

RESOLUTION NO. 25 - 04

A RESOLUTION DECLARING CERTAIN REAL PROPERTY OF THE CITY
STORMWATER UTILITY SURPLUS TO THE NEEDS OF THE CITY AND
DIRECTING ITS DISPOSAL IN A COMMERCIALY REASONABLE
MANNER

Recitals:

1. The below described real property of the city's stormwater utility is surplus to the needs of the city and may be declared surplus to the needs of the utility and public.
2. The fair market value will be determined for the surplus property and its disposal shall be for the common benefit.
3. The surplus property will be exchanged for a similarly sized, or larger, parcel of property and allocated back to the storm water utility.
4. The City Council held a duly noticed public hearing on December 2nd, 2025, regarding the surplus of the real property, in accordance with RCW 35.94.040.

Resolved:

1. The following described real property is declared to be surplus to the needs of the city's stormwater utility:

Parcel #071792127, Legal Description: Lot 27 Royal CAD Homes MP

The surplus property shall be exchanged for a similarly sized parcel of property and allocated back to the stormwater utility.

In the event the exchanged property does not provide an equivalent or better stormwater capacity than the surplus property, or is not able to be dedicated to the City, this surplus resolution becomes null and void. Until the exchanged stormwater parcel has been developed and dedicated to the City to serve the stormwater needs of Royal CAD Homes MP and Pratt Hills Development- Phase 1 MP, Lot 27 shall not be redeveloped into any other use. This declaration of surplus is conditioned on CAD Homes entering into a development agreement providing for the stormwater facility exchange and development.

ADOPTED by the City Council of the City of Royal City, Washington, this _____
day of _____, 2025.

Michael Christensen, Mayor

ATTEST:

Janice Flynn, Finance Director