



## RESOLUTION NO. 40750

1 A RESOLUTION relating to surplus property; declaring certain real property owned  
2 by the Department of Public Utilities, Water Division (d.b.a. "Tacoma  
3 Water"), consisting of approximately 43 acres of Tacoma Water property  
4 located in the Puyallup vicinity of unincorporated Pierce County,  
5 Washington, surplus to the needs of the City; and authorizing the negotiated  
6 sale and conveyance of said property to the Puyallup School District No. 3  
7 for the amount of \$2,025,000.

8 WHEREAS the City of Tacoma, Department of Public Utilities, Water  
9 Division (d.b.a. "Tacoma Water"), owns approximately 43 acres of unimproved real  
10 property identified as Pierce County Assessor Tax Parcel Number 0419141088,  
11 located at the northwest corner of 134th Avenue East and 144th Street East in the  
12 Puyallup vicinity of unincorporated Pierce County, Washington ("Property"), as  
13 more fully described in the documents on file in the office of the City Clerk, and

14 WHEREAS Tacoma Water has determined the Property is no longer  
15 essential for continued effective utility service, and

16 WHEREAS the Puyallup School District No. 3 has offered to purchase the  
17 Property for the amount of \$2,025,000, an amount based upon a recent appraisal  
18 and representing Fair Market Value, which is deemed acceptable by Tacoma  
19 Water and the Department of Public Works, Real Property Services Division, and

20 WHEREAS the Department of Public Works proceeded with the negotiated  
21 disposition process pursuant to Tacoma Municipal Code ("TMC") 1.06.280.F, and

22 WHEREAS, on January 13, 2021, by adoption of Public Utility Board  
23 Resolution No. U-11222, the Property was declared surplus to Tacoma Water's  
24 needs and approved for sale, pending confirmation from the City Council, and  
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1 WHEREAS, on February 9, 2021, pursuant to RCW 35.94.040 and  
2 TMC 1.06.280, the City Council conducted a public hearing on the proposed sale  
3 of said Property, and

4 WHEREAS, there being no foreseeable need for continued City ownership  
5 of the Property, the sale of said Property appears to be in the best interests of the  
6 City, pending final approval from the City Council; Now, Therefore,

7 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

8 Section 1. That the City Council does hereby find and concur with the  
9 Tacoma Utility Board's determination and declaration, pursuant to Public Utility  
10 Board Resolution No. U-11222, that the approximately 43 acres of surplus property  
11 identified as Pierce County Assessor Tax Parcel Number 0419141088, located at  
12 the northwest corner of 134th Avenue East and 144th Street East in the Puyallup  
13 vicinity of unincorporated Pierce County, Washington, owned by the City of  
14 Tacoma, through its Department of Public Utilities, Water Division, is surplus to the  
15 needs of Tacoma Water and Tacoma Public Utilities.  
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18 Section 2. That, consistent with RCW 35.94.040, RCW 35.22.020, and  
19 Article I, Section 1.2 and Article IX, Section 9.1 of the City Charter, the City Council  
20 does hereby find and determine that the Property is not required for, and is not  
21 essential to, continued public utility service or continued effective utility service  
22 and, pursuant to applicable law, is properly declared surplus property and excess  
23 to the needs of Tacoma Water, Tacoma Public Utilities, and the City.  
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25 Section 3. That the request of Tacoma Water, to sell the Property to the  
26 Puyallup School District No. 3 for the amount of \$2,025,000, is hereby approved.



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Section 4. That the proper officers of the City are hereby authorized to execute all necessary documents to convey the Property to the Puyallup School District No. 3 for the amount of \$2,025,000, said documents to be substantially in the form of those on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Chief Deputy City Attorney

Requested by Public Utility Board  
Resolution No. U-11222