



RESOLUTION NO. 39034

1 A RESOLUTION related to surplus property; approving the sale of approximately
2 20 acres of real property located in the Green River Watershed, owned by
3 the Department of Public Utilities, Water Division (d.b.a. "Tacoma Water")
4 and now surplus to its needs, to the United States of America, Army Corps
5 of Engineers, for the negotiated price of \$142,300.

6 WHEREAS, in 1986, the City of Tacoma, Department of Public Utilities,
7 Water Division (d.b.a. "Tacoma Water"), issued the United States of America, Army
8 Corps of Engineers ("ACOE"), permission to install, operate, and maintain
9 15 piezometers and related underground infrastructure on its property located near
10 the Howard Hanson Dam, which is within the Green River Watershed, and

11 WHEREAS the piezometers track groundwater and this information is
12 analyzed to monitor the safety of the dam, and

13 WHEREAS, since the original permit, the ACOE has added 16 piezometers,
14 as well as additional drainage tunnels and two small log boom anchor sites, and

15 WHEREAS the extent of these improvements has resulted in a significant
16 encumbrance to the real property, and therefore it was determined by both
17 Tacoma Water and the ACOE that a transfer of this property would be in the best
18 interests of both parties, and

19 WHEREAS Tacoma Water and the ACOE have worked collaboratively to
20 determine the boundaries of the areas to be conveyed in a manner that results in
21 minimal impact to Tacoma Water's watershed operations, and
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23 WHEREAS the subject property is approximately 20 acres of real property
24 located in the Green River Watershed ("Property"), with an estimated market value
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of \$142,300, all as more fully described in the documents on file in the office of the
1 City Clerk, and

2 WHEREAS the ACOE expressed interest in purchasing the Property, and,
3 after negotiations, offered to purchase the Property for the amount of \$142,300,
4 and
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6 WHEREAS Tacoma Water has confirmed that there is no foreseeable need
7 for continued ownership of the Property, and that its current operations are not
8 impacted by this transaction, and
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10 WHEREAS, on September 24, 2014, by adoption of Public Utility Board
11 Resolution No. U-10723, the Property was declared surplus to the needs of
12 Tacoma Water and approved for sale, pending confirmation from the City Council,
13 and
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15 WHEREAS, as required by state law, a public hearing was held on
16 October 14, 2014, to allow the public to comment on the proposed sale, and no
17 objections were received, and
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19 WHEREAS, there being no foreseeable need for continued City ownership
20 of the Property, a declaration of surplus and negotiated disposition of the Property
21 and the execution of a Purchase and Sale Agreement to convey said Property to
22 the ACOE for the negotiated price of \$142,300, appears to be in the best interests
23 of the City, pending final approval from the City Council; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That continued ownership of the City property, consisting of approximately 20 acres of real property located in the Green River Watershed, is not essential to the needs of the City and is hereby declared surplus property pursuant to RCW 35.22.020 and Article I, Section 1.2, and Article IX of the Tacoma City Charter.

Section 2. That the proper officers of the City are hereby authorized to enter into a Real Estate Purchase and Sale Agreement to convey this portion of real property to the United States of America, Army Corps of Engineers, for the negotiated price of \$142,300, said agreement to be substantially in the form of the document 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-10723