




TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E. Public Works Director/City Engineer ^{for} 
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 to Pierce County – June 7, 2016
DATE: May 20, 2016

SUMMARY:

A resolution conveying a non-exclusive, perpetual easement to Pierce County, for the amount of \$10,000; accepting and depositing said sum into the Tacoma Rail Mountain Division Fund, for a sanitary sewer pipeline under, over, and through a portion of Tacoma Rail Mountain Division right-of-way in the Frederickson area of Pierce County.

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:

Tacoma Rail Mountain Division (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 easement in 1988. Development in the Frederickson area is dependent upon tie-ins to this sewer line, and the City Council previously approved similar sewer easements to Pierce County in 2013 and 2016.

Subsequent to the grant of easement via Resolution No. 39354 in January 2016, it was determined that the original design required revisions to allow adequate sanitary sewer service for the expected development in this area. Pierce County will release the prior easement which will be replaced with this new easement. Pierce County will assume ownership and maintenance responsibilities of the proposed infrastructure related to the new easement.

The easement area comprises 400± SF. Proposed infrastructure is 20± LF of 12"-diameter sewer line which connects to a pre-existing Pierce County manhole and sewer main (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-foot-wide right-of-way. A separate right-of-way permit agreement, issued administratively, will be required in order to install the improvements.



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 developments would either not be able to proceed or would have to identify and pursue a likely more complex, lengthy, and expensive route to connect to the existing Pierce County sewer main.

RECOMMENDATION:

The Public Works recommends City Council convey a non-exclusive, perpetual easement to Pierce County, for the amount of \$10,000; accepting and depositing said sum into the Tacoma Rail Mountain Division Fund, for a sanitary sewer pipeline under, over, and through a portion of Tacoma Rail Mountain Division right-of-way in the Frederickson area of Pierce County.

FISCAL IMPACT:

EXPENDITURES:

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

* 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
TOTAL			\$10,000

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$10,000

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.