

BEFORE THE BOARD OF STEVENS COUNTY COMMISSIONERS

IN THE MATTER OF A REQUEST TO)
ACCEPT SECURITY IN LIEU OF ACTUAL)
CONSTRUCTION FOR ALPINE)
GLADES SUBDIVISION, PHASE 1)

RESOLUTION NO. 84-2016
AUTHORIZING ACCEPTANCE OF SECURITY
IN LIEU OF ACTUAL CONSTRUCTION FOR
ALPINE GLADES SUBDIVISION, PHASE 1

WHEREAS, RCW 58.17.130 and Stevens County Code SCC 3.11.410, provide that in lieu of the completion of the actual construction of any required improvement prior to the approval of a final plat, the County may accept a bond or other secure method to ensure the completion of the construction of such improvements to the satisfaction of the Stevens County Land Services Department; AND,

WHEREAS, Alpine Developments Group, LLC, a Washington Limited Liability Company, have requested the County to accept an escrow account to insure completion of the wastewater and public water systems within ALPINE GLADES SUBDIVISION, PHASE 1 located in a portion of Section 7, Township 32 North, Range 42 East, W.M.,

WHEREAS, SCC 3.11.410.A.2 required performance securities to generally be in an amount equal to 125 percent of the estimated value of construction; AND,

WHEREAS, the estimate of the cost to complete the required improvements has been reviewed and determined satisfactory by NE Tri-County Health; AND,

WHEREAS, Alpine Developments Group, LLC, have provided to the County a properly executed cashier's check in the amount of ONE HUNDRED SIX THOUSAND ONE HUNDRED FOURTEEN AND NO/100 U.S. DOLLARS (\$106,114.00), to be used as a guarantee for the required plat improvements; AND,

WHEREAS, after consideration of the facts, it appears to the Stevens County Board of Commissioners, that such a request is reasonable and consistent with the protection of the public interest and welfare;

NOW, THEREFORE, BE IT RESOLVED by the Board of Stevens County Commissioners that a cashier's check in the amount of ONE HUNDRED SIX THOUSAND ONE HUNDRED FOURTEEN AND NO/100 U.S. DOLLARS (\$106,114.00) to ensure completion of the wastewater and public water systems within Alpine Glades Subdivision, Phase 1 is accepted.

BE IT FURTHER RESOLVED THAT, said funds shall be held in escrow at Stevens County Title and Escrow, 280 S. Oak, Colville, WA, and that all administration fees associated with said escrow account shall be the sole responsibility of Alpine Developments Group, LLC.

BE IT FURTHER RESOLVED THAT, if Alpine Developments Group, LLC, fails to complete the required improvements by December 31, 2018, then the accepted guarantee shall be in full force and effect and that the proceeds of said escrow account shall be surrendered to Stevens County, Washington.

Adopted by the Board of Stevens County Commissioners at a regular meeting at Colville, Washington, by the following vote, then signed by its membership and attested to by its Clerk in authorization of such passage this 27th day of December, 2016.

3 YEA; 0 NAY; 0 ABSTAIN; 0 ABSENT

BOARD OF COMMISSIONERS OF
STEVENS COUNTY, WASHINGTON

BY: Wanda J. Daskin
Chairman

Wanda J. Daskin
Commissioner

Steve Park
Commissioner

ATTEST:

Polly Coleman
Polly Coleman, Clerk of the Board