



3628 South 35th Street
Tacoma, Washington 98409-3192

TACOMA PUBLIC UTILITIES

Date: January 11, 2017
To: William A. Gaines, Director/CEO
From: Linda McCrea, Water Superintendent *Linda McCrea*
Subject: Real Estate Exchange Agreement – Coutts

Recommendation: Tacoma Water requests your approval to exchange approximately 4,157 square feet of property located in Cumberland, Washington with an abutting property owner in order to make necessary repairs to Pipeline Number 1.

Background: Pipeline 1 is one of two primary transmission pipelines from the Green River Municipal Watershed to Tacoma and borders Deep Creek through the unincorporated community of Cumberland in King County. Over time, storms and subsequent floods have eroded the streambank and exposed 22-feet of the pipeline, putting it at risk of damage. To mitigate this situation, Tacoma Water, working with all of the regulatory agencies, intends to reroute Deep Creek so that it is located farther away from the pipe. The design requires the acquisition of a twenty (20) foot strip along the northern boundary of property owned by Mr. Ted Coutts.

Mr. Coutts has agreed to exchange this property for an equal amount of land owned by Tacoma Water that abuts the eastern boundary of his property and \$10,000 to cover the cost of relocating his improvements from the impacted area. Tacoma Water has determined that this transaction allows for a long term resolution of the erosion problem, thereby maintaining the integrity of Pipeline 1 for many years into the future.

Schedule: Upon approval from the Public Utility Board, Real Property Services will seek final approval for this transaction from Tacoma City Council. If approved, the transaction will be completed by June 30, 2017.

Thank you for your consideration of this request.