



RESOLUTION NO. 41100

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 22.07 acres of property, located in the
4 Federal Way vicinity of unincorporated King County, Washington, surplus to
the needs of the City; and authorizing the negotiated sale and conveyance
of said property to King County for the amount of \$4,000,000.

5 WHEREAS the City of Tacoma, Department of Public Utilities, Water
6 Division (d.b.a. "Tacoma Water"), owns approximately 22.07 acres of property,
7 located in the Federal Way vicinity of unincorporated King County, Washington,
8 identified as King County Assessor Tax Parcel Nos. 1021049017 and 1021049064
9 ("Property"), as more fully described in the documents on file in the office of the
10 City Clerk, and
11

12 WHEREAS, subject to the reservation of an easement for the operation of
13 Pipeline No. 5, Tacoma Water has determined the Property is no longer essential
14 for continued effective utility service, and
15

16 WHEREAS King County has offered to purchase the Property for \$4,000,000,
17 which is deemed to represent fair market value and deemed acceptable by Tacoma
18 Water and the Department of Public Works, Real Property Services Division, and
19

20 WHEREAS King County will use Conservation Futures funds for the
21 acquisition, which will ensure ongoing environmental conservation of the property,
22 and

23 WHEREAS the Department of Public Works proceeded with the negotiated
24 disposition process pursuant to Tacoma Municipal Code ("TMC") 1.06.280.F, and
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26



1 WHEREAS, on November 16, 2022, by adoption of Public Utility Board
2 Resolution No. U-11364, the Property was declared surplus to the needs of
3 Tacoma Water and Tacoma Public Utilities and approved for sale, pending
4 confirmation from the City Council, and
5

6 WHEREAS, on December 13, 2022, pursuant to RCW 35.94.040 and
7 TMC 1.06.280, the City Council conducted a public hearing on the proposed sale of
8 said Property, and
9

10 WHEREAS, subject to the reservation of an easement, there being no
11 foreseeable need for continued City ownership of the Property, the sale of said
12 Property appears to be in the best interests of the City; Now, Therefore,

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

14 Section 1. That the City Council does hereby find and concur with the
15 Tacoma Public Utility Board's determination and declaration, pursuant to Public
16 Utility Board Resolution No. U-11364, that the approximately 22.07 acres of
17 property, located in the Federal Way vicinity of unincorporated King County,
18 Washington, identified as King County Assessor Tax Parcel Nos. 1021049017 and
19 1021049064 ("Property"), owned by the City of Tacoma, through its Department of
20 Public Utilities, Water Division, subject to the reservation of an easement, is
21 surplus to the needs of Tacoma Water and Tacoma Public Utilities.
22
23

24 Section 2. That, consistent with RCW 35.94.040, RCW 35.22.020, and
25 Article I, Section 1.2 and Article IX, Section 9.1 of the City Charter, the City
26 Council does hereby find and determine that the Property, subject to the



1 reservation of an easement, is not required for, and is not essential to, continued
 2 public utility service or continued effective utility service and, pursuant to
 3 applicable law, is properly declared surplus property and excess to the needs of
 4 Tacoma Water, Tacoma Public Utilities, and the City.
 5

6 Section 3. That the request of Tacoma Water, to sell the Property, subject
 7 to the reservation of an easement, to King County for the amount of \$4,000,000,
 8 is hereby approved.
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10 Section 4. That the proper officers of the City are hereby authorized to
 11 execute all necessary documents to convey the Property, subject to the
 12 reservation of an easement, to King County for the amount of \$4,000,000, said
 13 documents to be substantially in the form of those on file in the office of the City
 14 Clerk.
 15

16 Adopted _____

17 _____
 Mayor

18 Attest:
 19
 20 _____
 City Clerk

21 Approved as to form:
 22
 23 _____
 24 Chief Deputy City Attorney

25 Requested by Public Utility Board
 26 Resolution No. U-11364