

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Finance and Administrative Services (FAS)	Daniel Bretzke / 733-9882	Ann Gorman / 615-0190

1. BILL SUMMARY

1. **Legislation Title:**

AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director or the Director's designee to execute a non-exclusive sub-surface sewer utility easement and a non-exclusive sub-surface water utility easement under, across, and upon a portion of the property known as Fire Station 28 located at 5968 Rainier Avenue South, Seattle, Washington, to Anne Michelson, an unmarried person, and to the successor owners of the property located at 5970 Rainier Ave South, Seattle, WA.

2. **Summary and background of the Legislation:**

The City purchased a site on Rainier Avenue for Engineering (streets and sewers) and Fire use in 1908. An Engineering Department shops building was constructed in 1916. Fire Station 28 was constructed in 1951 and rebuilt in 2009. A new Urban Search and Rescue building was constructed in 2016.

The Michelson property lies to the east and south of Fire Station 28 and contains a single-family residence. The property does not border a public right of way, so in 1946, the City granted a sixteen-foot access easement limited to roadway purposes, across the property on which Fire Station 28 is located. The easement was to remain in full force until other adequate means of ingress and egress were available. In 2009, the City granted a permanent access easement in a new location so buffer landscaping could be installed around the new fire station. A temporary permit to allow the existing water and sewer utility was issued, and the City encouraged the previous owners of the property, Parmenter and Liana Welty, to pursue alternate sewer and water utility easements. In Fall 2016, the Weltys contacted the City seeking to obtain a permanent easement because the sewer line had failed, and due to the development of the property between 5970 Rainier Avenue South and the Rainier roadway, the only viable permanent sewer line easement crossed Fire Station 28 property. FAS worked with the Law Department to develop a proposed sub-surface water and sewer utility easement documents. In 2017, the Weltys sold the property to Anne Michelson.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project? ___ Yes ___x___ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? ___ Yes ___x_ No
- b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
The City will receive \$1,000 for each utility easement, as one-time compensation for granting the easement. The easement requires the applicant to pay all ongoing expenses relating to use of the easement.
- c. Is there financial cost or other impacts of *not* implementing the legislation?
There is impact to the property owner, Anne Michelson, of not implementing the legislation.

3.d. Appropriations

___ This legislation adds, changes, or deletes appropriations.

3.e. Revenues/Reimbursements

___ This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2018 Revenue	2019 Estimated Revenue
Unrestricted Cumulative Reserve Fund (00164)	FAS	Property Sales	\$ 2,000	NA
TOTAL			\$2,000	NA

Is this change one-time or ongoing? This is a one-time revenue.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?
The easement is through a property used by the Seattle Fire Department. The use of the easement will not impact Fire Department operations.
- b. Is a public hearing required for this legislation? No public hearing is required.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
No.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle*

Times required for this legislation? No.

- e. **Does this legislation affect a piece of property?** Yes; a map is attached.
- f. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?** This legislation impacts a property. There is no impact to vulnerable or historically disadvantaged communities.
- g. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goals?** Not applicable.

List attachments/exhibits below:

Summary Attachment 1 – Map of Fire Station and Proposed Easements