

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TENINO, WASHINGTON, ACCEPTING THE OFFER OF LARRY AND PAMELA JOHNSON TO PURCHASE SURPLUS CITY-OWNED REAL PROPERTY LOCATED AT 400 MARION STREET SOUTH, TENINO, WASHINGTON, THURSTON COUNTY TAX PARCEL NO. 09490043000, AND AUTHORIZING EXECUTION OF DOCUMENTS NECESSARY TO COMPLETE THE SALE.

WHEREAS, the City of Tenino (the “City”) is a code city organized under Title 35A RCW and owns real property commonly known as 400 Marion Street South, Tenino, Washington 98589, identified as Thurston County Tax Parcel No. 09490043000 and more particularly described in Exhibit A (the “Property”); and

WHEREAS, by Resolution No. 2026-08, adopted May 12, 2026, the City Council declared the Property surplus and authorized the Mayor to negotiate its sale, subject to final approval of a purchase and sale agreement by the City Council; and

WHEREAS, the Property was not acquired for utility purposes and was not purchased with grant funds, and the special procedures applicable to the disposition of utility property under RCW 35.94.040 do not apply; and

WHEREAS, the City received offers from Larry and Pamela Johnson and from Jason and Katelynn Tinsley, which are compared in Exhibit B; and

WHEREAS, after considering the offers, including purchase price, contingencies, closing requirements, and other material terms, the City Council determines that acceptance of the offer of Larry and Pamela Johnson (the “Selected Offer”), on the terms of the purchase and sale agreement presented to the Council, is in the City’s best interest; and

WHEREAS, the City Council finds that the sale of the Property on the approved terms serves the public interest;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TENINO, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Findings. The foregoing recitals are adopted as findings of the City Council. The Property has been declared surplus pursuant to Resolution No. 2026-08, and its sale on the terms approved herein is in the City’s best interest.

Section 2. Acceptance of Offer; Approval of Agreement. The City Council accepts the offer of Larry and Pamela Johnson to purchase the Property for \$75,000 and approves the purchase and sale agreement, including its addenda, presented to the City Council for this action (the “Agreement”), subject to review and approval as to form by the City Attorney. The offer submitted by Jason and Katelynn Tinsley is not accepted. No material modification of the Agreement is authorized without further City Council approval.

Section 3. Authorization to Execute. The Mayor is authorized to execute the Agreement, the form of deed required by the Agreement, and other customary instruments reasonably necessary to close the sale, provided the City Attorney has approved the documents as to form. The Mayor may approve nonmaterial corrections and administrative changes that do not reduce the purchase price, alter material contingencies or closing obligations, or increase the City's substantive obligations.

Section 4. Closing Costs and Proceeds. Closing costs shall be allocated as provided in the Agreement. Net proceeds of the sale shall be deposited in the City's General Fund, subject to confirmation by the City's finance officer that no applicable legal or accounting restriction requires a different disposition.

Section 5. Implementation. The Mayor is authorized to coordinate escrow, title, execution, delivery, and recording of the documents necessary to carry out this Resolution.

Section 6. Severability. If any provision of this Resolution is held invalid, the remaining provisions shall remain in effect.

Section 7. Effective Date. This Resolution shall take effect immediately upon passage.

APPROVED by its Mayor, at a regularly scheduled open public meeting thereof this 3rd day of November, 2026.

David Watterson, Mayor

ATTEST:

APPROVED AS TO FORM:

Nancy Reddick, Clerk Treasurer

Brent Dille, City Attorney

Exhibit A: Legal Description

PARCEL B OF CITY OF TENINO BOUNDARY LINE ADJUSTMENT NO. BLA-25-01-TE, AS RECORDED JULY 14, 2025 UNDER AUDITOR'S FILE NO. 5063409. IN THURSTON COUNTY, WASHINGTON. Thurston County Tax Parcel No. 09490043000.

Exhibit B: Offer Summary

Term	Larry and Pamela Johnson (selected)	Jason and Katelynn Tinsley (not selected)
Purchase price	\$75,000	\$75,000
Earnest money	\$2000	\$1,000
Financing / contingencies	Cash; 22T Title Contingency	Cash; 45-day feasibility review, with affirmative notice of satisfaction required
Closing	Five business days after Council approval and title cleared	On or before December 9, 2026
Deed / seller costs	Statutory warranty deed; 3% seller-paid buyer brokerage	Statutory warranty deed; 1% seller-paid buyer brokerage
Additional terms	Subject to City Council approval	Subject to City Council approval