



TO: Elizabeth Pauli, City Manager
FROM: Jackie Flowers, Director of Utilities
COPY: City Council and City Clerk
SUBJECT: Resolution – Declaration of Surplus and Sale of Tacoma Power Real Property – City Council Consent Agenda for November 8, 2022
DATE: October 14, 2022

SUMMARY AND PURPOSE:

To set Tuesday, November 29, 2022, as the date for a Public Hearing regarding the declaration of surplus and sale of Tacoma Power property consisting of approximately 1.29 acres of land identified as a portion of Pierce County Assessor Tax Parcel No. 0317271012, to Eduardo Dominguez and Margarita Calderon for \$13,500.00.

BACKGROUND:

The sale property is in a rural location in central unincorporated Pierce County near Graham and is used for electrical distribution. However, it is encumbered by a County road. This transaction will allow legal access to the Dominguez and Calderon property for development of a single family residence. After sale by Tacoma Power, the portion of the sale property improved with Kinsman Road E will be dedicated to Pierce County for continued use of the public road while Tacoma Power retains an easement therein. Tacoma Power does not need to own the property as ownership entails additional management time and expense. Operations needs can be met through permanent easement rights alone as included in this transaction. Additionally, the sale will generate one-time revenue for Tacoma Power. Tacoma Power has negotiated the sale price of \$13,500.00; this figure takes into consideration the reservation of an easement to Tacoma Power for continued operations. Also, because this property is limited to right-of-way use, this type of sale is consistent with TPU Surplus Policy #121 adopted in 2020. The acquisition documents were reviewed by the City Attorney’s Office and approved by Tacoma Power management and Real Property Services.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The public may receive notice via publication of the City Council Agenda and Public Hearing notice. Further opportunity for neighborhood and broader public input will be available through the County permitting process at time of development. As the sale involves a small portion of utility land in a rural location in Pierce County, no potential impacts are foreseen. This sale has been vetted by Tacoma Power management.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The sale will allow continued development of the local community, which provides housing, educational, employment, and recreational opportunities in line with state-mandated Growth Management policies and Pierce County development regulations. The sale property lies outside the corporate limits of the City of Tacoma in unincorporated Pierce County with a “Moderate” Equity Index Score.



ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Retain property	None.	Costs for maintenance and liability.

EVALUATION AND FOLLOW UP:

This is a one-time sale with no on-going evaluation required.

STAFF/SPONSOR RECOMMENDATION:

Tacoma Power and Real Property Services recommend that the City Council set November 29, 2022 as the date to hold a Public Hearing for the declaration of surplus and sale of Tacoma Power property consisting of approximately 1.29 acres of land, identified as a portion of Pierce County Assessor Tax Parcel No. 0317271012, to Eduardo Dominguez and Margarita Calderon for \$13,500.00.

FISCAL IMPACT:

There is no fiscal impact to setting this Public Hearing.

Are there financial costs or other impacts of not implementing the legislation?

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

Sale Property Location Map.