



TO: Elizabeth A. Pauli, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer
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 two easements to James Hardie Building Products Inc. – June 19, 2018
DATE: May 18, 2018

SUMMARY:

A resolution authorizing the execution of two non-exclusive, perpetual easements to James Hardie Building Products Inc., in the amount of \$10,000 each, for a total of \$20,000, accepting and depositing said sum into the Tacoma Rail Mountain Division Fund 4120, for ingress, egress, and an overhead electric distribution line and private communications lines, at Tacoma Rail Mountain Division right-of-way in the Frederickson area of Pierce County.

STRATEGIC POLICY PRIORITY:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.

These easements will support the redevelopment of the James Hardie Building Products Inc. property, promoting economic development and jobs in the community.

BACKGROUND:

The 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.

The two easements are comprised of 762 square feet (E53) and 3,675 square feet (E54) (see graphical exhibits in easement documents attached). Proposed infrastructure is a paved driveway in E53 and overhead lines in E54. 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 TRMW's use or operations of its 100-foot-wide right-of-way. A separate right-of-entry 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 these two easements in City-owned real property.

ALTERNATIVES:

As James Hardie Building Products Inc. properties lie on either side of the TRMW right-of-way, no practicable alternative has been identified. If the easements are not granted, the redevelopment would either not proceed or identify and pursue a likely more complex, lengthy, and expensive route to service the site.

RECOMMENDATION:

The Public Works Department recommends City Council authorize TRMW to grant the proposed non-exclusive, perpetual easements to James Hardie Building Products Inc. for ingress, egress and overhead electric distribution line and private communications lines in a portion of TRMW right-of-way.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
N/A			
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	\$20,000
TOTAL			\$20,000

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$20,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No, this revenue was not anticipated at the time the 2017-2018 budget was developed.

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

N/A.