

After Recording Return To:
Manchester Water District
PO Box 98
Manchester WA 98353-0098
(360) 871-0500

MANCHESTER WATER DISTRICT
Resolution No. 2025-08

**A RESOLUTION DECLARING SURPLUS PROPERTY
AND AUTHORIZATION FOR ITS SALE OR DISPOSAL**

WHEREAS, the Manchester Water District routinely disposes of property that requires surplus due to safety, age, wear, damage, mileage, end of useful life, or that is no longer needed for District purposes; and

WHEREAS, staff have determined the District's LS MT225E Tractor with loader (Asset ID# 0003), and its corresponding attachments, are of very little use to District staff for normal day to day operations; and

WHEREAS, staff hired a third-party appraiser, Purple Wave, to determine the Ordinary Liquidation Value (ORV) of the LS tractor and its attachments; and

WHEREAS, the appraised value of the tractor was \$9,800 and the appraised value of the attachments was \$2,600, resulting in a total appraisal of \$12,450; and

WHEREAS, the value received from Purple Wave was based on the overall condition, hours of use, upfitted accessories, and included attachments; and

WHEREAS, when it is determined to surplus such items, and if the estimated value exceeds \$2,500, there is a formal notice of intent to sell requirement; and

WHEREAS, District staff has determined that the value of the items to be declared exceed \$2,500; and

WHEREAS, the District General Manager will attempt to sell the items on the Government Surplus Auction platform – GovDeals to obtain the best price; and


WHEREAS, the funds received from the sale will be deposited into the General Fund; and

NOW, THEREFORE, BASED ON THE FOREGOING IT IS HEREBY RESOLVED AS FOLLOWS:

1. **Property to be Declared Surplus Property:**
 - a. 2020 LS MT225E Tractor w/ loader (Asset ID# 0003)
Attachments: SC Field Mower - MRC 3060
Box Grader – MBB3072
2. **Minimum Bid Established.** \$10,000; and
3. **Public Notice and Disposition of Surplus Property.** The General Manager is hereby directed to sell the above-listed surplus property at public auction or free classified advertisement. All proceeds realized from the sale will be received by the District as miscellaneous revenues; and
4. **Ratification.** Any act consistent with the authority granted pursuant to this Resolution occurring prior to the effective date of this Resolution is hereby ratified and affirmed; and
5. **Severability.** The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this resolution or the invalidity of the application thereof to any person or circumstances, shall not affect the validity of the remainder of the resolution, or the validity of its application to other persons or circumstances; and
6. **Effective Date.** This resolution shall become effective immediately upon adoption and signature as provided by law.

ADOPTED by the Manchester Water District Board of Commissioners on
May 13, 2025.

Steve Pedersen
Board Chair


James E. Strode
Secretary


Robert Ballard
Commissioner

Approved as to Form:


Ken Bagwell, District Attorney

Manchester Water District



Total OLV: \$12,450

2020 LS Industries Tractor attachments	\$2,650
2020 LS Industries MT225E Tractor w/loader Serial: 1909A0087	\$9,800

2020 LS Industries Tractor attachments

\$2,650

OLV



Prepared For: PWAS (OLV)
Owner: Manchester Water District
Valuation Type: HeavyWorth Value
Location: Manchester, WA

Notes: SC Field Mower - MRC 3060
Box Grader - MBB3072

Valuation Notes: Appears to be a clean tractor and attachments.



Subject to Agreement between Purple Wave and its Client, Report authorized solely for Client use. Purple Wave makes no warranties and assumes no liability of any kind regarding Report accuracy or completeness. Use and reliance on Report is solely at the Client's (or any unauthorized 3rd party's) own risk.

Catalog ID: HC-00276A
Asset ID: HW-012D4B
Valuation Date: April 21, 2025

2020 LS Industries MT225E Tractor w/loader

Serial: 1909A0087

\$9,800

OLV



Prepared For: PWAS (OLV)

Owner: Manchester Water District

Valuation Type: HeavyWorth Value

Location: Manchester, WA

Hours: 63

Notes: Canopy with work lights have been added. Loader
- Front Bucket - LB3300



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Catalog ID: HC-00276A

Asset ID: HW-012D4A

Valuation Date: April 21, 2025

Scope of Work

Purple Wave has been asked to provide an estimate of value for the assets contained in this catalog. All facts and data set forth in this report are true and correct to the best of the appraiser's knowledge.

The fee for this report is not contingent upon the values reported. There have been no guarantees associated with this fee and no liability can be intimated or assumed in any manner.

Physical condition in most instances has been determined by observation or indication by others. Any unknown conditions existing at the time of inspection could alter the value. No responsibility is assumed for latent defects of any nature whatsoever which may affect value, nor for any expertise required to disclose such conditions.

Neither the appraiser nor any officer or employee of Purple Wave has any financial interest in the property appraised, unless specifically noted.

Valuation Approach

This opinion is intended to provide an estimate of the value of personal property or asset to supplement the valuation process of lending institutions collateral validation process.

In preparing this opinion, Purple Wave estimates the values of the subject property by assessing the fair market value. In determining the value Purple Wave may consider a number of factors, including but not limited to the condition of the asset including any recent repairs or upgrades, the age of the asset, recent used sales records for comparable assets, recent technological advancements that may have rendered the asset obsolete, the availability of the asset in the market and market conditions.

The opinion is prepared and reviewed by a GPPA certified USPAP appraiser with over 5,000 hours of appraisal time. Experts on specific types or makes of assets may be consulted to determine the condition and specific features of an asset. Technological sources of data about asset details may be consulted as part of preparing the opinion.

This opinion is NOT a USPAP compliant appraisal. Under no circumstances shall the requesting party rely upon the opinion as a substitute for its own diligence and procedures.

Definitions

These terms are defined as follows:

Fair Market Value (FMV) - the value of an asset that can be expected in a transaction with a single seller and a single buyer, neither of whom are under any compulsion or time restriction to complete the transaction.

Orderly Liquidation Value (OLV) - the value at a sale, given a reasonable period of time properly advertised to find a buyer, with the seller having a specific date to sell on as-is, where-is basis, as of a specific date.

Forced Liquidation Value (FLV) - the expected value with limited advertising, and the seller being compelled to sell with a sense of immediacy or involuntary on an as-is, where-is basis, often within 30 days.