

Ordinance No. 124697

Council Bill No. 118273

AN ORDINANCE related to the City Light Department and Seattle Public Utilities; transferring jurisdiction of the former Wabash Substation Property from the City Light Department to Seattle Public Utilities for water, drainage, and other utility purposes.

CF No. _____

Date Introduced:	<u>12/1/14</u>	
Date 1st Referred:	To: (committee) <u>Energy</u>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote: <u>9-0</u>	
Date Presented to Mayor:	Date Approved: <u>2/6/15</u>	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: _____

[Signature]
Councilmember

Committee Action:

1/28/15

Pass

Sawant

FULL COUNCIL ACTION

2/2/15

Passed

9-0

This file is complete and ready for presentation to Full Council. Committee: _____

(initial/date)

LAW DEPARTMENT

Law Dept. Review

OMP
Review

City Clerk
Review

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1
2 **CITY OF SEATTLE**
3 **ORDINANCE** 124697
4 **COUNCIL BILL** 118273

5 AN ORDINANCE related to the City Light Department and Seattle Public Utilities; transferring
6 jurisdiction of the former Wabash Substation Property from the City Light Department to
7 Seattle Public Utilities for water, drainage, and other utility purposes.

8 WHEREAS, the City Light Department (“City Light”) acquired the former Wabash Substation
9 Property (“Wabash Property”) for electric utility purposes, but no longer needs the
10 Wabash Property for those purposes due to the conversion from a 4 kV to a 26 kV
11 electric distribution system; and

12 WHEREAS, by Resolution 31424, the City Council requested that City Light conduct studies to
13 consider and make recommendations for the appropriate disposition of additional groups
14 of surplus properties, and adopted improved procedures for such studies; and

15 WHEREAS, City Light has conducted a study of nine surplus properties, six in West Seattle,
16 one in the City of SeaTac, one in the City of Burien, and the Wabash Property in the
17 Rainier Valley, and as part of this study, these properties were circulated first to other
18 City departments and other public jurisdictions offering them the first opportunity to
19 acquire these properties for public use; and

20 WHEREAS, the City of Seattle owns and operates a combined sewer system that overflows
21 during heavy rain events; and

22 WHEREAS, the area of the Wabash Property has been subject to flooding and Seattle Public
23 Utilities wishes to acquire the Wabash Property for a potential stormwater detention
24 facility as well as a combined sewer overflow (CSO) storage facility; and

25 WHEREAS, City Light and Seattle Public Utilities have determined the fair market value of the
26 Wabash Property to be \$157,500; NOW THEREFORE,

27 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

28 Section 1. Pursuant to provisions of RCW 35.94.040 and after public hearing, the
property commonly known as the former Wabash Substation Property (“Wabash Property”),



1 legally described below, is declared no longer needed for the City of Seattle's electric utility
2 purposes and is surplus to the City's electric utility needs:

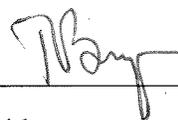
3 Former Wabash Substation; 5122 S Cloverdale Street; Seattle, WA 98118
4 That portion of Lots 10 and 11, King County 4th Addition to the City of Seattle, according to the
5 plat thereof recorded in Volume 32 of Plats, Page 34, in King County, Washington, lying
6 southeasterly of a line described as follows: Beginning on the West line of said Lot 10 at a point
7 29.67 feet North of the Southeast corner of Lot 6 of said plat; thence running northeasterly to a
8 point on the northeasterly margin of said Lot 11, said point being 105.00 feet northwesterly from
9 the East corner of Lot 11, and the terminus of said line.(KCA No. 387040-0050; SCL PM No.
10 240435-2-301)

11 Section 2. Jurisdiction over the Wabash Property is hereby transferred from the City
12 Light Department to Seattle Public Utilities for water, drainage, and other utility purposes, upon
13 payment of \$157,500 to the City Light Fund (Fund 41000) from the Drainage and Wastewater
14 Fund (44010).

15 Section 3. This ordinance shall take effect and be in force 30 days after its approval by
16 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
17 shall take effect as provided by Seattle Municipal Code Section 1.04.020.
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1 Passed by the City Council the 2nd day of February, 2015, and
2 signed by me in open session in authentication of its passage this
3 2nd day of February, 2015.

4 
5 _____
6 President _____ of the City Council

7
8 Approved by me this 6th day of February, 2015.

9 
10 _____
11 Edward B. Murray, Mayor

12
13 Filed by me this 6th day of February, 2015.

14 
15 _____
16 Monica Martinez Simmons, City Clerk

17 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Seattle City Light	Lynn Best 386-4586	Greg Shiring / 386-4085

Legislation Title:

AN ORDINANCE related to the City Light Department and Seattle Public Utilities; transferring jurisdiction of the former Wabash Substation Property from the City Light Department to Seattle Public Utilities for water, drainage, and other utility purposes.

Summary of the Legislation:

This legislation will transfer jurisdiction over Seattle City Light's former Wabash Substation from City Light to Seattle Public Utilities for water, drainage, and other utility purposes, in consideration of a payment of \$157,500 to the City Light Fund from the Drainage and Wastewater Fund.

Background:

The former Wabash Substation became surplus to City Light's needs as part of the system-wide conversion from a 4 kV to a 26 kV electric distribution system.

In 2011, by Resolution 31317, the City Council requested City Light to conduct a Surplus Property Disposition Pilot Project to test alternative procedures to accomplish the City Council's internal circulation and community outreach goals in disposing of surplus properties.

At the successful conclusion of the Surplus Pilot Project, the City Council authorized the sale of all six of the pilot properties, and in 2012, by Resolution 31412, the City Council requested that City Light study additional surplus properties, in similar geographic groupings, using the same procedures as those tested in the Pilot Project, and that City Light then make recommendations for the disposition of these properties to the City Council.

In 2013, City Light conducted the Southwest Seattle Surplus Property Disposition Study, including six former substations in West Seattle, one in Burien, one in SeaTac, and the former Wabash Substation in the Rainier Valley. These nine properties were circulated first to other City departments, and due to frequent CSO Basin overflows in the area and past flooding issues with the neighboring property, Seattle Public Utilities expressed interest in acquiring the former Wabash Substation for a potential future CSO Storage Facility to control overflows and/or potential stormwater detention facility.



A report to the City Council on City Light's Southwest Seattle Surplus Property Disposition Study, which included the circulation of the former Wabash Substation to other City departments, and community discussion about the proposed transfer of jurisdiction, is included in Clerk File _____.

The value of the property was determined by an M.A.I. appraisal and a review appraisal obtained through the City's Department of Finance and Administrative Services.

No additional appropriations will be required to complete this transfer. The 2014-2019 Adopted Capital Improvement Program for Seattle Public Utilities, Drainage and Wastewater, will provide sufficient funding for this transfer through the Combined Sewer Overflow Program (BCL/Program Code C360); this ongoing program provides Combined Sewer Overflow control and wastewater projects in under-served parts of Seattle.

X **This legislation has financial implications.**

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Department	Revenue Source	2014 Revenue	2015 Revenue
City Light Fund 41000	Seattle City Light	Drainage and Wastewater Fund 44010	\$157,500	\$0
TOTAL			\$157,500	\$0

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

City Light may deposit the proceeds from this transfer in the City Light Rate Stabilization Account, if necessary, to avoid the triggering of automatic rate increases resulting from fluctuating account balances.

b) What is the financial cost of not implementing the legislation?

City Light would not realize the transfer proceeds and would continue to incur maintenance costs for holding this surplus property.

c) Does this legislation affect any departments besides the originating department?

Yes. This property is being transferred to Seattle Public Utilities to be used for a potential CSO Storage facility and/or storm water detention facility.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

This property could be sold to a private party. This would provide revenue to the City



Light Fund, but would not meet the Combined Sewer Overflow or drainage detention objectives of Seattle Public Utilities.

e) Is a public hearing required for this legislation?

Yes. RCW 35.94.040 requires a public hearing for the sale of surplus utility properties.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

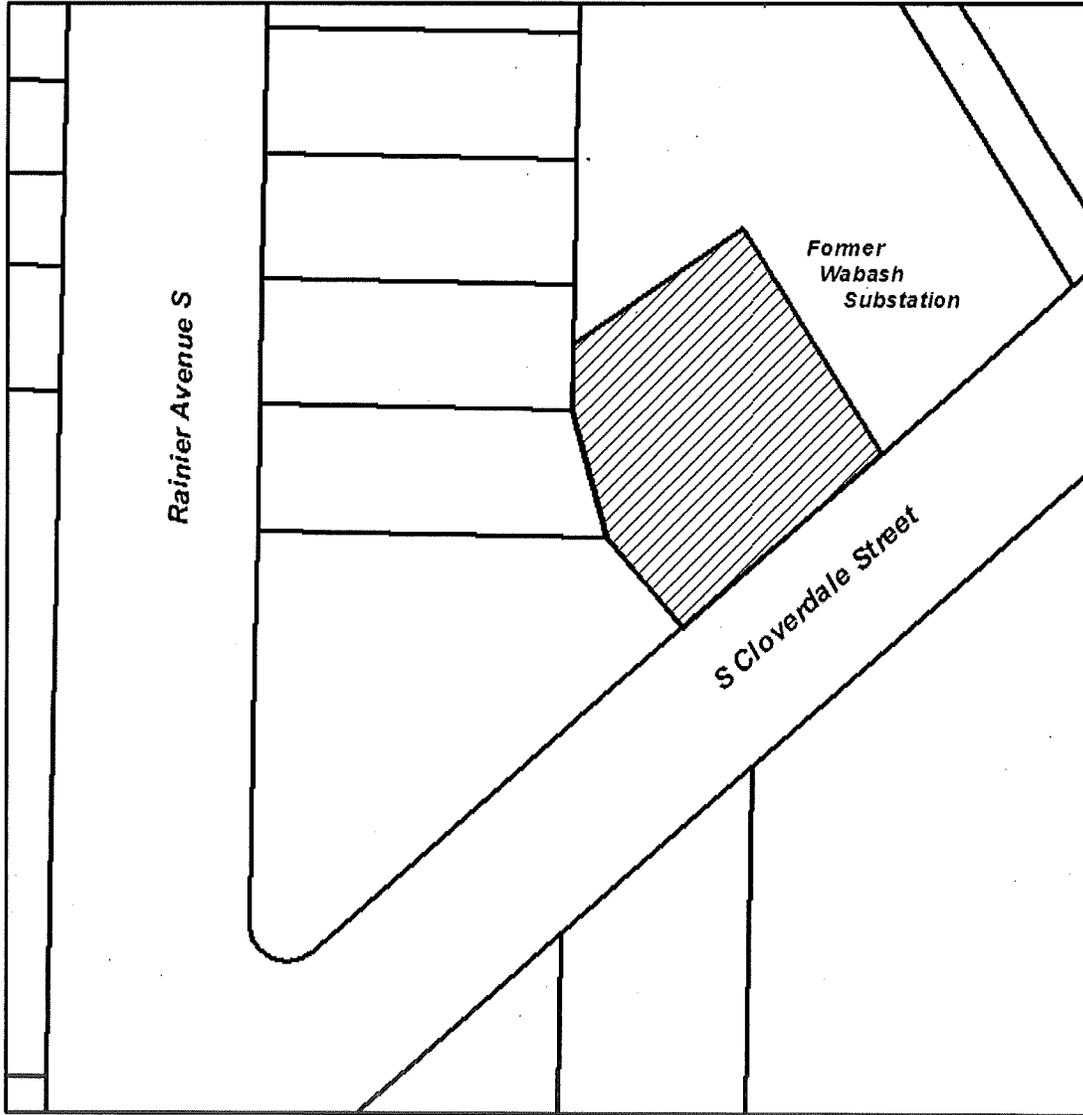
g) Does this legislation affect a piece of property?

Yes. A map of the former Wabash Substation, at 5122 South Cloverdale Street, is provided as Attachment A to this Fiscal Note.

List attachments to the fiscal note below:

Attachment A: Map of Former Wabash Substation

Attachment A



Map of Former Wabash Substation
5122 S Cloverdale Street





City of Seattle
Edward B. Murray
Mayor

November 10, 2014

Honorable Tim Burgess
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill that will transfer jurisdiction over the former Wabash Substation property from Seattle City Light to Seattle Public Utilities (SPU). This former 4 kV substation became surplus to City Light's needs as a result of the system-wide conversion from a 4 kV to a 26 kV electric distribution system.

This property was the subject of a Surplus Property Disposition Study conducted by City Light as authorized by Resolution No. 31412. As part of this study, nine surplus properties were offered first to other City departments and other public agencies.

The former Wabash Substation is in the Henderson Drainage Basin in the Rainier Valley, in an area of frequent flooding, subject to potential combined sewer overflows (CSOs). SPU wishes to acquire this property for storm water detention and a possible CSO storage facility. SPU would pay City Light the true and full market value of \$157,500 for this property.

The proceeds from the transfer of this property will be available for deposit in the City Light Rate Stabilization Account, if necessary, to help avoid automatic electric rate increases resulting from fluctuating fund balances. At the same time, this property will remain in City service to help control local flooding and CSOs in the Rainier Valley. Thank you for your consideration of this legislation. Should you have questions, please contact Michael Jones at 684-3243.

Sincerely,


Edward B. Murray
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Office of the Mayor
Seattle City Hall, 7th Floor
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Seattle, Washington 98124-4749

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Fax: (206) 684-5360
Hearing Impaired use the Washington Relay Service (7-1-1)
www.seattle.gov/mayor



STATE OF WASHINGTON -- KING COUNTY

--SS.

320986

No. 124697,698,699,700,701

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:TITLE ONLY ORDINANCES

was published on

02/27/15

The amount of the fee charged for the foregoing publication is the sum of \$232.50 which amount has been paid in full.



Affidavit of Publication

Penela Colby
Subscribed and sworn to before me on
02/27/2015
[Signature]
Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle Title Only Ordinances

The full text of the following legislation, passed by the City Council on February 2, 2015, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124697

AN ORDINANCE related to the City Light Department and Seattle Public Utilities; transferring jurisdiction of the former Wabash Substation Property from the City Light Department to Seattle Public Utilities for water, drainage, and other utility purposes.

ORDINANCE NO. 124698

AN ORDINANCE relating to the City Light Department; accepting statutory warranty deeds to the Fullerton property in King County, Washington, and the Fontana, Learned's Little Houses, LLC, Morgan, Nihart, and Scheer properties in Skagit County, Washington, for salmonid habitat protection purposes; declaring certain real property rights surplus to utility needs; ratifying the grants of Deeds of Right to the State of Washington on the Fontana, Learned, and Scheer properties for salmon recovery and conservation purposes; placing said lands under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

ORDINANCE NO. 124699

AN ORDINANCE relating to the Transit Corridor Improvements project; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, a deed for street purposes for a portion of Block 2, Lake Union Addition to the City of Seattle, from the Seattle School District No. 1, a municipal corporation of the State of Washington, placing the real property conveyed by such deed under the jurisdiction of the Department of Transportation and designating the property for street purposes; and ratifying and confirming prior acts.

ORDINANCE NO. 124700

AN ORDINANCE accepting twenty limited purpose easements for sidewalk or alley purposes and one correction easement for sidewalk purposes; laying off, opening, widening, extending, and establishing portions of rights-of-way; placing the real property conveyed by said deeds under the jurisdiction of the Seattle Department of Transportation; and ratifying and confirming certain prior acts. (This ordinance concerns the following rights of way: the sidewalk adjoining portions of the Southeast quarter of Section 31, Township 24 North, Range 4 East and the Southwest quarter of Section 32, Township 24 North, Range 4 East, W.M.; the sidewalk adjoining Block 7, Sunnyside Addition to the City of Seattle; the sidewalk adjoining Block 22, Hill Tract Addition to the City of Seattle; the sidewalk adjoining Block 11, Supplementary Plat of Union Addition to the City of Seattle; the sidewalk adjoining Tracts 15 and 16, Morningside Acre Tracts; the sidewalk adjoining Blocks 35, 36, and 37, Woodlawn Addition to Green Lake; the sidewalks adjoining Block 16, Pontius Third Addition to the City of Seattle; the sidewalk adjoining the Southwest quarter of the Northeast quarter of Section 18, Township 25 North, Range 4 East, W.M.; the sidewalk adjoining Block 3, Elbert Place Addition to the City of Seattle; the sidewalk adjoining Block 48, Second Addition to the Town of Seattle as laid off by the Heirs of Sara A. Bell, (deceased) (Commonly known as Heirs of Sara A. Bell's 2nd Addition to the City of Seattle); the sidewalk adjoining Block 19, Seattle Suburban Home Tracts; the sidewalk adjoining Block 29, First Addition to the that Part of the Town of Seattle, laid off by Wm. N. Bell and A.A. Denny (Commonly known as Bell & Denny's 1st Addition to the City of Seattle); Block 4, Eastern Addition of the Town of Seattle; the sidewalk adjoining Parcel B, City of Seattle Lot Boundary Adjustment Number 3011789, under King County Recording Number 2011021590006; the sidewalk adjoining Block D, Brooklyn Supplemental Addition to the City of Seattle; the sidewalk adjoining Parcel A, City of Seattle Lot Boundary Adjustment Number 3012550, under King County Recording Number 20120125900011 as corrected by Affidavit of Minor Correction of Map recorded under Recording No. 20120222000520; the sidewalk adjoining Lot A, City of Seattle Lot Boundary Adjustment Number 3008060, under King County Recording Number 20080703900001; the alley in Block 55 and Block 56, Boston Co's Plat of West Seattle).

ORDINANCE NO. 124701

AN ORDINANCE accepting various deeds for street or alley purposes; laying off, opening, widening, extending, and establishing portions of rights-of-way; placing the real property conveyed by said deeds under the jurisdiction of the Seattle Department of Transportation; and ratifying and confirming certain prior acts. (This ordinance concerns the following rights of way: 15th Avenue Northeast and Northeast 50th Street abutting Block 3, University Heights; the alley in Block 2, Shelton's Addition to the City of Seattle; 2nd Avenue Southwest abutting Parcels A and B, City of Seattle Short Subdivision No. 2400513; the alley in Block L, Bell's 5th Addition to the City of Seattle; the alley in Block P, Bell's 5th Addition to the City of Seattle; the alley in Block 9, Cowen's University Park; the alley in Block 29, Bell, Denny's 1st Addition; Sand Point Way Northeast and 40th Avenue Northeast abutting the Southwest quarter of the Southwest quarter of Section 10, Township 25 North, Range 4 East, W.M.; the alley in Block 14, Replat of Blocks 1, 2, 6, 7, 13, 14 and 23, North Seattle; the alley in Block 8, Fairview Homestead Association, for the Benefit of Mechanics and Laborers; the alley in Parcels A and B, City of Seattle Lot Boundary Adjustment Number 3008060;

the alley in Block 13, Replat of Blocks 1, 2, 6, 7, 13, 14 and 23, North Seattle; the alley in Block 35, Cottage Grove No. 3; the alley in Block 21, Second Addition to that part of the City of Seattle, as Laid Off by A. A. Denny's and W. N. Bell (Commonly known as Bell & Denny's Second Addition to the City of Seattle); the alley in Block 4, Francis R. Day's LaGrande; the alley in Block 10, Pettit's University Addition to the City of Seattle; the alley in Block 26, Plan of North Seattle; the alley in the Henry L. Yesler Donation Land Claim in Township 24 North, Range 4 East, W.M.; the alley in Block 9, Pettit's University Addition to the City of Seattle).

Date of publication in the Seattle Daily Journal of Commerce, February 27, 2015.
2/27(320986)