

CENTRALIA CITY LIGHT

Yelm Hydro Transmission Line

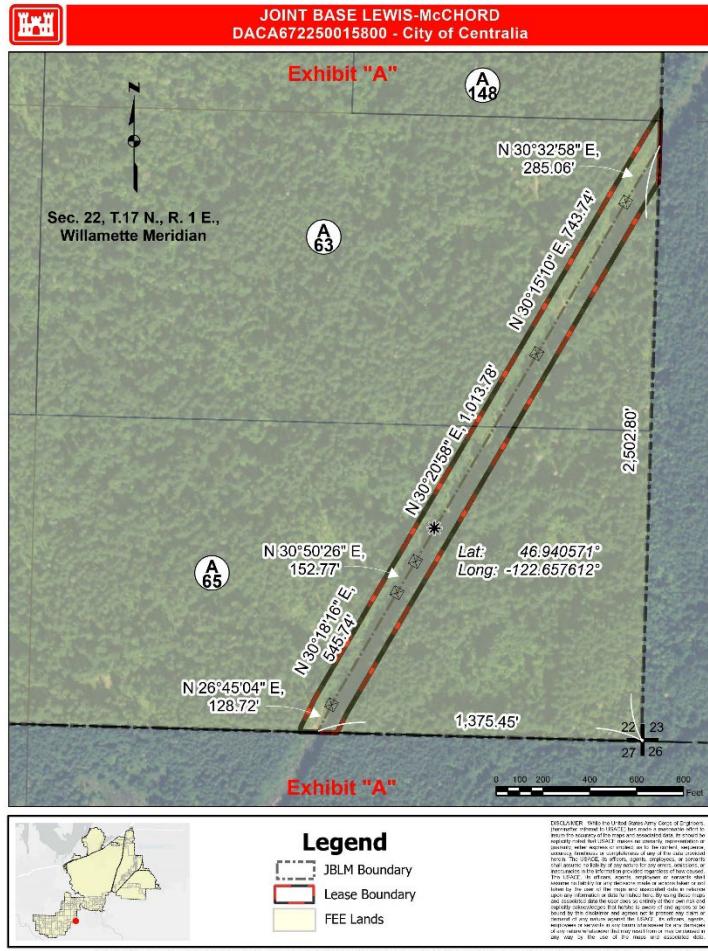
Easement to Corps of

Engineers

Willie Wright – General Manager

January 13, 2026

Reason for easement request



City of Centralia 69 KV power line crosses over Fort Lewis property.

Army Corps of Engineers propose 50-year easement

Easement No. DACA67-2-25-158
Replaces No. DACA67-2-91-124

DEPARTMENT OF THE ARMY
EASEMENT FOR RIGHT-OF-WAY
FOR ELECTRICAL POWER TRANSMISSION LINE
LOCATED ON
JOINT BASE LEWIS-MCCHORD
PIERCE COUNTY, WA

THE SECRETARY OF THE ARMY under and by virtue of the authority vested in the Secretary by Title 10, United States Code, Section 2668, having found that the granting of this easement will not be against the public interest, hereby grants to **Centralia City Light**, hereinafter referred to as the Grantee, an easement for a right-of-way to operate and maintain a 150' wide electrical transmission line located on Joint Base Lewis-McChord, Washington, hereinafter referred to as the Facilities over, across, in, and upon the lands of the United States as identified in **EXHIBIT(S) A - Map, and B - Legal Description**, on portions of Tracts A63, A65, and A148 attached hereto and made a part hereof, hereinafter referred to as the Premises.

THIS EASEMENT is granted subject to the following conditions:

1. TERM

This easement is granted for a term of **fifty year (50)**, beginning **January 15, 2016**, and end **January 14, 2066**.

2. CONSIDERATION

a. The Grantee shall pay in advance to the United States the amount of **SIXTY-FIVE THOUSAND TWO HUNDRED DOLLARS (\$65,200.00)**, in full for the term hereof to the order of the Finance and Accounting Officer, USACE, Seattle District, and submitted to the Real Estate Contracting Officer, as follows: Army Corps of Engineers, Seattle District, Attention: FAO // (CENWS-RET), 4735 East Marginal Way South, Bldg. 1202, Seattle, Washington 98134-2388.

b. All consideration and other payments due under the terms of this easement must be paid on or before the date they are due in order to avoid the mandatory sanctions imposed by the Debt Collection Act of 1982, (31 U.S.C. Section 3717). This

City of Centralia easement ended January 2016. Army Corps of Engineers proposed a 50-year easement expiring January 2066.

This agreement would replace the current DACA67-2-91-124 easement

Payment would be \$65,200 for 50 years.

Correspondence on easement admin fees paid by City of Centralia



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT
SEATTLE, WA 98124-3755

August 2, 2024

M. L. Norton
General Manager
City of Centralia
1100 N Tower Ave.
Centralia, WA 98531-5044

Dear Mr. Norton:

We are in the process of granting Department of the Army Easement No. DACA672240024900 which supersedes Easement No. DACA672910012400. This Easement will grant Centralia City Light, the continued use of 9.88 acres of Army land to operate and maintain a 150' foot wide electrical transmission line located on Joint Base Lewis-McChord, Washington.

The U.S. Army Corps of Engineers is required to collect an administrative fee to process each real estate action *prior* to sending the documents out for signature to the requesting party. Enclosed for your records is an Administrative Fee Summary, which outlines the costs of labor associated with completing the requested real estate agreement. Please remit a check in the amount of **\$23,000.00** made payable to:

FAO, USACE, Seattle District
ATTN: CENWS-RET
Seattle District, Corps of Engineers
4735 E Marginal Way S, Bldg.1202
Seattle, WA 98134-2388

Please be aware that payments must be submitted within **30 days** of receipt of this letter. Upon receipt of the requested funds, and when all preliminary requirements have been met, our organization will send you the requested license for signature. If your organization does not have the ability to submit payment by mail, please reach out to the POC identified in the paragraph below. She will be able to assist you in identifying an alternative method for submitting the requested funds.

Should you have any questions or concerns regarding this matter, please contact Ms. Trieu Guzman, Realty Specialist at (253) 525-9480, or by email at trieu.h.nguyen@usace.army.mil.

**\$23,000 paid
by City of
Centralia**

Dept of Army easement changes in 1991

- When this easement was issued in 1991, Centralia City Light was not required to pay consideration or administrative fees. This was acceptable under regulations and Army Real Estate policies that were in place at that time.
- However, since 1991, federal real property and fiscal management requirements have been updated. Under current Department of the Army policy, grantees are now required to pay both administrative fees (to recover the Army's actual processing and oversight costs) and consideration (to reflect the fair market value of the property interest being granted).

Dept of Army easement changes in 1991 continued

- Paying the administrative fee covers the cost of processing the easement, but it does not account for the value of the property interest granted through the easement.
- Paying consideration for the easement does not cover the Army's \$23,000.00 administrative costs.
- Currently, The City of Centralia is obligated to pay the cost assessed for the value of the property interest granted by the Dept of Army for the transmission line crossing easement
- The Department of the Army has proposed that the City of Centralia pay \$65,200.00 for the easement for 50 years.

Correspondence on Easement Request



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT
4735 E. MARGINAL WAY S.
BLDG. 1202
SEATTLE, WA 98134-2388

March 6, 2025

Mr. M.L. Norton
Centralia City Light General Manager
1100 North Tower
Centralia, WA 98531-5044

Dear Mr. Norton:

Enclosed is Department of the Army Easement No. DACA67-2-25-158 which supersedes Easement No. DACA67-2-91-124, and when fully executed, will grant Centralia City Light, the continued use of a right-of-way for approximately 9.88 acres of Army land to operate and maintain a 150' foot wide electrical transmission line located on Joint Base Lewis-McChord, Washington.

Please have an authorized representative date, sign (digitally or in blue ink), and return two unique (2) copies of the enclosed Easement (Enclosure 1) and Certificate of Authority (Enclosure 2) to: U.S. Army Corps of Engineers, Seattle District, 4735 East Marginal Way South, Bldg. 1202, Seattle, WA 98134-2388, Attention: CENWS-REO-Schwietert. Please ensure that the Certificate of Authority is signed by an individual other than the delegated representative signing the enclosed easement. Alternatively, you may digitally sign the enclosed documents with a digitally authenticated signature (in portable document format .pdf) and email a copy of the digitally signed documents via email to the Realty Specialist identified below. An executed copy of the easement will be provided to your office upon execution and signature by our office.

If you have any questions or concerns regarding this matter, please contact Realty Specialist, Isabella Schwietert at (206) 321-4674 or by email at Isabella.P.Schwietert@usace.army.mil.

Sincerely,

VEGA.OMAR: Digitally signed by
VEGA.OMAR.J.137958160
Date: 2025.03.07 12:30:00
J.137958160 -08:00

OMAR J VEGA
Chief, Real Estate Division
Real Estate Contracting Officer

Enclosures

Yelm Hydro Transmission

We request increasing the expenditure authority in the City Light Yelm budget by the \$65,200 for the object 442 Operating Assessment.



Questions