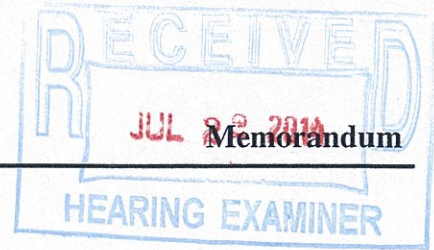




City of Tacoma



TO: Phyllis Macleod, Hearing Examiner
FROM: Ralph K. Rodriguez, L.I.D. Administrator *RFR*
SUBJECT: Exhibit List for L.I.D. 5727 Hearing-Assessment Roll
DATE: July 18, 2014

Please see attached the Exhibit List for L.I.D. 5727 regarding the L.I.D. Hearing scheduled for Thursday July 31, 2014 at 9:00 a.m. in the City of Tacoma Council Chambers.

The exhibit list includes;

- City of Tacoma Department of Public Works L.I.D. report (Exh. 1)
- Published legal notices and publication dates (Exh. 2)
- City Treasurer's Certificate of Mailings, Assessment Hearing notifications (Exh. 3)
- Formation Ordinance (Exh. 4)
- Assessment Map (Exh. 5)

Enclosures

File: LID 5727

ORIGINAL



TO: Phyllis Macleod, Hearing Examiner

FROM: Ralph K. Rodriguez, L.I.D. Administrator *RKR*

SUBJECT: Report for L.I.D. 5727
Confirmation L.I.D. Hearing July 31, 2014 – 9:00 a.m.

DATE: July 29, 2014

An 8-inch water main and related appurtenances along:

South 69th Street from Madison to Durango Streets; and along Proctor Street from South 69th Street north approximately 225 feet.

Notices: The hearing date was published July 10th and July 14th, 2014.
Notice of Public Hearing letters were mailed to owner(s) of record July 15, 2014.

Status: The Final Assessment Roll is being presented for adoption.

Background:

Estimated project cost:	\$169,400.00
Final project cost	\$240,014.15
Est. Rate per AUF: \$160.00	Final: \$204.26
Total Assessed to Property Owners:	\$238,826.30
Water Service Credits	\$1,187.85

To our knowledge the proceedings are all proper and in conformance with L.I.D. statutes.

This is a 10-year Assessment Roll.

Recommendation: The Assessment Roll be adopted as presented.

File: lid5727

ORIGINAL

AFFIDAVIT OF PUBLICATION

07/14/14

STATE OF WASHINGTON)
COUNTY OF PIERCE } ss

THE CITY OF TACOMA

KEN SPURRELL, being first duly sworn on oath, deposes and says that he is the Publisher of the

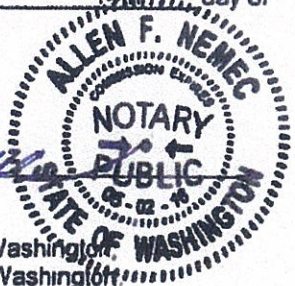
"TACOMA DAILY INDEX, INC."

a daily legal newspaper. That said newspaper is a legal newspaper, which, pursuant to the provisions of Chapter 213 of the 1941 Session Laws of the State of Washington, has been approved as a legal newspaper by order of the Superior Court of the State of Washington in and for Pierce County, entered on June 12, 1941, in Cause No. 84921 entitled "In the matter of the application and qualification of Tacoma Daily Index as a legal newspaper." That said newspaper has been published regularly and continually at least once a week, in the English language, as a newspaper of general circulation the city of Tacoma, Pierce County, Washington, the city where the same was published at the time of said application for approval for at least six months prior to the date of such application, and is now and during all of said time so printed, either in whole or in part, in an office maintained at the aforesaid place of publication, and the same is now and ever since said date has been so published. That the advertisement, of which the attached is a printed copy as published, was published in said newspaper 2 time(s), commencing on 07/10/14 and ending on 07/14/14, both dates inclusive. That the full amount of the fee charged for the foregoing publication is the sum of \$ 217.50. That said newspaper was generally circulated all of said time, and that said advertisement was published in the newspaper proper and not in supplement form.

[Signature]
KEN SPURRELL, Publisher

Subscribed and sworn before me this 14th day of July, 2014

[Signature]



Notary Public in and for the State of Washington, Residing at Tacoma, Pierce County, Washington

ASSESSMENT ROLL HEARING
LD Nos. 3966, 5727, 6979, 7725, and 8648

Notice is hereby given that the City Council has set Thursday, July 31, 2014, at 9:00 a.m., as the date and time for hearing by the Hearing Examiner in the Council Chambers, on the first floor of the Tacoma Municipal Building, 747 Market Street. The Hearing Examiner will consider the Assessment Roll for the cost and expense of Local Improvement District Nos. 3966, 5727, 6979, 7725, and 8648. LD No. 3966 Construction of an 8 inch sanitary sewer main extension from South Madison Street, south of South 69th Street, and terminating at South Proctor Street. LD No. 5727 Installation of 8 inch water mains along South 69th Street, from Madison to Durango Streets; and along Proctor Street, from South 69th Street north approximately 270 feet. LD No. 6979 Installation of six (6) streetlights along South 69th Street, from Durango to Madison Streets; and along Proctor Street, from South 69th Street north approximately 225 feet. LD No. 7725 Installation of underground primary electrical distribution, utilities, telephone and cable TV lines along Proctor Street, from South 66th to South 69th Streets,

and in South 69th Street, from Proctor Street east approximately 150 feet. LD No. 8648 Placement of permanent pavement with necessary storm drainage on South 69th Street, from Durango to Madison Streets; and on Proctor Street, from South 69th Street north approximately 225 feet.

All persons who wish to object to the assessment must either (1) appear at the hearing and make their objections orally, or (2) make their objections in writing, and file them in the office of the City Clerk before 1:00 p.m., on July 31, 2014. At the time set for the hearing, or at such time as the hearing may be adjourned to, the Hearing Examiner will consider all objections made to the Assessment Roll, and will then make recommendations to the City Council. The City Council will sit as a board of equalization for the purpose of considering the Assessment Roll and the Hearing Examiner's recommendations regarding the Roll, and may correct, revise, raise, lower, change, or modify the Assessment Roll, or any part of the Roll, or may set aside the Roll and order the assessment to be made anew. Doris Sorum, City Clerk, Public Hearing, July 10, 2014 and Monday, July 14, 2014.



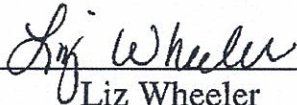
City of Tacoma

July 15, 2014

CERTIFICATE OF MAILING

I, Liz Wheeler, certify that on July 15, 2014, I mailed by U.S. Mail, the Notice of Hearing in the form attached hereto the owners or reputed owners of all lots, tracts, and parcels of land or other property to be specially benefited by the improvements in Local Improvement District No. 5727. Such owners are shown on the rolls of the Pierce County Assessor-Treasurer and directed to the addresses shown thereon.

Dated this 15th Day of July, 2014



Liz Wheeler
City Treasurer's Office – CSR-Technical

RECEIVED
 APR 24 2014
 CITY TREASURER/LID

WATER ASSESSMENT ROLL LID 5727

Page 1 of 3
 NOTE: 10 Year Roll
 COLLECTION FEE \$60.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Service Credit/Charge	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
<u>VILLA PARK</u>														
926000-092-0 #60040381+	FRED O. WALDEN ✓✓	PO BOX 44856 TACOMA, WA 98448-0856 ✓✓ SITE LOCATION: 6728 S PROCTOR ST ✓✓ TACOMA, WA 98409	LOTS 13 THRU 15, BLOCK 21	1 ✓	\$ 12,077.20		1,555.49	593.32	0.00	0.00	\$ 16,952.00 ✓	(3) 1-inch services ✓	35,400	0
926000-093-0 #500403812	AXCENT SERVICING LLC ✓✓	7505 SE 28TH ST APT 1 MERCER ISLAND, WA 98040 ✓✓ SITE LOCATION: 6732 S PROCTOR ST ✓✓ TACOMA, WA 98409	LOTS 16 THRU 18, BLOCK 21	2 ✓	\$ 12,077.20		1,555.49	593.32	0.00	0.00	\$ 16,952.00 ✓	(3) 1-inch services ✓	33,700	0
926000-094-0 #600403813	EVELYN J. PETERSON ✓✓	4317 NE 66TH AVE #19 VANCOUVER, WA 98661 ✓✓ SITE ADDRESS: 3901 S 69TH ST ✓✓ TACOMA, WA 98409	LOTS 19 THRU 21, BLOCK 21	3 ✓	\$ 15,437.30	-1,187.85	0.00	647.44	0.00	0.00	\$ 18,498.20 ✓		39,300	42,000
926000-097-1 #600403814	AXCENT SERVICING LLC ✓✓	7505 SE 28TH ST APT 1 MERCER ISLAND, WA 98040 ✓✓ SITE LOCATION: 6729 S PROCTOR ST ✓✓ TACOMA, WA 98409	LOTS 13 THRU 15, BLOCK 22	4 ✓	\$ 12,077.20		1,555.49	593.32	0.00	0.00	\$ 16,952.00 ✓	(3) 1-inch services ✓	35,400	0
926000-098-0 #600403815	AXCENT SERVICING LLC ✓✓	7505 SE 28TH ST APT 1 MERCER ISLAND, WA 98040 ✓✓ SITE LOCATION: 6737 S PROCTOR ST ✓✓ TACOMA, WA 98409	LOTS 19 THRU 21, BLOCK 22	5 ✓	\$ 15,437.30		1,555.49	743.45	0.00	0.00	\$ 21,241.55 ✓	(3) 1-inch services ✓	35,400	0
926000-100-0 #600403819	ESTATE OF WILLIAM G BRADFORD ✓✓ BETTY J WELLING ✓✓ EXECUTORIX	P.O. BOX 64902 UNIVERSITY PLACE, WA 98464 ✓✓ SITE LOCATION: 6718 S DURANGO ✓✓	LOTS 19 THRU 21, BLOCK 23 INCL 30 FT OF VAC S DURANGO ST	6 ✓	\$ 19,277.20		0.00	860.59	0.00	0.00	\$ 24,588.15 ✓		349,100	0

WATER ASSESSMENT ROLL LID 5727

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Service Credit/ Charge	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
TACOMA, WA 98409														
02-20-25-5-004 77666405220	EKawat Sunti SUNTEKAWAT //	409 ROY STREET SEATTLE, WA 98109 SITE LOCATION: 3860 S 69TH STREET TACOMA, WA 98409 1425 Sanford Dr Fort Collins, CO 80526-4251 ✓ 1293 Main St #3 Windsor, CO 80550 ✓	UNPLATTED 25-20-2 LOT 4, SP 77-134	7/	\$ 70,999.00		16,073.39	3,734.16	0.00	0.00	\$ 106,690.40	(31) 1-inch services ✓	63,000	0
926000-097-2 4666405220	AXCENT SERVICING LLC //	7505 SE 28TH ST APT 1 MERCER ISLAND, WA 98040 SITE LOCATION: 6733 S PROCTOR ST TACOMA, WA 98409 ✓	VILLA PARK LOTS 16 THRU 18, BLOCK 22	8/	\$ 12,077.20		1,555.49	593.32	0.00	0.00	\$ 16,952.00	(3) 1-inch services ✓	35,400	0
TOTAL						<u>\$ 169,459.60</u>	<u>(1,187.85)</u>	<u>\$ 23,850.84</u>	8,358.92	0.00	0.00	<u>238,826.30</u> ✓	626,700	42,000
LAND VALUE		626,700												
1/4 IMP VALUE		10,500												
TOTAL VALUE		637,200												
TOTAL EST PO ASSMT		169,459.60												
TOTAL FINAL PO ASSMT		238,826.30												
CHECKED	8/29/2006 RKR													
CHECKED	7/8/2013 RKR	154,022.30												
CHECKED	9/26/2013 RKR													
CHECKED	____/____/____													
CHECKED	____/____/____													

926000-092-0 10/28/2010 OWNERSHIP CHANGE. PREVIOUSLY GARY & SHARON HOLDEN, 6727 S MADISON, TACOMA, WA 98409 PER PCAT RECORDS FRED O WALDEN. NO SALE LISTED UNDER PARCEL NUMBER.

WATER ASSESSMENT ROLL LID 5727

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Service Credit/Charge	Suppl	P.O. Disc.	LID Assist.	LID Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
926000-093-0			3/14/2007 OWNERSHIP CHANGE: ORIGINALLY DONALD OLIVE, 200 MILTON WAY, APT A, MILTON, WA 98354 SOLD TO COOPER DEVELOPMENT PER PCAT. 7/13/2009 FROM COOPER DEVELOPMENT TO AXCENT SERVICING LLC VIA ORDAL TRUSTEE SERVICES PER PCAT											
926000-094-0			DUPLICATE ADDED PER OTHER ASSESSMENT ROLL INSTRUCTIONS											
926000-097-0			6/28/2007 PARCEL SUBDIVIDED INTO 2 SEGMENTS, 926000-097-1 AND 926000-097-2 PER PCAT RECORDS COMPLETED.											
926000-097-1			7/13/2009 OWNERSHIP CHANGE FROM COOPER DEVELOPMENT TO AXCENT SERVICING LLC VIA ORDAL TRUSTEE SERVICES PER PCAT RECORDS											
926000-097-2			7/13/2009 OWNERSHIP CHANGE FROM COOPER DEVELOPMENT TO AXCENT SERVICING LLC VIA ORDAL TRUSTEE SERVICES PER PCAT RECORDS											
926000-098-0			7/13/2009 OWNERSHIP CHANGE FROM COOPER DEVELOPMENT TO AXCENT SERVICING LLC VIA ORDAL TRUSTEE SERVICES PER PCAT RECORDS											
926000-100-0			PO MAILING ADDRESS REVISED FROM 609 S G St, TACOMA, WA 98405 TO PO BOX 64902, UNIVERSITY PLACE, WA 98464-0902 NOTE: PO OWNS MULTIPLE PROPERTIES, NOT ALL ADDRESSES CHANGED WITH PIERCE COUNTY. PER PCAT OWNERSHIP & MAILING ADDRESS REVISED FROM WILLIAM G BRADFORD, P.O. BOX 64902, UNIVERSITY PLACE, WA 98464-0902. TO ESTATE OF WILLIAM G BRADFORD C/O BETTY J WELLING, PO BOX 64902, TACOMA, WA 98464.											
02-20-25-5-004			3/2/2010 OWNERSHIP CHANGE FROM COOPER DEVELOPMENT TO SUNTI EKAWAT VIA FRONTIER BANK SALE PER PCAT RECORDS.											
7/8/2013			UPDATED LAND & IMPROVEMENT VALUES											
9/26/2013			UPDATED LAND & IMPROVEMENT VALUES											



ORDINANCE NO. 27653

L.I.D. No. 5727

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3 AN ORDINANCE providing for the installation of new 8-inch water mains and
4 related appurtenances, and creating Local Improvement District
5 No. 5727, providing for a special fund for the payment of the
6 improvement by special assessment upon the properties within the
7 district benefited thereby, for the issuance of warrants, installment notes,
8 bond anticipation notes, or other short-term obligations to pay that part of
9 the cost and expense of the improvement assessed against the
10 properties in the district, and for the payment of the remainder of the
11 cost thereof.

12 WHEREAS all of the preliminary proceedings for the establishment of
13 Local Improvement District ("L.I.D.") No. 5727 have been taken as provided by
14 law, and

15 WHEREAS the Hearing Examiner of the City, after public hearing duly
16 held, has recommended to the City Council the formation of L.I.D. No. 5727;
17 Now, Therefore,

18 BE IT ORDAINED BY THE CITY OF TACOMA:

19 Section 1. That the City Council hereby adopts the Hearing Examiner's
20 Findings of Fact, Conclusions of Law, and Recommendation as contained in the
21 Hearing Examiner's Report and Recommendation to the City Council relating to the
22 proposed L.I.D. No. 5727, and dated August 23, 2007, which Report is on file in the
23 office of the City Clerk.

24 Section 2. That there shall be installed new 8-inch water mains and
25 related appurtenances, together with all other work necessary to complete the
26 project in accordance with the maps, plans, and specifications prepared and



1 now on file in the office of the Director of the Department of Public Works,
2 which maps, plans, and specifications are hereby adopted.

3 Section 3. That there is hereby created a local improvement district, to
4 be known as L.I.D. No. 5727, which shall embrace as nearly as practicable all
5 the properties specially benefited by the improvements described above, which
6 properties are described as follows:

7 Those portions of the Northeast quarter of Section 25,
8 Township 20 North, Range 02 East, W.M., described as
9 follows:

10 All of Lots 13 through 21 of Blocks 21 and 22 of VILLA
11 PARK; Lots 19 through 21 including 30 feet of vacated
12 South Durango Street of Block 23 of VILLA PARK, as per
13 plat recorded in Volume 5, Pages 60 and 61; together with
14 Lot 4 of Short Plat 77-134, filed March 4, 1977, records of
15 Pierce County Auditor; situate in the City of Tacoma.

16 Situate in the County of Pierce, State of Washington.

17 Section 4. That the estimated cost and expense of the improvement is
18 \$169,400; that the estimated assessment for each property is based on a
19 monetary rate per Assessable Units of Frontage ("AUF").

20 The assessments levied against the properties described above shall
21 become due and payable at the option of the property owners in cash, without
22 interest, within 30 days after publication of the notice of assessment, or in ten
23 (10) equal annual installments with interest on deferred payments at a rate to
24 be hereafter fixed, but in no event greater than one-half percent above the rate
25 of interest fixed upon sale of bonds for the district; and each year one of such
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installments, together with interest due thereon and on all installments thereafter to become due, shall be collected in the manner provided by law.

Section 5. That a special fund is hereby created, to be called Local Improvement Fund, District No. 5727, which shall consist in the aggregate of the several amounts assessed, levied, and collected upon the several lots and parcels of land in the local improvement district for the purpose of defraying the cost and expense of the improvement to be borne by the properties within the district, and into which fund shall be deposited the proceeds of the sale of warrants, installment notes, bond anticipation notes, or other short-term obligations drawn against the fund which may be sold by the City. Out of the fund shall be paid the warrants, installment notes, bond anticipation notes, or other short-term obligations, interest thereon, and the cost of the improvement to be borne by the properties included in the district.

Section 6. The Director of the Department of Public Works is hereby ordered to call for bids for said improvements and to proceed and complete the improvements and to make out and certify to the City Council an assessment roll, all as provided by law.

In case no bid is accepted, the Director of Public Works is hereby authorized to proceed and complete the improvement by the method of day labor or force account and by use of materials, supplies, and equipment, as authorized by the City Charter and ordinances of the City. The Director of Public Works shall keep a separate account of the expenditures as made and the exact cost of the improvements separately computed. Upon certification by



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the Director of Public Works that any sums are due to any person for labor or materials for the improvements, the proper officers shall issue a warrant therefor drawn upon the L.I.D. Fund, District No. 5727. The Director of Public Works shall certify to the City Council the assessment roll on the properties as provided by law.

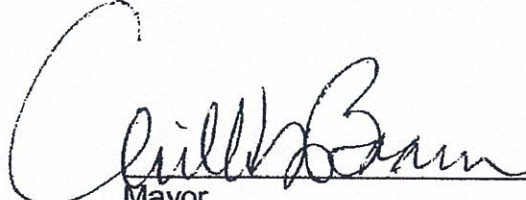
Section 7. Under the provisions of the laws of the state of Washington, amendments thereto, and this ordinance, there shall be issued warrants, installment notes, bond anticipation notes, or other short-term obligations, issued pursuant to Ordinance No. 23412, as it may be amended, in payment of the cost and expense of the district, payable out of the Local Improvement District Fund. Such warrants, installment notes, bond anticipation notes, or other short-term obligations shall bear interest from the date of their issuance at a rate to be hereafter fixed by the Director of the Department of Finance in accordance with Ordinance No. 23412, and shall be redeemed from the Local Improvement District Fund or by other warrants, installment notes, bond anticipation notes, or other short-term obligations, or from the proceeds of local improvement bonds hereafter issued.

Section 8. Pursuant to the provisions of the laws of the state of Washington, the City Council hereby directs that the improvements be paid for by the City in cash and that the warrants, installment notes, bond anticipation notes, or other short-term obligations authorized to be issued under the provisions of this ordinance be sold by the proper officers of the City in accordance with Ordinance No. 23412, as it may be amended, and that the



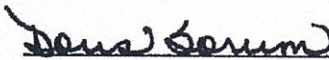
proceeds thereof shall be applied in payment of the cost and expense of the improvement.

Passed NOV 13 2007




Mayor

Attest:



City Clerk

Approved as to form:



Assistant City Attorney

Property descriptions approved:



Chief Surveyor
Public Works Department

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SOUTH 69TH STREET
N.E. 1/4-SEC. 25-T. 20N.-R. 2E.-W.M.

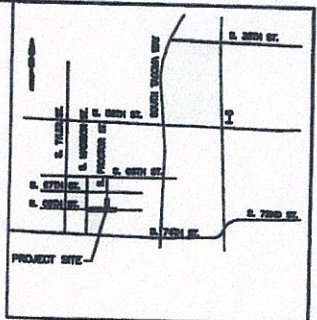
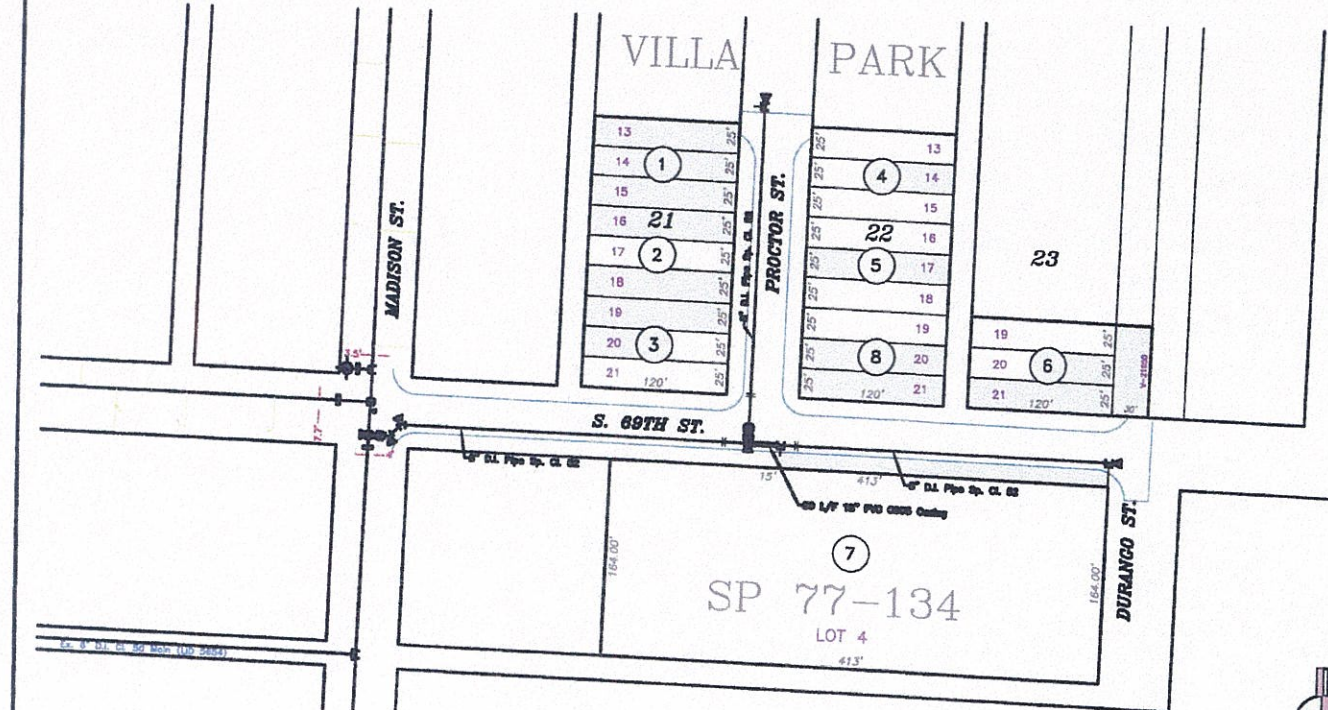


Exhibit 5

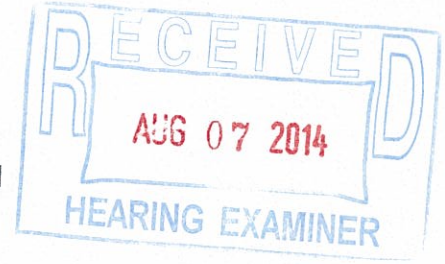
		CITY OF TACOMA DEPARTMENT OF PUBLIC UTILITIES WATER DIVISION	
LOCAL IMPROVEMENT DISTRICT 5727 SHOWING PROPERTY ASSIGNED FOR IMPROVING WITH WATER MAINS AND FIRE HYDRANTS AS SHOWN HEREON			
DIST. No. 5727 DESIGNED: S.L.M. CHECKED: S.S.S. DATE: 11/10/97	APPROVED: CITY ENGINEER DATE: 11/10/97	DIST. No. 5727 SHEET No. 1 OF 1	DIST. No. 5727 SHEET No. 1 OF 1

NO.	REVISION	DATE	BY	APP'D.
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FIELD BOOK SUP NO. 202/97



TO: Phyllis Macleod, Hearing Examiner
FROM: *ms* Ralph K. Rodriguez, L.I.D. Administrator
SUBJECT: LID 3966, 5727 and 7725 Assessment Roll period
DATE: August 7, 2014



As discussed during the assessment roll hearing the L.I.D. Section / Engineering Division / Public Works Department has held discussions with numerous property owners of the above listed L.I.D.s regarding the proposed financing repayment period. Based upon these discussions the L.I.D. Section / Engineering Division / Public Works Department is requesting that the repayment period be revised from a ten year roll to a twenty year roll.

File: LID 3966, 5727 and 7725

ORIGINAL

SUPPLEMENT
TO RECORD 4