

CITY COUNCIL REGULAR SESSION

Resolution determining that an existing storm drainage easement and two water main easements located at 17900 NE 16th Street (Bennett Elementary School) are surplus to the City's needs and are no longer required for providing continued public utility service; and setting a time and place for a public hearing to consider the release of these easements.

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Utilities Department

EXECUTIVE SUMMARY

This Resolution determines that an existing storm drainage easement and two water line easements located at 17900 NE 16th Street (Bennett Elementary School) are surplus to the City's needs and are no longer required for providing continued public utility service.

RECOMMENDATION

Move to adopt Resolution No 9544.

If approved, effective date: 02/11/2019

BACKGROUND/ANALYSIS

This action involves declaring an existing storm drainage easement and two water line easements located at 17900 NE 16th Street as surplus. The property is owned by the Bellevue School District and is known as Bennett Elementary School. The school district recently redeveloped this property with a new school building. As such, the storm drainage facility was modified, and the existing water main was relocated to a new location on the property.

The existing storm drainage easement was granted to King County on November 17, 1969 and filed under King County Recording Number 6616726. In 1969, the City annexed the area that includes this school property and assumed all drainage easements that were granted to King County. The water main easements were granted to the City of Bellevue on September 21, 1981 and January 25, 1984 and filed under King County Recording Numbers 8112180411 and 8406010837.

As a part of their redevelopment project, the school district has modified some of the storm drainage facilities on the property and relocated the water main. The school district has provided new utility easements that cover the existing and modified storm drainage facilities and the new water main.

Since the school district has granted new easements, they ask that the existing storm drainage easement and two water line easements be released. Utilities Department staff have reviewed the release request and confirmed that the existing storm drainage easement and water line easements are no longer needed as the facilities have been relocated and are covered under new easements.

Therefore, staff recommends declaring the existing storm drainage easement bearing King County Recording Number 6616726 and water main easements bearing King County Recording Numbers 8112180411 and 8406010837 as surplus.

If Council adopts the recommended Resolution declaring the storm drainage easement and water main easements as surplus, staff proposes to return on March 4 to assist the Council in holding a public hearing. At this hearing the public will be able to comment on the proposed storm drainage and water main easement releases. Following the hearing, staff will request Council action on a proposed Resolution authorizing the release of the storm drainage easement and two water main easements.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code/State Law:

Under BCC 4.32.070 and RCW 35.94.040, the City can dispose of Utilities-owned real property interests, including release of permanent easements, determining by resolution that the property in question is surplus to the City's needs and is not required for providing continued public utility service. Under the same provisions, at a separate City Council meeting, the Council can approve the release following a public hearing.

City Procedure:

The City has a procedure in place for releasing or modifying easements. An easement may be released, upon approval by the Council, if the easement is no longer needed, there is no foreseeable future need for the easement and, if applicable, the City has obtained any needed replacement easements.

Fiscal Impact

Declaring these easements surplus has no fiscal impact to the City because these easements were provided to the City at no cost.

OPTIONS

1. Adopt the Resolution determining that an existing storm drainage easement and two water main easements located at 17900 NE 16th Street (Bennett Elementary School) are surplus to the City's needs and are no longer required for providing continued public utility service; and setting a time and place for a public hearing to consider the release of these easements.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Easement Exhibit Map
 - B. Vicinity Map
- Proposed Resolution No. 9544

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed release of easement document
Copy of new Utility and Water Line easements