



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC*  
Ralph K. Rodriguez, LID Administrator, Public Works Engineering Division *RKR*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 23-0633 – LID No. 8640 Final Assessment – July 11, 2023  
**DATE:** June 12, 2023

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**SUMMARY AND PURPOSE:**

An ordinance approving and confirming the Final Assessment Roll for Local Improvement District No. 8640, which provided for the construction of asphalt concrete alley pavement, with storm drainage at the following locations:

- 1) The alley between Proctor Street and Madison Street from North 38th Street north 130 feet, more or less, thence east to Proctor Street;
- 2) The alley between North 35th Street and North 36th Street from Warner Street to Puget Sound Avenue;
- 3) The alley between North 21st Street and North 22nd Street from Washington Street to Adams Street;
- 4) The alley between North 26th Street and North 27th Street from Warner Street to Puget Sound Avenue; and
- 5) The alley between Shirley Street and Winnifred Street from North 18th Street to North 21st Street.

As just numbered, these areas of the overall LID are referred to as Segments 1 through 5 respectively.

**BACKGROUND:**

The Hearing Examiner’s recommendation to confirm and approve the Final Assessment Roll for Local Improvement District No. 8640 (“LID 8640” or the “LID”) is based on the evidence and testimony presented at the public hearing held on June 1, 2023. The construction of asphalt concrete alley pavement, with storm drainage, in all LID Segments has been completed in accordance with the plans and specification for the work. The final project cost is \$782,797.40, of which \$100,670.85 is proposed for assessment to benefitted property owners. The City contributed \$682,126.55 to the total project cost. The LID is intended to be a 10-year assessment roll and the final assessments are based on a cost per Assessable Unit of Frontage (AUF) of \$27.00. No owners of property within LID 8640 contested their proposed assessments either at the hearing or in writing. The evidence presented demonstrates that the Final Assessment Roll conforms to applicable legal requirements, and the Examiner recommends approval of the Assessment Roll for LID 8640.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

All property owners within the boundary of the LID were notified of the public hearing, held on June 1, 2023, at which they could attend to express their concerns and voice support for, or opposition to the Final Assessment Roll of LID 8640. Prior to and during the hearing, several property owners asked clarifying questions to the City’s Department of Public Works LID Section’s representative. Property owners within the LID boundary have benefitted (a) from the improvements, (b) from the option of receiving long-term financing from the City, and (c) from the City’s contribution to the LID.



**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

Positive impacts on equity and accessibility result from the benefit the improvements provide to the property owners within the LID that now enjoy safer alleyways, better drainage.

**Economy/Workforce:** *Equity Index Score:* Moderate Opportunity

Increase the number of infrastructure projects and improvements that support existing and new business developments.

**Livability:** *Equity Index Score:* Moderate Opportunity

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

**Explain how your legislation will affect the selected indicator(s).**

The confirmation of the Final Assessment Roll for LID 8640 recognizes the benefit property owners within the LID boundary experience from the improvements made.

**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. The Council could approve the LID Final Assessment Roll under different terms than those recommended.	Any positive impact arising from varying from the Examiner’s recommendation would depend on what those variations are.	Any variation from the current recommendation could potentially delay finalization of the Assessment Roll, which could potentially postpone obtaining permanent financing and repayment by the property owners for the improvements.
2. The Council could reject the Final Assessment Roll of the LID.	The most positive impacts come from approving the LID 8640 Final Assessment Roll.	The most positive impacts come from approving the LID 8640 Final Assessment Roll, initiating reimbursement to the City for the owner’s share of the improvements.

**EVALUATION AND FOLLOW UP:**

All evaluation and follow up should be coordinated between the appropriate City department and property owners within the LID.

**STAFF/SPONSOR RECOMMENDATION:**

The Hearing Examiner recommends that the Assessment Roll for Local Improvement District No. 8640 be approved and finalized.



**FISCAL IMPACT:**

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. LID Assessments	LID-8640R-FS-AD-06	6398645	\$100,670.85
2. Transportation Capital Fund, 1060	LID-8640R-FS-AD-01	4300000	\$237,973.71
3. ES Surfacewater Utility	ENV-00349-03	4300020	\$85,083.57
4. ES Wastewater Utility	ENV-00475	4300020	\$355,779.46
5. Hazardous Sidewalk Fund, 1060		4335410	\$3,289.81
<b>TOTAL</b>			<b>\$782,797.40</b>

**What Funding is being used to support the expense?**

Funding was approved and authorized with the adoption of Ordinance No. 27499.

**Are the expenditures and revenues planned and budgeted in this biennium’s current budget?**

**YES**

Funding was approved and authorized with the adoption of Ordinance No. 27499.

**Are there financial costs or other impacts of not implementing the legislation?**

**YES**

Interim financing will continue until replaced with reimbursable long term financing.

**Will the legislation have an ongoing/recurring fiscal impact?**

**NO**

**Will the legislation change the City’s FTE/personnel counts?**

**NO**

**ATTACHMENTS:**

- The Hearing Examiner’s City Council Action Memorandum, dated June 12, 2023.
- The Hearing Examiner’s Findings of Fact, Conclusions of Law, and Recommendation, with Attachment 1, issued on June 7, 2023.
- The City’s Witness List, Exhibit List, and Exhibits C-1 through C-7.
- Verbatim electronic recording from the hearing held on June 1, 2023.