



# City Council Agenda Bill

20357

Bill Number

**Subject:** Exchange of Easement Rights with Puget Sound Energy

**Summary Statement:** Council approval is necessary for an exchange of easement rights between the City and Puget Sound Energy (PSE). PSE needs one final easement across the South Bay Trail for an overhead transmission line to upgrade its Sehome Substation on Boulevard Street to reduce power outages and permit other improvements. A grant from the State of Washington for the South Bay Trail requires replacement of property rights. Staff has negotiated with PSE to trade the easement, over .07 acres crossing the Trail and appraised at \$5,500, to PSE in exchange for a .32 acre trail easement for the Samish Crest Trail and Greenway valued at \$16,000. The overhead power line will not impact use of the South Bay Trail. The Parks and Recreation Advisory Board recommended approval of the exchange.

**Previous Council Action:** Approval in 1989 of South Bay Trail grant from Washington State, which established a State Deed of Right interest in the property. Approval of Samish Crest Trail Plan.

**Fiscal Impact:** Approximately \$6,000 for shared cost of appraisal and filing fees and staff time

**Funding Source:** Greenway 3 Levy Funds

**Attachments:** Map of easement to be granted to PSE in South Bay Trail Corridor  
 Map of easement to be granted to City for Samish Crest Trail  
 PSE Sehome Loop Project Report

Meeting Activity	Meeting Date	Staff Recommendation	Presented By	Time
Committee Briefing Vote Requested	3/24/2014	Vote to Approve	James King, Director	5 minutes

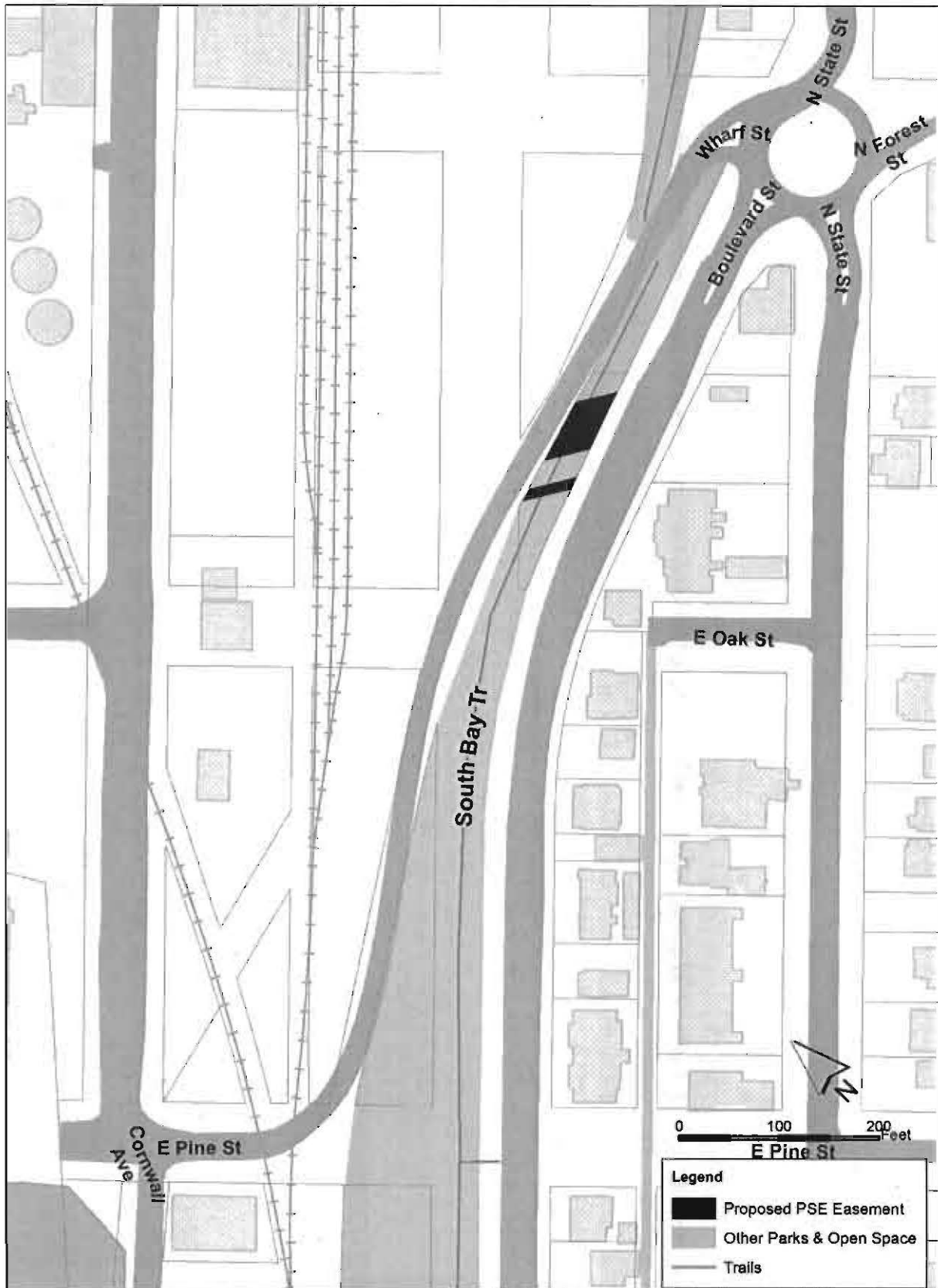
**Recommended Motion:** Motion to approve exchange of utility easement over South Bay Trail for a trail easement over PSE property for the Samish Crest Trail.

**Council Committee:**  
Parks and Recreation Committee

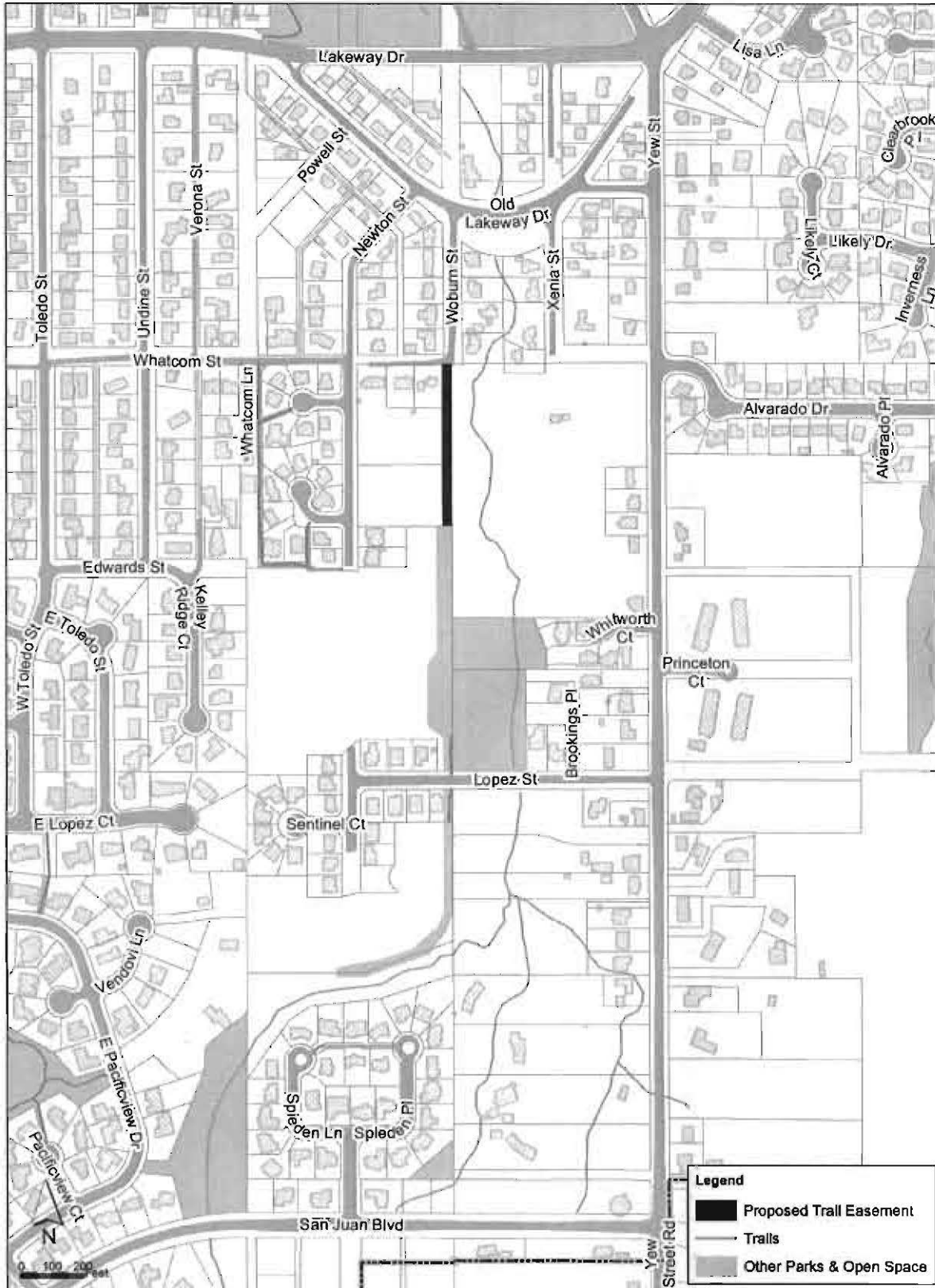
**Agenda Bill Contact:**  
Leslie Bryson, Parks and Recreation, 778-7012

Reviewed By	Department	Date
<i>James G. King</i>	Parks	03/11/2014
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<i>Alan A. Morrison</i>	Legal	03/11/2014
<i>Kelli J. Linville</i>	Executive	03/18/2014

# Location of Proposed PSE Easement



### Location of Proposed Trail Easement from PSE





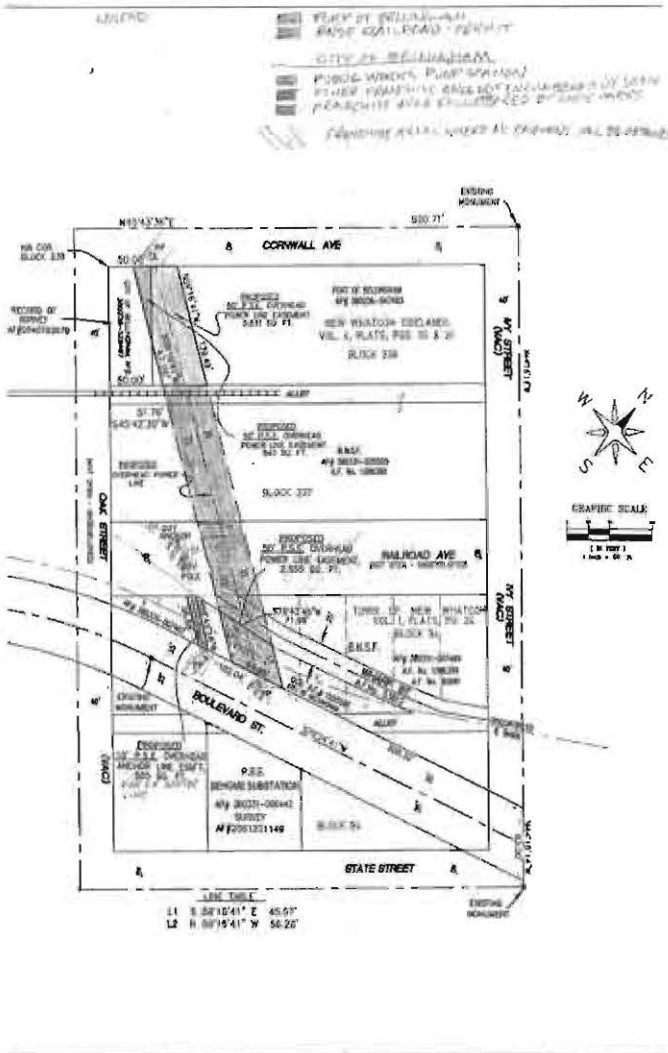
05 March 2014

**Scope**

The Project will loop the Sehome substation in Bellingham. This work was part of the Sehome rebuild in 2007 but has not been completed pending right-of way issues. The scope includes getting three easements/permits, one each from the City of Bellingham, the Port of Bellingham, and the BNSF Rail road. Then PSE will be able to construct a 470 foot span across all three easements looping the Sehome Sub.

**Project Need**

Sehome Substation is currently only fed by one transmission line. Loss of this line causes the Substation to be out of service until the transmission line is repaired, which could take hours. Also, by not having the second line there is no way to open the line between McKenzie Substation (in Fairhaven) and Sehome Substation for maintenance or repairs without taking the Sehome Substation off line. This requires manually transferring the Sehome Substation load to adjacent substations which is very difficult to do. The Sehome substation was designed to be a loop through substation with two transmission line source feeds. Each transmission line will be connected to its own switch inside the substation that will have remote monitoring and control features. If one line faulted the other line would still serve the substation. This would substantially reduce outage durations to Sehome Substation and improve the operation of the transmission system serving Fairhaven and downtown Bellingham. PSE will remove the 115 kV line, leaving the distribution underbuild; from Cornwall Ave west to Pine St & Boulevard after the substation is looped.





## Issues

- Part of the alignment is in franchise area that is also encumbered by the State that has a right to protect the property as a trail. As such our project will impact the use. In order to proceed there has to be a conversion or exchange. We are in the process of exchanging an easement at our Woburn Substation in exchange for the easement here.
- An easement from City of Bellingham Parks department requires a Washington State Recreation and Conservation Office approval. The review and approval process is lengthy and tedious.
- During construction, trail use will be restricted; Service Provider must provide flagging, detour signage, etc. to protect both the general public and their employees.

## Updates

- Received Critical Areas permit on 01/10/2014. SEPA is not required.
- An easement from Port of Bellingham and a permit from Burlington Northern Santa Fe Railroad have been acquired.

## Milestones

- Engineering is needed to accommodate the revised alignment. This includes guying a glu-lam pole to compensate for the angle and guying a new pole on Cornwall Ave.
- Complete all permitting and easement acquisitions by June 2014.
- Service Provider will need to obtain a street-use (ROW) permit prior to construction.
- Complete construction before 2014-2015 Winter

## Budget

- 2014 \$85,000

## Next Steps

- Meet with affected property owners for vegetation management (tree clearing, snags, etc.) prior to beginning construction. Utilize local PSE assets (government & community affairs) to arrange meeting.
- Review the approval by Washington State Recreation and Conservation Office. Timeframe is unknown; the State will not commit (or officially comment) on when we can expect approval. However, unofficially we expect it a written response in the April/May timeframe. Construction will begin as soon as possible after receiving approval.