



Legislation Details (With Text)

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Title: AN ORDINANCE approving a lease for public health clinic facilities to provide continuing public health services in council district four.

Sponsors: Larry Phillips, Joe McDermott

Indexes: Lease, Public Health

Code sections:

Attachments: 1. Ordinance 17748.pdf, 2. A. Lease 1029, 3. B. Amendment 1 Lease 1029, 4. A. Lease 1029, 5. 2013-0317 transmittal letter.pdf, 6. 2013-0317 2a. Attachment to Transmittal Letter- Lease Summaries.docx, 7. 2013-0317 3a. Fiscal Note- Public Health Lease 1185.xls, 8. 2013-0317 3b. Fiscal Note- Public Health Lease 1692.xls, 9. 2013-0317 3c. Fiscal Note- Public Health Lease 1029.xls, 10. 2013-0317 3d Fiscal Note- Public Health Lease 1747.xls, 11. B. Amendment 1 Lease 1029, 12. Revised Staff Report 2013-0316 317 & 318.doc, 13. Staff Report Proposed Ordinances 2013-0316 317 318 Public Health Lease Renewals.doc

Date	Ver.	Action By	Action	Result
2/18/2014	2	Metropolitan King County Council	Hearing Held	
2/18/2014	2	Metropolitan King County Council	Passed	Pass
2/4/2014	1	Budget and Fiscal Management Committee	Recommended Do Pass Substitute Consent	Pass
1/21/2014	1	Metropolitan King County Council	Re-referred	
1/13/2014	1	Metropolitan King County Council	Reintroduced	
9/23/2013	1	Metropolitan King County Council	Re-referred	
9/3/2013	1	Budget and Fiscal Management Committee	Deferred	
7/22/2013	1	Metropolitan King County Council	Introduced and Referred	

Clerk 02/06/2014

AN ORDINANCE approving a lease for public health clinic facilities to provide continuing public health services in council district four.

STATEMENT OF FACTS:

1. King County provides essential public health services and facilities to the citizens of King County in cooperation with partnering health care providers throughout King County.

2. The King County executive is authorized to lease county-owned real property as provided by K.C.C. 4.56.180.

3. The King County executive has negotiated with Community Psychiatric Clinic for the clinic to lease space in the county-owned North District Multi-Service Center, located at 10501 Meridian Ave. N., Seattle, within council district four, and referred to as Lease 1029.

4. Under K.C.C. 4.56.150.E.1, the county may enter into lease agreements with bona fide nonprofit corporations that provide constitutes a benefit to the public. Agreements with these types of lessees are exempt from otherwise required leasing provisions, including receiving the fair market value rent for the leased premises.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A Community Psychiatric Clinic is a nonprofit corporation with the mission of enhancing the quality of life of its clients by delivering a full continuum of community-based behavioral healthcare services. As a bona fide nonprofit corporation organized and registered with the state of Washington to provide health services to special needs populations within King County, Community Psychiatric Clinic provides a benefit to the public in accordance with K.C.C. 4.56.150.E.1.

B. The parties executed the lease on October 12, 2012, with an effective date of January 1, 2013. However, there are some technical and administrative changes that should be made to the lease to clarify mutual obligations. These issues would be to include:

1. The referenced but missing arbitration provision; and
2. The county's current nondiscrimination provision.

SECTION 2. The King County council, having determined that the proposed lease agreement with Community Psychiatric Clinic is in the best interest of the public, hereby approves the lease provided as Attachment A to this ordinance and authorizes the executive to take all actions necessary to implement this

lease contingent upon the execution of a lease amendment in substantial the same form as Attachment B to this ordinance. Upon execution of the amendment, the actions taken by county officials, agent and employees consistent with the terms and purposes of the lease will be hereby ratified, confirmed and approved.

SECTION 3. If any provision of this ordinance is declared by any court of competent jurisdiction to be contrary to law, then such provision is null and void and shall be deemed separable from the remaining provisions of this ordinance and in no way affect the validity of the other provisions of this ordinance or the lease.