



**TO:** T.C. Broadnax, City Manager  
**FROM:** Kurtis D. Kingsolver, P.E. Public Works Director/City Engineer /KDK  
Justin E. Davis, Division Manager, Facilities Management  
Greg Muller, Real Estate Officer, Real Property Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Request for Resolution - Authorize Tacoma Rail Mountain Division to grant an easement for a sanitary sewer line and associated improvements to Pierce County – January 5, 2016  
**DATE:** November 24, 2015

**SUMMARY:**

Authorizing the execution of a non-exclusive, perpetual easement to Pierce County for a sanitary sewer pipeline and associated appurtenances under, over, and through a portion of Tacoma Rail Mountain Division (“TRMW”) right-of-way in the Frederickson area of Pierce County, Washington, for consideration of \$10,000.00, to be deposited into the Tacoma Rail Mountain Division, Fund 4120.

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

Sanitary sewer service is required for development within urban environments and promotes healthy communities while simultaneously reducing negative environmental impacts. The easement, between two governmental entities, strengthens the bonds and working relationship between them in providing improved service to their respective publics.

**BACKGROUND:**

TRMW has owned, operated and/or maintained the rail line and right-of-way that runs between Tacoma and Chehalis since it was acquired in 1995 from the Weyerhaeuser Company. Included in this right-of-way is a Pierce County sewer main, granted through an easement in 1988. Development in the Frederickson area is dependent upon tie-ins to this sewer line. The City Council previously approved a similar sewer easement to Pierce County in 2013.

The easement area comprises 400± square feet (see graphical exhibit in Easement document attached). Proposed infrastructure includes 22± linear feet of 12”-diameter sewer line, service manhole with landing area, and protective retaining wall (see Detail Map attached). Based upon review and comment by interested parties, it is not anticipated that the installation, operation, and maintenance of the improvements will have a negative impact on Tacoma Rail’s use or operations of its 100’ wide right-of-way. A separate right-of-way permit agreement, issued administratively, will be required in order to install the improvements.

The proposed easement will allow sanitary sewer service for the proposed 50± acre Rosemont 569-unit multi-family development. The project has received Pierce County Hearing Examiner approval, a condition of which is provision of sanitary sewer service. Pierce County will assume ownership and maintenance responsibilities of the proposed infrastructure.

**ISSUE:**

Pursuant to Section 9.1 of the City Charter, the Public Works Department is requesting City Council authorization for the conveyance of this easement interest in City-owned real property.



**ALTERNATIVES:**

As the primary 48"-diameter sewer main runs longitudinally along TRMW right-of-way and sanitary sewer service is required as a condition of development, no practicable alternative has been identified. If the easement were not granted, the residential development would either not be able to proceed or would have to identify and likely pursue a more complex, lengthy, and expensive route to connect to the existing Pierce County sewer main.

**RECOMMENDATION:**

The Public Works Department recommends City Council authorize TRMW to grant the proposed non-exclusive, perpetual easement to Pierce County for a sanitary sewer pipeline and associated appurtenances under, over, and through a portion of TRMW right-of-way.

**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
<b>TOTAL</b>			

\* General Fund: Include Department

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
FUND 4120 - PW Tacoma Rail Mountain Division	633000	4343500	\$10,000.00
<b>TOTAL</b>			<b>\$10,000.00</b>

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$10,000.00**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED?** No, this revenue was not anticipated at the time the 2015-2016 budget was developed.

**IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.**

N/A.