



City of Tacoma

City Council Action Memorandum

**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 Water Real Property – City Council Consent Agenda for March 17, 2020  
**DATE:** February 14, 2020

**SUMMARY AND PURPOSE:**

To set Tuesday, March 31, 2020 as the date for a Public Hearing regarding the declaration of surplus and sale of approximately 4.74 acres of Tacoma Water property for \$125,000.00 to Nash Cascadia Verde LLC.

**BACKGROUND:**

This Department's recommendation is based on a request from the Buyer to purchase the property for improved storm water retention and treatment in conjunction with their development of the Tehaleh master planned community in the Bonney Lake vicinity. As Tacoma Water does not see a need to retain ownership of the tract as ownership entails additional management time and expense, it agreed to the sale, retaining an easement for an access road to support current and future operations of the adjacent Pipeline No. 1 water supply transmission main. The sale is subject to both Public Utility Board and City Council approval. The terms and conditions of the purchase and sale agreement have been reviewed by the City Attorney's Office and approved by Tacoma Water management and Real Property Services.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

As the sale involves an unimproved tract of land in a suburban to semi-rural location in Pierce County, and the buyer, whose property surrounds the sale tract, is the only logical buyer of the property, no further community engagement efforts were identified and no potential impacts are foreseen to the local community.

**2025 STRATEGIC PRIORITIES:****Equity and Accessibility:**

The sale will allow continued development of the Tehaleh master planned community, providing housing, educational, employment, and recreational opportunities in line with state-mandated Growth Management policies. As the sale property lies outside the corporate limits of the City, no Equity Index Scores have been identified.

**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.



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**EVALUATION AND FOLLOW UP:**

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

**STAFF/SPONSOR RECOMMENDATION:**

None.

**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:**

None.