



Snohomish County Council

Committee: Public Works
ECAF: 22-0722
Motion: 22-310

Analyst: Nicole Gorle
Date: August 4, 2022

Consideration:

The Executive requests Council consider approving a lease between Sky River Soccer Club and Snohomish County at Fairfield County Park.

Background:

Fairfield County Park is located in the City of Monroe at 15532 Fryelands Blvd and is roughly 38 acres in size. The Park includes a multi-purpose athletic field, critical areas, parking, and utilities. On August 3, 2020 Council approved a grant application to the State Washington Recreation and Conservation Office (RCO) for field underdrainage and site sprinklers at the Park, and was awarded the grant.¹ As required due to RCO funds being used, the RCO has reviewed and authorized the use of the park for the terms outlined in the proposed lease agreement.

Current Proposal:

Scope: Sky River Soccer Club (SRSC) will lease Fairfield Park, parcel # 2700300100600, from the County for an initial five-year contract. Under the contract the SRSC:

- Assumes responsibility for all repairs and maintenance to facilities and the site;
- May sublease the park;
- May use it for practice, trainings, and events;
- May make changes to the premise subject to approval by the County;
- May operate portable concession stands;
- Must make the park available to the general public when it isn't actively being used;
- Prohibits any activity in the designated Critical Areas; and
- Allows for the contract to be terminated due to default with 30 days-notice or for any reason by the County given 60 days-notice.

The contract also includes the following exhibits:

Exhibit A: The Premises Legal Description and Aerial Map

Exhibit B: NPDES Compliance Procedure

Exhibit C: Critical Area Site Plan

Duration: Execution through December 31, 2026 (*option to extend two additional five-year terms*)

Fiscal Implications: Rental value of the site for one year is estimated at \$38,000. The contract stipulates that any revenue generated from SRSC participation fees to club members, sub-lessees, and event fees (after covering SRSC operating expenses) be used for premise operations, maintenance and improvements outlined in the contract. It

¹ [Motion 20-274](#) – Approved on August 3, 2020

has been determined that the excess revenue brought in that will be put towards the site annually meets the rental value of the property. The only physical financial transaction will be for the Lessee to pay the County excise tax in the amount of \$4,879.20/year.

2022 Budget: Yes

Future Budget Impact: Yes

Handling: Normal

Approved-as-to-form: Yes

Risk Management: Yes

Executive Recommendation: Approve

Attachment: None

Amendments: None

Request: Move to GLS on August 24th for consideration.