



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner
COPY: City Council and City Clerk
SUBJECT: Ordinance 13-0078 – Confirm and Approve Assessment Roll for Local Improvement District No. 5729 – City Council Meeting September 24, 2013
DATE: September 6, 2013

SUMMARY:

Confirming and approving the Assessment Roll for Local Improvement District (L.I.D.) No. 5729.

BACKGROUND:

On June 7, 2011, the Tacoma City Council adopted Ordinance No. 27992, which provided for the creation of L.I.D. No. 5729. Ordinance No. 27992 called for the installation of a 12-inch water main crossing East D Street, being approximately 15-feet south of the easterly extension of the northerly line of Parcel B, Boundary Lot Adjustment MPD2004-40000137475, recorded under Pierce County Auditor's File No. 2010-05-11-5001, from the existing 12-inch water main east of East D Street, thence west to a point approximately 40 feet west of East D Street, together with all other work necessary to complete the project in accordance with maps, plans, and specifications prepared and on file in the Office of the Director of Public Works. The water main improvement, directed under L.I.D. 5729, provided necessary service to America's Car Museum (The LeMay Museum) located on adjacent properties.

The Assessment Roll for L.I.D. No. 5729 was filed in the Office of the City Clerk on June 3, 2013, and a public hearing on the Assessment Roll was held on August 20, 2013. Ralph Rodriguez, L.I.D. Administrator for the City's Department of Public Works, testified that the improvements have been completed in accordance with the plans and specifications for such work and that a modified zone & termini formula was used to estimate the L.I.D. assessments. The final project cost is \$188,980.90, compared to the estimated project cost of \$150,085.30. The increased cost was the result of change orders incurred when the contractor encountered conflicting utilities during construction of the water line extension, as well as costs associated with installation of three water services at The LeMay Museum. Since the LeMay Museum owns the property solely benefited by the L.I.D., it will bear the entire cost of the improvements constructed under L.I.D. 5729. This is a 10-year Assessment Roll.

ISSUE:

The improvements have been constructed, the final project costs are known, the final assessments are determined, and a hearing on the final assessments has been conducted. The assessment roll hearing provided property owners the opportunity to present relevant information to contest their local improvement district assessment. Having considered the evidence presented and applying the laws and policies governing local improvement districts, the Hearing Examiner recommends the assessment roll be confirmed and approved. In accordance with state law and the Tacoma Municipal Code governing local improvement districts, confirmation of the final assessments is the last step in the local improvement district process.

ALTERNATIVES:

Adoption of Ordinance No. 27992, that created L.I.D. No. 5729, directed the City to complete the project in accordance with the maps, plans, and specifications prepared by the office of the Director of the



Department of Public Utilities. The confirmation and approval of the final assessment roll allows the City to reimburse itself by property local improvement district assessments.

RECOMMENDATION:

The Hearing Examiner finds that the Assessment Roll for Local Improvement District No. 5729 conforms to applicable legal requirements and recommends that the City Council adopt an ordinance assessing the property for benefits conferred under L.I.D. No. 5729, and further recommends that the Assessment Roll for L.I.D. No. 5729 be confirmed and approved.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600, Water Current Fund Capital	WTR-00392-01		\$188,980.90
TOTAL			\$188,980.90

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600, Water Current Fund Capital	WTR-00392-01-07	6371110	\$188,980.90
TOTAL			\$188,980.90

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
N/A	N/A	N/A	N/A
TOTAL			

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: None

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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