



**TO:** T.C. Broadnax, City Manager  
**FROM:** Phyllis Macleod, Hearing Examiner *PKM*  
Ralph Rodriguez, L.I.D. Administrator, Public Works, Engineering  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 14-0729 - L.I.D. No. 3966 Assessment Roll – September 16, 2014  
**DATE:** August 27, 2014

**SUMMARY:**

An ordinance approving and confirming the Assessment Roll for Local Improvement District (L.I.D.) No. 3966 for the construction of an 8-inch sanitary sewer main extension from South Madison Street south of South 69<sup>th</sup> Street easterly approximately 318 feet along the centerline of a 20-foot right-of-way abutting the south line of Short Plat 77-134, thence north 394 feet, more or less along an easement through Lot 4, Short Plat 77-134 and terminating in South Proctor Street.

**COUNCIL SPONSORS:**

N/A

**STRATEGIC POLICY PRIORITY:**

- Strengthen and maintain a strong fiscal management position.
- Foster neighborhood, community, and economic development vitality and sustainability.

Confirmation of the final assessment roll will allow the City to obtain financial payments from the owners benefitted by the L.I.D. and thereby maintain a strong fiscal management position. The constructed improvements foster neighborhood, community, and economic development vitality and sustainability.

**BACKGROUND:**

**Creation of the Local Improvement District**

L.I.D. 3966 was formed by Tacoma City Council Ordinance 27652 on November 13, 2007. The project provided for construction of an 8-inch sanitary sewer main extension from South Madison Street south of South 69<sup>th</sup> Street easterly approximately 318 feet along the centerline of a 20-foot-right-of-way abutting the south line of Short Plat 77-134, thence north 394 feet, more or less along an easement through Lot 4, Short Plat 77-134 and terminating in South Proctor Street. The improvements have been completed in accordance with the project plans and specifications.

**Assessment Process**

The final project cost is \$259,696.43, compared to the estimated project cost of \$104,999.90. The final rate per Assessable Unit of Frontage (AUF) is \$193.52, compared to the estimated rate of \$117.03 per AUF. The final total assessed to property owners is \$227,920.65, which includes \$61,794.88 attributable to work requested by individual property owners and assessed to them directly. The City's Environmental Services Wastewater Management fund contributed \$24,505.41 and the Street Special Reserve Fund contributed \$7,270.37 to the final project cost. The project has a 20-year Assessment Roll.

**Assessment Roll Hearing Process**

Pursuant to applicable laws and at the direction of the Tacoma City Council, a public hearing on the assessment roll was held by the Hearing Examiner on July 31, 2014. Evidence was presented that all procedures provided for by law with respect to adoption of the assessment roll have been taken, including



mailing notices of the assessment roll hearing to owners of record. The evidence established that a zone and termini formula was used to determine the L.I.D. assessments in keeping with RCW 35.44.030 and RCW 35.44.040 and that the market value of benefitted properties increased in an amount equal to or greater than the assessments. No property owners in L.I.D. 3966 appeared at the hearing to contest the assessments. Three telephone inquiries from property owners were received by the Public Works Department prior to the hearing and the owners' questions were answered by staff.

**ISSUE:**

N/A

**ALTERNATIVES:**

The Council could approve the Final Assessment Roll as recommended by the Hearing Examiner. In the alternative, the Council could find that governing legal standards have not been followed and either modify the assessments or remand the matter to the Hearing Examiner for modification of the assessments.

**RECOMMENDATION:**

The Hearing Examiner recommends that the City Council adopt an ordinance approving and confirming the Assessment Roll for L.I.D. No. 3966.

**FISCAL IMPACT:**

Please see next page.



**FISCAL IMPACT:**

If you are making a commitment on the City's behalf to receive or expend funds, then the fiscal impact section should be completed. If this does not apply, enter "There is no fiscal impact" and delete everything below this line. If you are unsure, please contact the Budget Office. If the action is to accept a donation, you do not need to complete the fiscal impact section, just note the estimated value of the donation in the background section.

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
PW Wastewater 2006 Bond Construction Fund, 4300-06CON	ENV-00466-EX		\$259,696.43
<b>TOTAL</b>			<b>\$259,696.43</b>

\* General Fund: Include Department

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
PW Wastewater 2006 Bond Construction Fund, 4300-06CON	ENV-00466 -FS-AD	6398645	\$259,696.43
<b>TOTAL</b>			<b>\$259,696.43</b>

**POTENTIAL POSITION IMPACT:**

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
<b>TOTAL</b>			

*This section should only be completed if a subsequent request will be made to increase or decrease the current position count.*

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET:** None - Prior year's expense.

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED?** Yes – Prior year's budget.

**IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.**