

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
May 6, 2014	

TO: Mayor Shoji and City Councilors

FROM: Jim Hossley, Public Works Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Consideration of Request by ORCA Communications to Grant an Easement on City Property

BACKGROUND:

Carl Kennedy with ORCA Communications contacted City staff to request your consideration for an easement across City owned property on the north side of the Pedway. ORCA's project is to provide private line services via fiber optic cable to First Call Resolution (FCR) located at 161 Anderson (corner of Anderson and 2nd Ct). FCR requires service diversity for optimal performance of contracts with their clients. ORCA currently provides FCR with a private line via fiber optic cable using the public right of way on Anderson. This secondary service would be fed underground starting at a Pacific Power and Light power pole located on Broadway at Benetti's, running west under Broadway and approximately 30 inches under the Pedway through to 2nd Court then turning north to FCR. The easement request is for 145' x 12' City owned parcel that makes up the north 12' of the Pedway. The remaining path is in the Public Right of Way covered by the Franchise agreement between the City of Coos Bay and ORCA.

The fiber would be located in a 1 ½" conduit made of a plastic called High-density polyethylene (HDPE). HDPE is a flexible material used for many different purposes including gas, power, and sewer lines.

If future development of the Pedway is required, ORCA would have to coordinate with the contractor to reroute the fiber run at ORCA's expense. ORCA would never have to excavate the site in order to maintain the fiber. In the event of fiber and/or HDPE damage, we would have to replace the damaged material either by placing new fiber (in the case of fiber damage only) or remove the damaged HDPE and place new (in the case of fiber and HDPE damage). The expense associated with this would be based on how the damage occurred, e.g. If a contractor damaged the fiber without requesting locates, it would be the contractor's liability.

ADVANTAGES:

This easement would most likely provide a cost benefit to both ORCA and First Call Resolution by reducing material costs. ORCA's proposed project promotes economic development in the City's downtown.

DISADVANTAGES:

The easement could encumber the property should the City wish to sell it. However, it is likely that any future use of the surface would have minimal disturbance to the conduit or new conduit could be run deeper or under a different location.

BUDGET IMPLICATIONS:

There are no immediate budget implications unless the Council desires to charge for the easement. As this easement would have nominal impact on the use and utility of the property, typical charge for the easement would be 0% to 10% of the property value. The Coos County Assessor's market value for the property is \$30,000.

RELATED CITY GOAL:

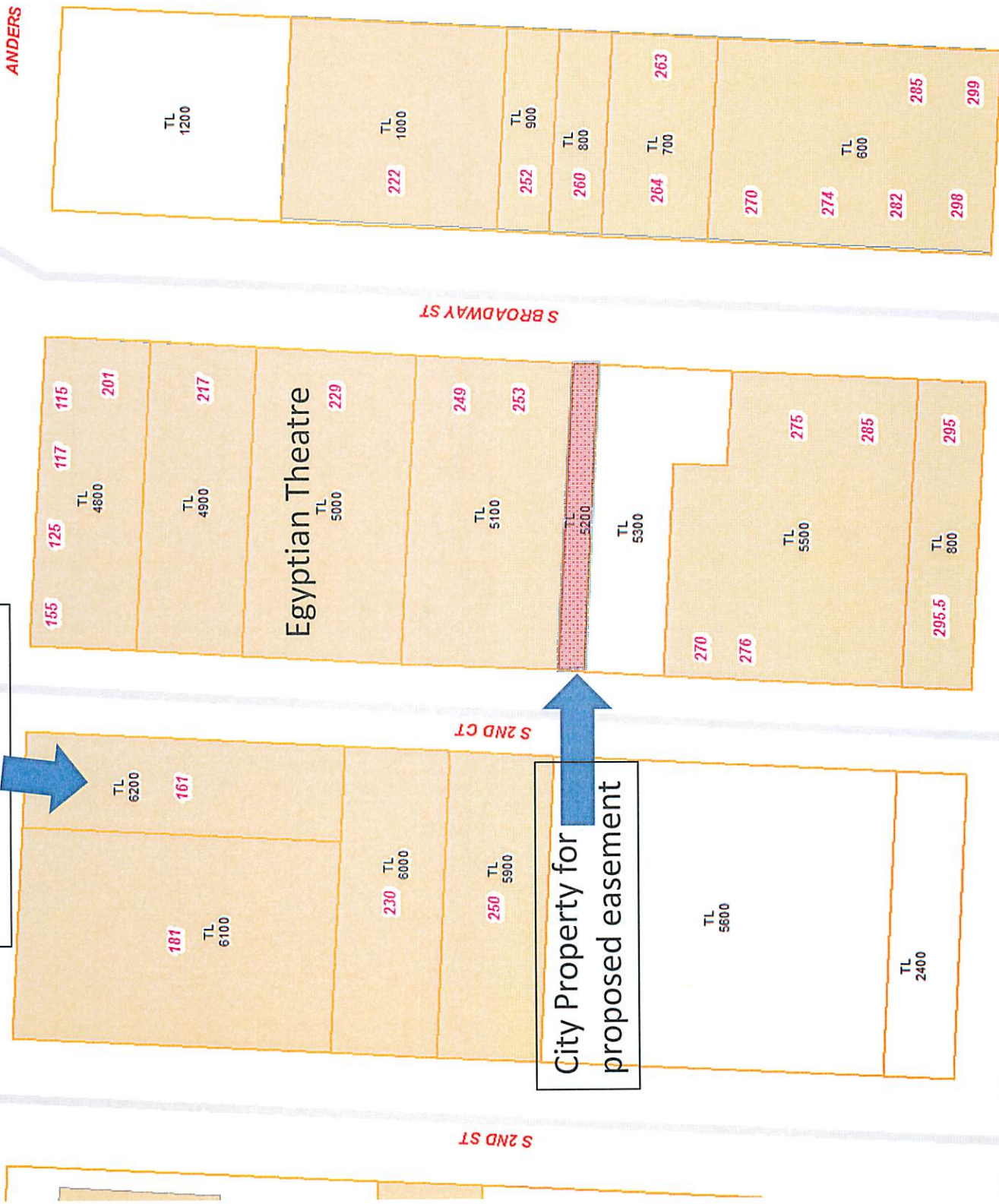
To promote and assist in the revitalization of the Downtown and Empire URA Districts in an effort to provide development opportunities for businesses and industry.

ACTION REQUESTED:

Consider granting an easement for a subsurface communication line to ORCA Communications across the entire 12' width of parcel 25S13W26CDTL0520000 which is the north 12' of the property known as the Pedway and authorize the City Manager to negotiate and sign documents granting the utility easement to ORCA Communications.

ATTACHMENTS:

Map



First Call Resolution

City Property for proposed easement

Property for
proposed easement

