

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

RESOLUTION NO. 21-082

THE PROPOSED SALE OF TIMBER ON COUNTY
OWNED PROPERTY LOCATED OFF
INDEPENDENCE ROAD, ROCHESTER, WA

WHEREAS, Lewis County owns a 2.50-acre parcel stocked with timber, located off Independence Road near Rochester, Wash., described as follows:

All standing timber located on that part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 15, Township 15 North, Range 4 West, W.M., as described in deed recorded under Auditor's File No. 63957, identified as tax parcel 024017001000; and

WHEREAS, due to harvesting of timber on the adjacent parcel, the above-described timber will be vulnerable and may become dangerous to the public; and

WHEREAS, the Public Works Department is now recommending selling the timber and has determined from a recent timber cruise, a minimum bid amount of \$54,000.00; and

WHEREAS, the successful bidder will be responsible for debris cleanup after the timber is harvested.

NOW THEREFORE BE IT RESOLVED notice is hereby given that timber located on county-owned property located off Independence Road near Rochester is declared surplus and will be sold to the highest and best bidder at or above the minimum bid price of \$54,000.00 for sale in domestic markets by sealed bid due April 6, 2021. Sealed bids must be delivered to the Lewis County Commissioners Office before 11:00 a.m., April 6, 2021, in an envelope clearly marked "SEALED BID FOR TIMBER LOCATED OFF INDEPENDENCE ROAD, ROCHESTER, WA". A Cashier's Check in the amount of \$500.00 shall accompany each bid, which will be returned if the bid is not the successful bid for the property, and credited toward the purchase price if the bid is successful. Bids will be opened in the Commissioners Hearing Room on the 2nd floor of the Historical Courthouse in Chehalis, Washington at or after 11:30 a.m., April 6, 2021.

Selection of the successful bidder will be awarded by resolution at the second Commissioners' meeting after bid acceptance, on recommendation of the Public Works Department. Any failure of bidder to make payment pursuant to the conditions of this resolution shall void the bid, and bidder's cashier's check shall be forfeited to County. Payment for the timber shall be made before harvest commences and shall be in the form of cash or cashier's check less the \$500.00 submitted with the bid. The successful bidder shall have 90 (ninety) days from the date of award to secure necessary permits and to harvest the timber. Said payment shall be delivered to the Property Management Office in the Public Services Building at 2025 NE Kresky Ave., Chehalis, Washington. Upon receipt of said payment, a bill of sale will be provided to the purchaser. In the event that the bidder is denied permits necessary to harvest the timber, and has provided documentation of such denial to the County, bidder shall be under no obligation to proceed with the sale.

Proceeds of the sale shall be credited to the Road Fund.

The County reserves the right to reject any and all bids.

DONE IN OPEN SESSION this 9th day of March, 2021.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

Amber Smith
By: Amber Smith,
Deputy Prosecuting Attorney

Gary Stamper
Gary Stamper, Chair

ATTEST:



Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Vice Chair

Rieva Lester
Rieva Lester,
Clerk of the Lewis County Board of
County Commissioners

Absent
Sean D. Swope, Commissioner

NOTICE

Notice is hereby given that property located off Independence Road near Rochester is declared surplus and will be sold to the highest and best bidder at or above the minimum bid price of \$54,000.00 for timber located on the following described property:

All standing timber located on that part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 15, Township 15 North, Range 4 West, W.M., as described in deed recorded under Auditor's File No. 63957, identified as tax parcel 024017001000.

Bids will be opened at or after 11:30 A.M. on April 6, 2021 in the Commissioners Hearing Room on the 2nd floor of the Historic Courthouse in Chehalis, Washington. Property information is available to all perspective bidders at the Lewis County Public Works Department.

Sealed bids must be delivered to the Lewis County Commissioners Office by or before 11:00 A.M., April 6, 2021, in an envelope clearly marked "SEALED BID FOR TIMBER LOCATED OFF INDEPENDENCE ROAD, ROCHESTER, WA".

Selection of the successful bidder will be awarded by resolution at the second Commissioner's meeting after bid acceptance, on recommendation of the Public Works Department. Any failure of bidder to make payment pursuant to the conditions of this resolution shall void the bid, and bidder's cashier's check shall be forfeited to County. Payment for the timber shall be made before harvest commences and shall be in the form of cash or cashier's check less the \$500.00 submitted with the bid. The successful bidder shall have ninety days from the date of award to secure necessary permits, and to harvest the timber. Said payment shall be delivered to the Property Management Office in the Public Services Building at 2025 NE Kresky Ave., Chehalis, Washington. Upon receipt of said payment a bill of sale will be provided to the purchaser. In the event that the bidder is denied permits necessary to harvest the timber, and has provided documentation of such denial to the County, bidder shall be under no obligation to proceed with the sale.

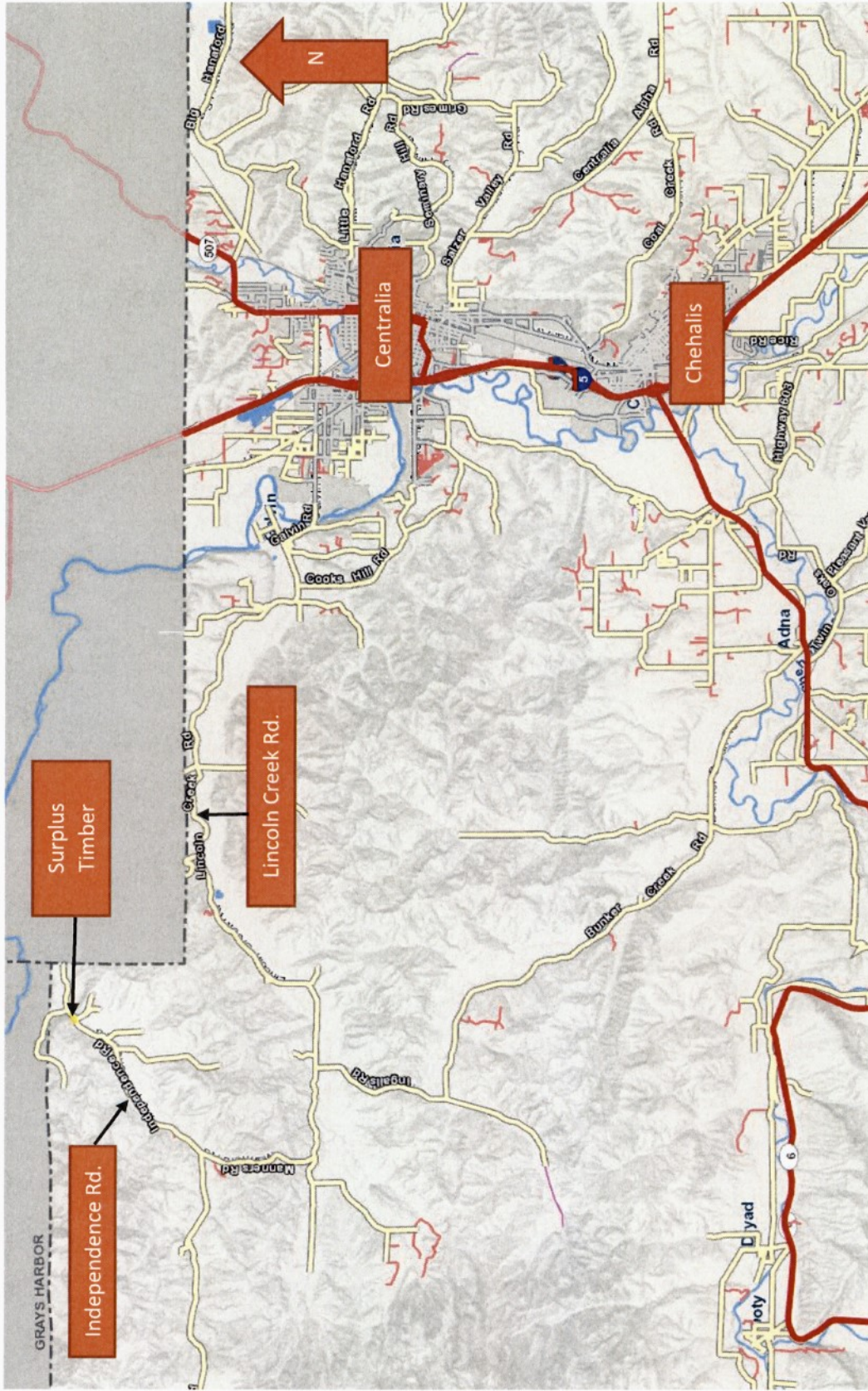
Dated: March 9, 2021



Rieva Lester
Clerk of the Lewis County Board
of County Commissioners



Publish: The Chronicle March 11, and March 16, 2021



Lewis County



2/18/2021, 9:44:09 AM

1:2,257

Search Results: Parcels

Override 1

Roads

State

County

City

Private

USFS

Out of County

Other

Parcels

0 100 200 400 ft
NAD 1983 StatePlane Washington South FIPS 4602 Feet



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.

BOCC AGENDA ITEM SUMMARY

Resolution:**BOCC Meeting Date:** March 9, 2021**Suggested Wording for Agenda Item:****Agenda Type:** Legal Notice

The proposed sale of timber on County owned property located off Independence Road, Rochester, WA

Contact: Josh Metcalf**Phone:** 2762**Department:** PW - Public Works**Description:**

Lewis County owns 2.50 acres, identified as tax parcel 024017001000, located off Independence Road near Rochester. The parcel is stocked with a stand of mature timber. The adjacent parcel was recently logged and to assure public safety the Public Works Department proposes removal of the timber.

This resolution would declare the county owned timber located off Independence Road surplus to the needs of the County and the Public Works Department now recommends selling the standing timber. The timber has been valued by a professional timber cruiser, who reported a gross value of \$76,551.00. Removing typical logging costs results in a net timber value of approximately \$54,000.00.

In addition to required legal publication, the Public Works Department suggests to reach as many prospective buyers as possible that an additional advertisement for the sale be published as a classified ad and notice sent to those known to purchase standing timber.

Approvals:

| User | Status |
|---------------|---------|
| Kim Amrine | Pending |
| PA's Office | Pending |
| Rose Williams | Pending |

Publication Requirements:**Publications:**

The Chronicle - March 11 & 16, 2021

Additional Copies:

Kelly Albert, Kim Amrine, Martin Roy, Rose Williams, Marc Hamilton and Tina Hemphill

Cover Letter To: