

Motion No. M2024-74

Verizon Propane Tank Relocation Permanent Easement

Meeting:	Date:	Type of action:	Staff contact:
Rider Experience and Operations Committee	11/07/2024	Final action	Joseph Gildner, Project Management Deputy Executive Director Clint Dameron, Acting Director of Real Property Jason Heaverlo, Senior Leasing Document Coordinator

Proposed action

Authorizes the chief executive officer to execute an agreement with Verizon for a permanent easement for a propane tank for a total authorized amount of \$74,900 being paid to Sound Transit.

Key features summary

- This action will grant a permanent easement to Verizon for approximately 2,790 square feet of land located on Sound Transit property near I-5 Exit 119, Steilacoom-DuPont Road, in Dupont, WA for the siting, operation, and maintenance of a propane tank.
- The propane tank is currently located on Sound Transit property adjacent to the new proposed easement area and needs to be relocated in order to accommodate a WSDOT road construction project.
- In exchange for the permanent easement, Verizon will pay Sound Transit the appraised fair market value of the easement in the amount of \$74,900.
- Sound Transit Resolution No. R2023-30 authorizes the standing Board committees to approve real property agreements within their areas of delegated responsibility that would not obligate Sound Transit or the other party to pay an amount greater than \$5,000,000 or deprive or substantially limit Sound Transit's use of essential property.
- Sound Transit acquired the property upon which the easement will be located for its Sounder South commuter rail service. Granting the easement to Verizon will not impact Sound Transit's use of the property.

Background

Verizon's propane tank is currently located on Sound Transit property over which WSDOT will be constructing a bridge as part of its I-5 Mounts Road Expansion Bridge Project. The propane tank needs to be relocated to adjacent Sound Transit property so that it is not located underneath the WSDOT project bridge.

Sound Transit acquired the property made the subject of both the original and new proposed propane tank locations from BNSF for its Sounder South commuter rail service. The propane tank was originally sited on the property pursuant to an easement from BNSF before Sound Transit acquired the underlying property from BNSF.



Sound Transit's Real Property Utilization Committee concluded that the proposed easement will likely have no impact on Sound Transit property.

The \$74,900 purchase price was established by a fair market value appraisal performed by Verizon that was reviewed and approved by Sound Transit's Appraisal Department.

Fiscal information

The revenue payment of \$74,900 was not included in the 2024 budget, and it will be added to the last year-end 2024 forecast included with the October 2024 financial reporting if this motion is approved. This action has a negligible impact on the affordability of the Financial Plan.

Disadvantaged and small business participation

Not Applicable to this action.

Title VI compliance

Not Applicable to this action.

Public involvement

Not Applicable to this action.

Time constraints

A one-month delay could negatively impact the WSDOT I-5 Mounts Road Expansion Project.

Prior Board/Committee actions

Not Applicable to this action.

Environmental review – KH 10/21/24

Legal review – NM 11/1/24



Motion No. M2024-74

A motion of the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an agreement with Verizon for a permanent easement for a propane tank for a total authorized amount of \$74,900 being paid to Sound Transit.

Background

Verizon's propane tank is currently located on Sound Transit property over which WSDOT will be constructing a bridge as part of its I-5 Mounts Road Expansion Bridge Project. The propane tank needs to be relocated to adjacent Sound Transit property so that it is not located underneath the WSDOT project bridge. Sound Transit acquired the property made the subject of both the original and new proposed propane tank locations from BNSF for its Sounder South commuter rail service. The propane tank was originally sited on the property pursuant to an easement from BNSF before Sound Transit acquired the underlying property from BNSF.

Sound Transit's Real Property Utilization Committee concluded that the proposed easement will likely have no impact on Sound Transit property. The \$74,900 purchase price was established by a fair market value appraisal performed by Verizon that was reviewed and approved by Sound Transit's Appraisal Department.

This action will grant a permanent easement to Verizon for approximately 2,790 square feet of land located on Sound Transit property near I-5 Exit 119, Steilacoom-DuPont Road, in Dupont, WA for the siting, operation, and maintenance of a propane tank.

The propane tank is currently located on Sound Transit property adjacent to the new proposed easement area and needs to be relocated in order to accommodate a WSDOT road construction project. In exchange for the permanent easement, Verizon will pay Sound Transit the appraised fair market value of the easement in the amount of \$74,900.

Sound Transit Resolution No. R2023-30 authorizes the standing Board committees to approve real property agreements within their areas of delegated responsibility that would not obligate Sound Transit or the other party to pay an amount greater than \$5,000,000 or deprive or substantially limit Sound Transit's use of essential property.

Sound Transit acquired the property upon which the easement will be located for its Sounder South commuter rail service. Granting the easement to Verizon will not impact Sound Transit's use of the property.

Motion

It is hereby moved by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute an agreement with Verizon for a permanent easement for a propane tank for a total authorized amount of \$74,900 being paid to Sound Transit.

APPROVED by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 7, 2024.



Kristina Walker
Rider Experience and Operations Chair

Attest:



Kathryn Flores
Board Administrator