



## ORDINANCE NO. 28217

L.I.D. No. 8660

1 AN ORDINANCE relating to Local Improvement Districts; providing for the  
2 construction of permanent alley pavement, with a structural section and  
3 storm drainage, on the alley between North 30th Street and North 31st  
4 Street, from Monroe Street to Mason Avenue; creating Local Improvement  
5 District No. 8660; providing for a special fund for the payment of the  
6 improvements by special assessment upon the property within the district  
7 benefitted thereby, for the issuance of warrants, installment notes, bond  
8 anticipation notes, or other short-term obligations to pay that part of the cost  
9 and expense of the improvements assessed against the property in the  
10 district, and for the payment of the remainder of the cost thereof.

11 WHEREAS Local Improvement District No. 8660 ("L.I.D. No. 8660")  
12 encompasses proposed street and alley improvements in two separate locations,  
13 as follows:

14 **Segment 1:** Construction of permanent street pavement, with  
15 structural section, curb, gutters, and storm drainage on Bristol Street,  
16 from North 50th Street to North 51st Street.

17 **Segment 2:** Construction of permanent alley pavement, with a  
18 structural section and storm drainage, on the alley between North 30th  
19 Street and North 31st Street, from Monroe Street to Mason Avenue;  
20 and

21 WHEREAS over 50 percent of property owners in Segment 1 filed protests  
22 against the formation of the proposed L.I.D., and, by contrast, property owners in  
23 Segment 2 supported formation of the district for alley improvements, and

24 WHEREAS the Hearings Examiner of the City, after public hearing duly held  
25 on March 10, 2014, has recommended to the City Council the formation of  
26 L.I.D. No. 8660, but to include only the property and improvements identified as  
Segment 2, and

WHEREAS all of the preliminary proceedings for the establishment of L.I.D.  
No. 8660 have been taken as provided by law; Now, Therefore,



BE IT ORDAINED BY THE CITY OF TACOMA:

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Section 1. That there shall be established permanent alley pavement with a structural section, storm drain lines, and storm water catch basins, where needed, in the alley between North 30th Street and North 31st Street, from Monroe Street to Mason Avenue. Such improvements may include driveway entrances; sanitary sewer connections from the sewer main to the property line; the removal and planting of trees; and all work necessary to complete the improvement in full accordance with the plans and specifications to be prepared by the City Engineer.

Section 2. That there is hereby created a local improvement district, to be known as L.I.D. No. 8660, which shall embrace as nearly as practicable all the property specially benefitted by the improvements described above, which property is described as follows:

Alley between North 30th Street and North 31st Street from  
Monroe Street to Mason Avenue

That portion of the Southwest Quarter of the Southeast Quarter of Section 25, Township 21 North, Range 02 East, W.M., described as follows:

Lots 1 through 25, Blocks 18 and 20; Grandin Addition to Tacoma, as per plat recorded in Volume 8, Page 97, filed September 7, 1907, records of Pierce County Auditor. Situate in the City of Tacoma, County of Pierce, State of Washington.

EXCEPT the South half of Lots 23 through 25, Block 18;

EXCEPT the North one-half of Lots 1 and 2 and the North one-half of the East twelve and one-half feet of Lot 3, Block 20;

EXCEPT the North half of the West 22.22 feet of Lot 23, and the North half of Lots 24 and 25, Block 20.



1 Section 3. That the estimated cost and expense of the improvements is  
2 \$204,151.00, which cost and expense shall be borne and assessed, in part, against  
3 the property included in, and benefitted by, the L.I.D. The total assessed amount to  
4 the benefitted property owners is \$155,151.00 at an estimated rate of \$128.00 per  
5 assessable unit of frontage (AUF). The City is contributing \$49,000.00 from the  
6 Environmental Services Surface Water Fund. Actual assessments may vary from  
7 assessment estimates, so long as the assessments do not exceed the increased  
8 true and fair value the improvements add to the property being assessed.

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

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19 Section 4. That a special fund is hereby created, to be called Local  
20 Improvement Fund, District No. 8660, which shall consist in the aggregate of the  
21 various amounts assessed, levied, and collected upon the several lots and parcels  
22 of land in the local improvement district for the purpose of defraying the cost and  
23 expense of the improvements to be borne, in part, by the benefitted property within  
24 the district, and into which fund shall be deposited the proceeds of the sales of  
25 warrants, installment notes, bond anticipation notes, or other short-term obligations  
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1 drawn against the fund which may be sold by the City. The warrants, installment  
2 notes, bond anticipation notes, or other short-term obligations, interest thereon,  
3 and the cost of the improvements to be borne, in part, by the benefitted property  
4 included in the district shall be paid out of the fund.

5 Section 5. The Director of the Department of Public Works is hereby  
6 authorized to call for bids for said improvements, and to proceed and complete the  
7 improvements, and to prepare and certify to the City Council an assessment roll,  
8 all as provided by law.

9 In case no bid is accepted, the Director of Public Works, or designee, is  
10 hereby authorized to proceed and complete the improvement by the method of day  
11 labor or force account and by use of materials, supplies, and equipment, as  
12 authorized by the City Charter and ordinances of the City. The Director of Public  
13 Works shall keep a separate account of the expenditures as made and the exact  
14 cost of the improvements separately computed. Upon certification by the Director  
15 of Public Works that any sums are due to any person for labor or materials for the  
16 improvements, the proper officers shall issue a payment therefore drawn upon the  
17 L.I.D. Fund, District No. 8660. The Director of Public Works shall certify to the City  
18 Council the assessment roll on the property as provided by law.

19 Section 6. Under the provisions of the laws of the state of Washington,  
20 amendments thereto, and this ordinance, there shall be issued warrants, installment  
21 notes, bond anticipation notes, or other short-term obligations, issued pursuant to  
22 Ordinance No. 23412, as it may be amended, in payment of the cost and expense  
23 of the district, payable out of the Local Improvement District Fund. Such warrants,  
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1 installment notes, bond anticipation notes, or other short-term obligations shall bear  
 2 interest from the date of their issuance at a rate to be hereafter fixed by the Director  
 3 of the Department of Finance in accordance with Ordinance No. 23412, and shall  
 4 be redeemed from the Local Improvement District Fund or by other warrants,  
 5 installment notes, bond anticipation notes, or other short-term obligations, or from  
 6 the proceeds of local improvement bonds hereafter issued.

7 Section 7. Pursuant to the provisions of the laws of the state of  
 8 Washington, the City Council hereby directs that the improvements be paid for by  
 9 the City in cash and that the warrants, installment notes, bond anticipation notes,  
 10 or other short-term obligations authorized to be issued under the provisions of this  
 11 ordinance be sold by the proper officers of the City in accordance with Ordinance  
 12 No. 23412, as it may be amended, and that the proceeds thereof shall be applied  
 13 in payment of the cost and expense of the improvements.  
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 16 Passed \_\_\_\_\_

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 Mayor

19 Attest:  
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 21 \_\_\_\_\_  
 City Clerk

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 23 Approved as to form:  
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 25 \_\_\_\_\_  
 Deputy City Attorney

Property description approved:  
 26 \_\_\_\_\_  
 Chief Surveyor  
 Public Works Department