,



Joseph F. Quinn