

RESOLUTION NO. 974

A RESOLUTION AUTHORIZING PURCHASE OF SURPLUS WILSONVILLE FIRE STATION PROPERTY FROM TUALATIN VALLEY FIRE & RESCUE, AUTHORIZING LEVEL I ENVIRONMENTAL SURVEY AND PAYMENT OF CLOSING AND ASSOCIATED TRANSACTION COSTS.

WHEREAS, the Tualatin Valley Fire and Rescue has surplus property consisting of the Wilsonville Road Fire Station and accompanying property (T3S, R1W, Sec. 14D. Tax Lots 1301 and 1402), located at 9415 S.W. Wilsonville Road, Wilsonville, Clackamas County, Oregon, and legally described as set forth on Exhibit A, attached hereto, and Tualatin Valley Fire & Rescue has offered to sell same to the City of Wilsonville; and

WHEREAS, the City of Wilsonville has identified a needed use for the aforementioned surplus property in connection with the transit and transportation services the City provides and desires to purchase said property for the City's governmental purposes; and

WHEREAS, the parties have negotiated and agreed upon the price of \$129,500.00, said price is based upon a duly established appraised value and the value of the City's expedited provision of certain traffic signal improvements for the benefit of Tualatin Valley Fire & Rescue and with the intent of mutual cooperation; and

WHEREAS, the City's policy is to conduct a Level I environmental survey to insure the health, safety and environmental protection of the community with regards to properties purchased by the City. The City has received an acceptable quote from RZA-AGRA, Inc. to conduct this study for this property for a base price of \$2,400.00 as set forth in their quote of November 24, 1992, marked Exhibit B, attached hereto and incorporated herein, and the City further estimates anticipated closing costs should not exceed \$1,000.00; and

WHEREAS, the City has encumbered funds from last fiscal year's (91-92) budget in the sum of \$150,000.00 for purchase of the aforementioned surplus property and, therefore, has funds available to purchase the property, conduct the appropriate Level I environmental study, and close the transaction;

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The City Manager is authorized to purchase from the Tualatin Valley Fire District its surplus property and improvements, located at 9415 S.W. Wilsonville Road, Wilsonville, Clackamas County, Oregon, which is more

particularly and legally described on Exhibit A, attached hereto and incorporated herein, for the purchase price of \$129,500.00, together with other value given;

2. The City Manager is also authorized to have RZA-AGRA, Inc. conduct a Level I environmental study for this property in accordance with its quote, marked Exhibit B, attached hereto and incorporated herein, for a base price of \$2,400.00, and is authorized to pay closing costs of up to \$1,000.00, and such other miscellaneous fees or costs reasonably associated with the sale of this property; provided, however, in no event shall the total of the purchase price and associated costs exceed the encumbered 91-92 budget amount of \$150,000.00.
3. The Finance Director, by his signature below, has verified that funds are authorized in the 91-92 Budget, account number 3060-01-2004000, for payment of all billings for this project.



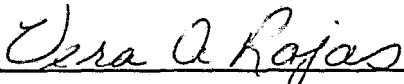
Finance Director

12-22-92
Date

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof the 21st day of December, 1992, and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>

EXHIBIT A

Description:

PARCEL I:

A tract of land in the Southeast one-quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, described as follows:

Beginning 340.00 feet East from the center of the Oregon Electric Railroad Track and in the center of Market Road No. 12, located along the South line of said section; thence East along said centerline, 75.00 feet; thence North 130.00 feet; thence West 75.00 feet; thence South 130.00 feet to the point of beginning.

PARCEL II:

A part of the Southeast one-quarter of Section 14, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the center line of Market Road #6 that is East 340.0 feet from the center line of the Oregon Electric Railroad Tract, said point being the Southwest corner of that tract conveyed to the Tualatin Rural Fire Protection District by deed recorded under Recorder's Fee No. 71 14279; thence North along the West line of said Tualatin Rural Fire Protection District tract, 130.00 feet to the Northwest corner thereof; thence East along the North line of said tract, 75.0 feet to the Northeast corner thereof; thence North, along the Northerly extension of the East line of said Tualatin Rural Fire Protection District tract, 50.0 feet; thence West, parallel with the South line of said Section 14, a distance of 150.0 feet; thence South, parallel with the West line of said Tualatin Rural Fire District tract, 180 feet to the center line of Market Road No. 6; thence East along said line, 75.0 feet to the point of beginning.

LEGAL DESCRIPTION

EXHIBIT B



FAX TRANSMISSION COVER

DATE: 11-24-92
TIME: 9:40am
JOB #: Proposal

RZA AGRA, Inc.
Engineering & Environmental Services
7477 S.W. Tech Center Dr.
Portland, Oregon 97223-8024
(503) 639-3400

FAX Number
(503) 620-7892

Attention: Linda
Company: City of Wilsonville
FAX #: 682-1015

From: Jennifer C. Krueger
Subject: Proposal for a Level I ESA for Irons Tract in Valley View
Comments: Headquarters

Linda -
I will send you a hardcopy through
the mail. I have also faxed a copy of this
proposal to Martin Brown! Please call if
you have any questions! Thanks, Jennifer

Includes cover plus 3 pages.

Please notify RZA AGRA immediately if not received properly.

Call sender (503) 620 7892

RZA AGRA, Inc.

(Formerly: Rittenhouse-Zeman & Associates, Inc.)
Engineering & Environmental Services

7477 SW Tech Center Drive
Portland, Oregon 97223-8024
(503) 639-3400
FAX (503) 620-7892

November 24, 1992

City of Wilsonville
30000 SW Town Center Loop East
Wilsonville, Oregon 97070

Attn: Martin Brown

**SUBJECT: PROPOSED LEVEL I ENVIRONMENTAL ASSESSMENT (ESA)
FORMER TUALATIN VALLEY DISTRICT HEADQUARTERS
WILSONVILLE ROAD
WILSONVILLE, OREGON**

Dear Mr. Brown:

We are pleased to provide the enclosed proposal to perform a Level I Environmental Assessment (ESA) for the above referenced site.

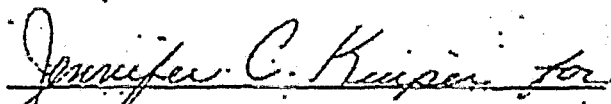
Level I Assessments do not "guarantee" there is no presence of hazardous substances on a property, but instead, attempt to evaluate the risk of presence based on a reasonable search for available site documentation. If a risk of environmental impairment is identified, subsequent site-specific environmental studies may be advisable.

Our fees for performing the Level I ESA at the subject site in Wilsonville, Oregon would be on a time and materials basis not to exceed \$2,400.00 with an additional cost of \$28/sample for asbestos analysis at the building located on the site. The final report would be available within two to three weeks of authorization to proceed. The fees for our services and the terms under which our services are offered, are explained on the attached 1992 Schedule of Charges and General Conditions.

If you have any further questions or wish to discuss the enclosed information, please contact the undersigned at 639-3400. If this proposal is acceptable, please have the party who is responsible for payment sign in the space provided on the attached authorization sheet. If this party is not the current property owner, we also ask that you notify the property owner of our work and provide us with the property owner's name and address to facilitate coordination.

Respectfully submitted,

RZA AGRA, Inc.


Catherine Demcheck, Site Assessment Manager



AGRA

Earth & Environmental Science

RZA AGRA, Inc.

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LEVEL I ENVIRONMENTAL ASSESSMENT WORK SCOPE

Proposed Scope of Work

The purpose of a Level I Environmental Assessment is to explore for the potential of environmental impact at a site due to previous activities at the site or in the vicinity.

The objective of this work is to provide our Client, the Owner, Purchaser or Lender with an historical information base concerning any potential environmental liability. Based upon the results of such a limited site evaluation, recommendations will be made regarding the need for additional investigations and detailed studies, termed Level II studies.

A Level I ESA will consist of the following items:

- o **Historic aerial photogrammetry:** evaluate prior site and vicinity usage and note potential areas of environmental impairment.
- o **Site and vicinity reconnaissance:** note evidence of contamination and potential for adverse environmental impact.
- o **Review of federal, state and local environmental records** for the site and site vicinity if available: RCRA hazardous waste generators (Small Quantity Generators researched within 1/4 mile radius of the site, Fully Regulated Generators within 1/2 mile radius of the site and TSD facilities within 1/2 mile radius of the site), underground storage tank operators (within 1/4 mile radius of the site), CERCLIS (within a 1 mile radius of the site), ODEQ's Site Assessment Database Listing (within 1/2 mile radius of the site), Leaky Underground Storage Tank (LUST) log (within 1/2 mile radius of the site), and Fire Marshal records (within 1/4 mile radius).
- o **Review public records:** city directories; building and water permits; tax assessor's map; and city fire and sanitation department records. This review will cover a 40 year period unless otherwise requested.
- o **Review of published literature on the soils, geology and hydrogeology in the vicinity of the site.**
- o **An asbestos survey with sampling and analysis of suspect asbestos containing material (ACM), if necessary.**
- o **Level I report with conclusions and Level II recommendations, if any.**

A Level I study does not guarantee a clean site, but rather gives a preliminary indication as to whether further environmental work may be needed by utilizing available data on the area. If further work is recommended, a Level II investigation will be proposed under separate contract.

Level II studies may entail surficial or near-surface soil sampling and quantitative analyses, groundwater investigations, soil vapor or vadose zone exploration, etc., depending upon the desired scope and level of quality assurance. Typically, Level II studies are specifically modified to address only the risks identified by the Level I Assessment.



AGRA

Earth & Environmental Group

AUTHORIZATION

City of Wilsonville
30000 SW Town Center Loop
Wilsonville, Oregon 97070

Attr: Martin Brown

This agreement specifically authorizes the work described herein. If the Client is not the current property owner, the Client also agrees to provide the name and address of the property owner in the space provided below.

RZA will perform a Level I Environmental Site Assessment (ESA) of the subject property located in Wilsonville, Oregon. A description of the Level I ESA is enclosed.

All work would be completed on a time and materials basis not to exceed \$2,400.00 with an additional cost of \$28/sample for each asbestos sample collected and analyzed in accordance with our 1992 Schedule of Charges and General Conditions.

Please sign this authorization and return it to RZA. Thank you.

CLIENT NAME (FIRM):

AUTHORIZED SIGNATURE:

DATE:

PROPERTY OWNER (if different than Client):

NAME:

ADDRESS:

PHONE #:

Please Return To: Catherine Demcheck

RZA AGRA, Inc.
7477 S.W. Tech Center Drive
Portland, OR 97223

