

February 5, 2018

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution authorizing execution of all documents necessary to acquire a 10-year ingress and egress easement across private property located at 2436 West Lake Sammamish Parkway Southeast for access to a Sewer Utility lift station.

FISCAL IMPACT

Adopting the Resolution commits the Sewer Utility to a one-time payment of \$35,000 for the easement rights.

STAFF CONTACTS

Nora Johnson, Director, 452-4167

Ira McDaniel, Real Property Manager, 452-4182

Kim Bui, Real Property Agent, 452-5269

Civic Services Department

Joe Harbour, Assistant Director of Utilities, 452-2041

Utilities Department

POLICY CONSIDERATION

Bellevue City Code:

Under Bellevue City Code 4.30.010, City Council approval is required to purchase property or property rights when the acquisition is not a part of a previously approved project and the purchase price exceeds \$25,000.

BACKGROUND

In 1967, Eastgate Sewer District acquired an easement for a sewer lift station and all associated appurtenances on the property located at 2442 West Lake Sammamish Parkway Southeast. This site was selected because it could accommodate the gravity feed sewer line to the lift station and was also the only undeveloped property in the area. However, this property did not have vehicle access to the sewer lift station. To provide this access, the district acquired a 10-year ingress and egress easement with options for three additional 10-year terms on the adjoining property to the north at 2436 West Lake Sammamish Parkway Southeast. Each easement renewal was subject to compensation for the additional 10-year term. All three renewal options were exercised and the easement was amended twice.

Eastgate Sewer District was assumed by the City of Bellevue in 1994, including all assets, real property and easements.

When the subject easement located at 2436 West Lake Sammamish Parkway Southeast expired in 2007, City staff negotiated with the current property owner for a permanent easement but the owner was unwilling to grant the City's request. In 2008, staff sought Council's approval to

execute a 10-year ingress and egress easement across this property. This action was authorized by Resolution number 7782. This easement expired on December 31, 2017.

Through the easement renewal process, staff has again requested a permanent easement from the owner and they are still not interested in granting permanent rights. However, the owners are willing to grant another 10-year easement. The compensation will be a one time payment of \$35,000 which is based on \$31,900 being the fair market value of the easement as determined by a licensed appraiser and an administrative settlement of \$3,100 as negotiated with the property owner. Staff's recommendation is for Council to authorize the execution of a 10-year ingress and egress easement located at 2436 West Lake Sammamish Parkway Southeast to provide the Utilities Department with access to the existing lift station facility located on the adjoining property. Access to the lift station is critical for preventive and corrective maintenance activities ensuring proper operation of the wastewater system.

EFFECTIVE DATE

If approved, this Resolution becomes effective immediately.

OPTIONS

1. Adopt the Resolution authorizing execution of all documents necessary to acquire a 10-year ingress and egress easement across private property located at 2436 West Lake Sammamish Parkway Southeast for access to a Sewer Utility lift station.
2. Do not adopt the Resolution and provide alternative direction to staff.

RECOMMENDATION

Option 1

MOTION

Move to adopt Resolution No. 9367 authorizing execution of all documents necessary to acquire a 10-year ingress and egress easement across private property located at 2436 West Lake Sammamish Parkway Southeast for access to a Sewer Utility lift station.

ATTACHMENTS

A. Site/Access Easement Map
Proposed Resolution No. 9367

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Copy of proposed ingress and egress easement