



City of Tacoma

City Council Action Memorandum

TO: Hyun Kim, 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. 25-0838 – LID No. 8651 Final Assessment – October 7, 2025
DATE: September 17, 2025

SUMMARY AND PURPOSE:

An ordinance approving and confirming the Final Assessment Roll for Local Improvement District No. 8651 for street pavement with a structural section, installation of concrete curbs and gutters, and surface water main extension with surface water catch basins where needed at the following locations:

- 1) North 29th Street from Proctor Street to Monroe Street (Segment 1);
- 2) North 28th Street from Union Avenue to Washington Street (Segment 2);
- 3) Verde Street from North 36th Street to North 37th Street (Segment 3); and
- 4) South 94th Street from Alaska Street west to the dead end (Segment 4).

As just numbered, these areas of the overall LID are referred to as Segments 1 through 4 respectively.

BACKGROUND:

The Hearing Examiner's recommendation to confirm and approve the Final Assessment Roll for Local Improvement District No. 8651 ("LID 8651" or the "LID") is based on the evidence and testimony presented at the public hearing held on August 7, 2025. The construction and improvements in all LID segments have been completed in accordance with the plans and specifications for the work. The final project cost is \$1,726,778.79, of which \$342,972.50 is assessed to the benefitted property owners. Of the \$342,972.50 amount assessed to benefitted property owners, \$69,924.05 are additional costs for supplemental work requested by individual property owners, which work is billed to the requesting property owner directly. The City generally contributed \$533,426.21 to the total project cost. In addition to the general amount, the City's Wastewater Utility fund contributed \$346,755.24, the City's Surface Water Utility fund contributed \$271,646.03, and Tacoma Public Utilities, through its Tacoma Water Division, contributed \$231,978.81. 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 \$84.00. 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 8651.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

All property owners within the boundary of the LID were notified of the public hearing, held on August 7, 2025, at which they could attend to express their concerns and voice support for, or opposition to, the Final Assessment Roll of LID 8651. During the hearing, a few 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 better street improvements and drainage.



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

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

Civic Engagement: *Equity Index Score:* Moderate Opportunity

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

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 8651 recognizes public improvements made to the LID area and the benefit property owners within the LID boundary experience from these same improvements.

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 impacts arising from varying from the Examiner's recommendation would depend on what those variations would be.	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 (and the City) for the improvements.
2. The Council could reject the Final Assessment Roll of the LID.	The most positive impacts come from approving the LID 8651 Final Assessment Roll. The Improvements (financing) must be repaid in any event.	The most positive impacts come from approving the LID 8651 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. 8651 be approved and finalized.

**FISCAL IMPACT:****EXPENDITURES:**

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1060-Transportation Capital & Engineering Fund	LID-8651R / 8651R	Various	\$876,398.71
4301 – ES Surface Water Utility	LID-8651S / 8651S	Various	\$271,646.03
4300 – ES Wastewater Utility	LID-8651W / 8651W	Various	\$346,755.24
4600 – Tacoma Water	WTR-00357	Various	\$231,978.81
TOTAL			\$1,726,778.79

REVENUES:

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
LID Assessments	LID-8651R-FS-AD-06	6398645	\$342,972.50
Transportation Capital & Engineering Fund, 1060	LID-8651R-FS-AD-02	4300000	\$533,426.21
ES Surface Water Utility	LID-8651S	4300020	\$271,646.03
ES Wastewater Utility	LID -8651W	4300020	\$346,755.24
Tacoma Water	WTR-00357	4300020	\$231,978.81
TOTAL			\$1,726,778.79

What Funding is being used to support the expense?

Funding was approved and authorized with the adoption of Ordinance No. 27734.

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. 27734.

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

YES

The costs remain with the department 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 September 17, 2025.
- The Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation, with Attachment 1, issued on August 15, 2025.
- The City's Witness List, Exhibit List, and Exhibits C-1 through C-7.
- Verbatim electronic recording from the hearing held on August 7, 2025.