

RESOLUTION NO. 2025-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELLensburg, WASHINGTON, approving and ratifying the City Manager's signature on a Purchase and Sale Agreement and all other documents required for the acquisition of property owned by Canals of Ellensburg, LLC.

WHEREAS, the South Substation Siting Study was conducted to identify properties in and around the South end of the electric system and identified the property as an ideal site for development; and

WHEREAS, the electric system's Long Range Capital Facilities Plan recommended the development of new South Ellensburg Substation southeast of Berry and Canyon roads; and

WHEREAS, the electric system's Long Range Capital Facilities Plan further identified the need for the addition of a new two bank substation with one transformer installed to improve available capacity; and

WHEREAS, the Property is situated to be the ideal location for the development of a new South Substation, improving public utilities, and enhancing system reliability; and

WHEREAS, the City and the Owner have tentatively agreed (subject to approval of the City Council) on the purchase price of \$517,500, which represents an acceptable fair market value to the City based on comparable recent real estate transactions.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ellensburg, Washington, as follows:

Section 1. The "Whereas" provisions set forth above are hereby incorporated in the Resolution as findings in support of the actions authorized in this Resolution.

Section 2. It is in the City's best interests to develop a new South Ellensburg Substation southeast of Berry and Canyon roads.

Section 3. The Bull Road area is situated in an ideal location for a South Ellensburg Substation because of its location in regard to the city's electric distribution system and the close proximity to BPA transmission facilities.

Section 4. The City Council approves and ratifies the City Manager's signature on the tentatively agreed to Purchase and Sale Agreement, and all other documents, attached hereto as Exhibit A, required for the acquisition of real property owned by Canals of Ellensburg, LLC, and authorize the City Manager to sign any other documents required to complete the transaction.

ADOPTED by the City Council of the City of Ellensburg this 6th day of October, 2025.

ATTEST:



Mayor



City Clerk