

**WHATCOM COUNTY
PUBLIC WORKS DEPARTMENT**

**Elizabeth Kosa
DIRECTOR**



CIVIC CENTER
322 N. Commercial Street, Suite 210
Bellingham, WA 98225-4042
Telephone: (360) 778-6200
FAX: (360) 778-6201
www.whatcomcounty.us

MEMORANDUM

To: The Honorable County Executive Satpal Singh Sidhu and Honorable Members of the County Council

Through: Elizabeth Kosa, Director

From: Andrew Hester, Real Estate Coordinator

Date: May 9, 2025

Re: Resolution Approving the Sale of Easements

Enclosed is a resolution requesting the approval of the sale of easements on Whatcom County property to Puget Sound Energy and Verizon Wireless.

Requested Action

Public Works respectfully requests that the Whatcom County Council hold a public hearing and take action on the proposed resolution to approve the sale of the easements.

Background and Purpose

Whatcom County owns 3645 E. McLeod Road that is known as the "Whatcom Counseling Center Property" and is leased by Compass Health for the purposes of operating a mental health and counseling facility. T-Mobile operates a cell tower on the property through lease agreement and the cell tower is managed on behalf of T-Mobile by Crown Castle. Verizon utilizes the cell tower through a separate agreement with Crown Castle. Verizon has requested from Puget Sound Energy (PSE) to install electrical facilities necessary for a cell tower upgrade and PSE has requested a utility easement be recorded on the property for that. Verizon has also requested a separate utility easement in their name within the same easement area as the PSE easement. The cell tower lease agreement does provide for the accommodation of utilities in support of the cell tower but it does not grant blanket approval for granting of utility easements. Therefore, Whatcom County requested an appraisal be done for the easement acquisition. The appraisal valued the property rights at \$7,000 and Whatcom County negotiated with Verizon to increase the payment amount to \$14,000. Verizon agreed to that payment amount. Whatcom County Facilities is supportive of the easement sale as language is included in the easement documents that would terminate the easements if the cell tower was no longer operating on the property. The easements will not affect the continued use of the property for its intended purpose.

Funding Amount and Source

Whatcom County would be paid \$14,000 by Verizon and Verizon would pay any associated closing costs.

Please contact me at extension 6216 if you have any questions or concerns regarding this resolution.

Encl.