

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Modify the Permanent Utility Easements Granted to King County in Boeing Creek Park for the Hidden Lake Trunk Sewer Project (Contract #3415)
DEPARTMENT: Planning and Development Services
PRESENTED BY: Rachael Markle, Asst. Director of Planning and Development Services

PROBLEM/ISSUE STATEMENT:

King County has completed construction of the underground odor control facility, sewage storage pipe and associated piping in Boeing Creek Park. The final location of these facilities has shifted slightly outside of the original easements the City permanently granted to the County. The easements must be updated to reflect the actual location of the utilities and the City must be compensated for the use of this property. King County has submitted a revised easement and estimate for the value of these easements for Council's consideration. The utilities in question are all underground.

FINANCIAL IMPACT:

The payment is based on the same dollar values as the original easement. The increased area in the North Open space located on the corner of North 175th Street and 6th Avenue NW is 349 square feet and the increase area south of NW 175th Street in Boeing Creek Park is 2,616 square feet. The appraised values for the easement in these areas are \$2.20 and \$0.8156 respectively. The County agrees to pay the City \$2,900 for the increased easement area.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to modify the permanent utility easement in Boeing Creek Park as requested by King County to increase the area to accommodate the location of the completed utility facilities.

Approved By: City Manager  City Attorney _____

INTRODUCTION

During construction, adjustments to the location of certain components of the system were altered to accommodate the construction of three items constructed outside of the easement and to preserve a grouping of fir trees. This resulted in a minor reconfiguration of the electrical components for the underground odor control facility and shoring for pipe installation in the North Open Space. Henceforth, the easements for these facilities need to be adjusted and increased to represent the actual area used.

BACKGROUND

On February 14, 2005, the City Council authorized the City Manager to sign an interlocal agreement with King County regarding the granting of easements and mitigation for the Hidden Lake Pump Station and Boeing Creek Trunk Sewer Upgrade Project. This project is nearing completion. King County has replaced the Hidden Lake Pump Station, installed 12,000 feet of the Boeing Creek Trunk Sewer sanitary sewer pipe in the City of Shoreline (City) right-of-way with a portion in Richmond Beach Saltwater Park, and constructed a 500,000 gallon sewer storage pipe facility and odor control facility in Shoreview/Boeing Creek Park.

The County required property easements from the City to develop portions of the odor control facility, pipes and the sewage storage pipe located in the City parks. The County appraised the property, the City accepted the appraisal and payment has been received by the City for both the temporary and permanent easements.

Near the conclusion of the construction for the sewage storage pipe and the odor control facility in Boeing Creek Park, King County alerted the City that the utility facility was built slightly outside of the easements granted by the City. The County later submitted the revised easements and a proposed payment for the increased easement for the City's approval. The City Attorney's office reviewed and approved as to format and methodology the modification to the recorded easement and the proposed valuation for the easement.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to modify the permanent utility easement in Boeing Creek Park as requested by King County to increase the area to accommodate the location of the completed utility facilities.