



TO: T.C. Broadnax, City Manager
FROM: Troy Stevens, Senior Real Estate Specialist, Public Works, Facilities Management
Michael P. Slevin III, P.E. Environmental Services Director
COPY: City Council and City Clerk
SUBJECT: Granting a Non-exclusive Easement to Puget Sound Energy
DATE: October 21, 2016

SUMMARY:

Authorizing the execution of a non-exclusive easement to Puget Sound Energy, Inc. to allow construction of a natural gas pipeline to provide compressed natural gas to the Metro Parks Tacoma Greenhouse Facilities located at the Tacoma Recovery and Transfer Center.

STRATEGIC POLICY PRIORITY:

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

This easement will provide the fueling infrastructure necessary to power the boilers that will heat the greenhouse facilities efficiently. The greenhouses will put a portion of the closed landfill to a productive use. The additional natural gas used will increase the amount of gas purchased from Puget Sound Energy (PSE) and will help defray the capital costs of the PSE improvements that were installed for Solid Waste Management's CNG truck fueling system.

BACKGROUND:

On November 17, 2015, under Resolution No. 39313, Council authorized the execution of a 20-year commercial lease agreement with Metro Parks Tacoma (Metro Parks), for construction, maintenance, and operation of greenhouses and related facilities on a portion of the closed landfill at the Recovery and Transfer Center site.

PSE has requested a permanent easement on City property to provide natural gas service to the greenhouse facilities. The landfill is subject to the requirements of the Tacoma Landfill Consent Decree entered into between the City, Environmental Protection Agency (EPA), and State Department of Ecology (Ecology) in 1991; and a 2001 Restrictive Covenant on the landfill recorded following completion of remediation of the site. The easement provides that PSE will comply with the applicable requirements of the Consent Decree and the Restrictive Covenant, including a requirement that PSE not disturb the cap system without prior approval of EPA and Ecology.

ISSUE:

The new natural gas line will provide fuel to power the boilers to heat the Metro Parks greenhouses.

ALTERNATIVES:

A different means of heating the greenhouses could be used, however other sources of heat are less efficient and less environmentally friendly in comparison to natural gas.

RECOMMENDATION:

Staff recommends approval of the attached easement to PSE.

FISCAL IMPACT:

No fiscal impact.