



**TO:** Mayor and City Council  
**FROM:** William A. Gaines, Director of Utilities / CEO  
**COPY:** T.C. Broadnax, City Manager and City Clerk  
**SUBJECT:** Resolution – Set Public Hearing – August 2, 2016  
**DATE:** July 13, 2016

**SUMMARY:**

To set Tuesday, August 16, 2016, as the date for a Public Hearing regarding the declaration of surplus and negotiated disposition of approximately 0.89 acre of Tacoma Water right-of-way to the Tacoma School District for \$5,000 and certain public benefits.

**STRATEGIC POLICY PRIORITY:**

- Encourage thriving residents with abundant opportunities for life-long learning.
- 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.

This request supports the above policy priorities by allowing for the maximum public use of surplus utility property and an opportunity for public input on this real estate transaction.

**BACKGROUND:**

Tacoma School District (TSD) owns two parcels that are bifurcated by a portion of the Tacoma Water Flume Line Right-of-Way. These parcels contain the facilities for TSD’s Arlington Elementary School, which has been using some of the area for portables, playfields, and occasional parking since 1953. In addition to the occupancy by the school, the property also contains the Water Flume Line Trail.

Tacoma Water relocated its water lines within the school site several years ago and recently TSD approached Tacoma Water to request a permanent occupancy of the property since it was remodeling the school. Subsequently, both parties agreed that TSD could purchase the property for \$5,000 and the installation of a rain garden which would provide educational opportunities for both students and the general community for several years to come. The City will reserve an easement to allow for the continued operation of the trail.

**ALTERNATIVES:**

The alternatives to declaring the parcel surplus and disposing of it through the negotiated sale disposition process are to either retain ownership or to dispose via a bid/sale process. Tacoma Water does not have a need for the property and if it were to retain ownership there would be continued management and administration costs due to the school and trail uses. Because this property runs between two TSD parcels, and the City needs to retain the trail easement, transferring it to TSD via a negotiated sale is the most efficient transactional process.

**RECOMMENDATION:**

Tacoma Water and Real Property Services recommend that the City Council set a public hearing, in accordance with RCW 35.94.040, to be held August 16, 2016 to receive public comment regarding the proposed sale of approximately 0.89 acre of abandoned Tacoma Water right-of-way to the Tacoma School District, reserving a perpetual easement for the Water Flume Line Trail. Once the public hearing has been conducted, a separate request will be presented to City Council for the approval of the



declaration of surplus, negotiated disposition, and conveyance of real property from the City of Tacoma to the Tacoma School District.

**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Water Capital Reserve Fund 4600-CAPTL GL6411030	587501		\$4,500 (purchase price less transaction costs)
<b>TOTAL</b>			

\* General Fund: Include Department

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: 0**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED?** No. This revenue opportunity developed after Tacoma School District approached the City.

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