



City Council

Approval of Easement Agreement with Puget Sound Energy at Ward Lake Park

Agenda Date: 4/16/2013
Agenda Item Number: 4.B
File Number: 13-0159

Type: contract **Version:** 1 **Status:** Passed

Agenda Item:

Approval of Easement Agreement with Puget Sound Energy at Ward Lake Park

Issue:

Authorization of Easement Agreement with Puget Sound Energy at Ward Lake Park

Committee Recommendation:

None

City Manager's Recommendation:

Move to approve and authorize the City Manager to sign the Easement Agreement with Puget Sound Energy (PSE). Allocate the easement fee of \$4,542 to project # QA23 for future improvements to Ward Lake Park.

Staff Contact:

Jonathon Turlove, Associate Planner 360.753.8068

Presenter(s):

None

Background and Analysis:

In 2009 the City sold .915 acres of the Ward Lake Park site to Thurston County for additional road Right of Way (ROW) needed for the Yelm Highway widening project. PSE re-located a 115kV overhead power line along Yelm highway, primarily within this ROW. However, in the vicinity of the Brassfield Court roundabout in front of the park, it was subsequently discovered that the overhead lines crossed over City property. Additionally, a service pole and anchor were installed on City property to serve several residences across Yelm Highway. In the future, this power line and service pole will provide electrical service to the Ward Lake Park site.

To address this situation, PSE has requested that the City provide them an easement. It is appropriate that the City request compensation for this easement. When Thurston County purchased the additional ROW from the City in 2009, the City was paid \$5.74 per square foot for fee simple ownership. As this easement represents only a portion of the "bundle of rights" of fee simple ownership, staff suggests that 30% of the fee simple value would be appropriate compensation for this easement. PSE is proposing to pay 30% of the property value using \$7.00 per square foot as the property value for the proposed 2,163 square foot

easement area. This amounts to \$4,542.

Staff further suggests that the easement fee be utilized for future improvements within Ward Lake Park.

Options:

1. Approve and authorize the City Manager to sign the Easement Agreement with PSE. Allocate the easement fee of \$4,542 to project # QA 23 for future improvements to Ward Lake Park.

Implications:

PSE will secure the necessary easement from the City for this power line overhang and for the service pole and anchor. The City will receive compensation for the easement that could be expended upon future Ward Lake Park improvements.

2. Do not approve and authorize the City Manager to sign the Easement Agreement with PSE.

Implications:

Overhead wires from the PSE power line will cross City property, and a service pole and anchor will be located upon City property without an approved easement agreement. The City will not receive compensation for the easement that could be expended upon future Ward Lake Park improvements.

Financial Impact:

PSE will compensate the City \$4,542 for this easement. Staff proposes that these funds be allocated to project # QA 23 for future project improvements within Ward Lake Park.