



3628 South 35th Street
Tacoma, Washington 98409-3192

TACOMA PUBLIC UTILITIES

Date: August 23, 2018

To: Jackie Flowers, Director of Utilities

From: Chris Robinson, Power Superintendent/COO

Subject: Surplus and Sale of a Portion of Tacoma Power Nisqually-La Grande Transmission Line Right-of-Way

Recommendation:

Tacoma Power requests that you declare surplus and approve the sale of a small portion of its Nisqually-La Grande transmission line right-of-way to an abutting property owned by Patrick and Shannon Cookson. The property is identified as Pierce County Assessor Tax Parcel No. 0317242034, consisting of approximately 1.65 acres of land, located southerly of Christiansen – Muck County Road, approximately 1,200 feet west of 46th Ave E in the Graham – Eatonville vicinity of unincorporated Pierce County, WA. Consideration received is \$12,000.00. An easement to Tacoma Power will be retained over the property for current and future operations.

Background:

The property proposed for sale was acquired from the Weyerhaeuser Co. in 1949. However, some portions of this corridor were acquired in fee simple while other portions in easement only. For operational efficiency, Tacoma Power would like to sell the fee simple rights to this property, while retaining an easement, in an effort to make its property rights consistent with the abutting tracts on the Tacoma Power corridor. The Cooksons would like to install a fence to increase security of the property, and the sale will allow Tacoma Power to align its property rights consistent with its abutting easement rights along the corridor. Tacoma Power does not need to own the property as ownership entails additional management time and expense. Operational needs can be met through permanent easement rights alone as included in this transaction. Additionally, the sale will generate one-time revenue for Tacoma Power.

Tacoma Power has negotiated the sale price to the Cooksons for \$12,000.00; this figure takes into consideration the reservation of an easement to Tacoma Power for continued operations.

Your approval is requested to submit this matter to the Public Utility Board for consideration and approval. Upon approval from the Public Utility Board, Real Property Services will hold a Public Hearing and seek final approval of the sale from the Tacoma City Council. If approved, the sale is expected to close by November 30, 2018.

APPROVED:



Jackie Flowers, Director of Utilities