



RESOLUTION NO. U-10957

1 A RESOLUTION relating to Tacoma Power; declaring utility-owned real
2 property surplus and authorizing the sale to the Key Peninsula
3 Metropolitan Park District.

4 WHEREAS the City of Tacoma, Department of Public Utilities, Light
5 Division (d.b.a. "Tacoma Power"), requests the Board declare surplus and
6 approve the negotiated sale of approximately 1.35 acres, located on the north
7 and south sides of SR 302 in unincorporated Pierce County, Washington
8 ("Property"), to the Key Peninsula Metropolitan Park District ("Key Pen"), and

9 WHEREAS the Property is located in the vicinity of the Tacoma Power-
10 owned Potlatch-Cushman transmission line corridor, and consists of two
11 twenty-foot-wide strips of land on either side of SR 302, and

12 WHEREAS Tacoma Power does not need to own the property as
13 ownership entails additional management time and expense, especially due to
14 requests to cross or otherwise use the corridor. Operational needs can be met
15 through permanent easement rights alone, as proposed by this transaction, and
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17 WHEREAS, due to a timing issue with Key Pen's development of its
18 Gateway Park property, they requested that we first grant them a permit to
19 install the water line since the process to execute the sale of the property would
20 take longer, and
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22 WHEREAS the following steps are needed to complete this transaction:

- 23 1) Tacoma Power will issue a Temporary Construction Permit to allow use
24 of a portion of the Potlatch-Cushman Transmission line corridor for
25 installation of a water line to serve Key Pen's Gateway Park
26 development;



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2) The sale of the property is subject to completion of a Boundary Line Adjustment at Key Pen's expense, to reconfigure the Tacoma Power and Key Pen property included in the sale. Tacoma Power shall retain an easement in the property for continued transmission line operations with no adverse long-term impacts;

3) The property sale is expected to close and the Permit will expire by October 31, 2017, with time to proceed with Board and Council's approval of sale and declaration of surplus property, and

WHEREAS the Department of Public Works Real Property Services section has negotiated the price of \$16,250, with consideration of the easement to Tacoma Power,

WHEREAS, due to the retained easement rights, Tacoma Power has determined that the Property sought by Key Pen is not essential for continued effective utility service and has deemed the Property surplus to Tacoma Power's needs pursuant to RCW 35.94.040 and TMC 1.06.272-.278; Now, Therefore,

BE IT RESOLVED BY THE PUBLIC UTILITY BOARD OF THE CITY OF TACOMA:

Sec. 1. That it is in the best interests of the City of Tacoma to approve the negotiated sale in fee of approximately 1.35 acres of property located on the north and south sides of SR 302 in unincorporated Pierce County, Washington, and as more fully described in the documents on file with the Clerk of the Board, to the Key Peninsula Metropolitan Park District.



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Sec. 2. That the Property is not essential for continued effective utility service by Tacoma Power and is properly declared surplus property and excess to Tacoma Power's needs.

Sec. 3. That in order to complete the transaction, Tacoma Power will grant a Temporary Construction Permit to Key Peninsula Park District, complete a Boundary Line Adjustment at Key Peninsula's Metropolitan Park District's expense, and Tacoma Power will seek Board and Council approval for a declaration of surplus property and approval of sale by October 31, 2017.

Sec. 4. That the City Council is requested to hold a public hearing on this matter pursuant to RCW 35.04.040, and thereafter approve this recommended sale and authorize the proper officers of the City of Tacoma to execute all necessary documents, substantially in the same form as on file with the Clerk and approved by the City Attorney.

Approved as to form and legality:

[Signature]
Chief Deputy City Attorney

[Signature]
Clerk

[Signature]
Chair

[Signature]
Secretary

Adopted 9-13-17