



TO: Phyllis Macleod, Hearing Examiner

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

SUBJECT: Report for L.I.D. 5729
Confirmation L.I.D. Hearing July 11, 2013 – 9:00 a.m.

DATE: July 2, 2013

Construction of water main as described below:

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 MPD 2004-40000137475, recorded under Pierce County Auditor's File Number 2010-05-11-5001, from the existing 12-inch watermain east of East 'D' Street, thence west to a point approximately 40 feet west of East 'D' Street.

Notices: The hearing date was published June 20th and June 24th, 2013.

Notice of Public Hearing letters were mailed to owner(s) of record June 19, 2013.

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

Background: Estimated project cost: \$150,085.30
Final project cost \$188,980.90

Est. Rate per AUF: \$418.93 Final: \$414.26

Total Assessed to Property Owner: \$188,980.90

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: lid5729

ORIGINAL

EXHIBIT 1

AFFIDAVIT OF PUBLICATION

06/24/13

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 06/20/13 and ending on 06/24/13, both dates inclusive. That the full amount of the fee charged for the foregoing publication is the sum of \$ 150.00. 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.

ASSESSMENT ROLLS HEARING LID Nos. 5729 and 7729

Notice is hereby given that the City Council has set Thursday, July 11, 2013, 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 Rolls for the cost and expense of Local Improvement District Nos. 5729 and 7729:

LID No. 5729 for the installation of a 12-inch water main and related appurtenances crossing East D Street to serve the Harold E. LeMay Museum development.

LID No. 7729 for the installation of underground primary electrical distribution, utilities, telephone, and cable TV lines within a utility easement to serve the Harold E. LeMay Museum development.

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 8:30 a.m. on July 11, 2013. 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 Rolls, 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 Rolls and the Hearing Examiner's recommendations regarding the Rolls, and may correct, revise, raise, lower, change, or modify the Assessment Rolls, or any part of the Rolls, or may set aside the Rolls and order the assessment to be made anew.

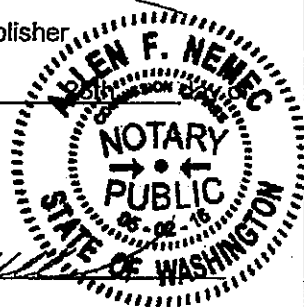
Doris Sorum
City Clerk

Publish: Thursday, June 20, 2013 and
Monday, June 24, 2013



KEN SPURRELL, Publisher

Subscribed and sworn before me this
June, 2013



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

ORIGINAL

EXHIBIT 2



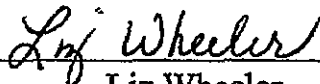
City of Tacoma

June 19, 2013

CERTIFICATE OF MAILING

I, Liz Wheeler, certify that on June 19, 2013, I mailed by U.S. Mail, the Notice of Hearing, in the form attached hereto as to 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. 5729. Such owners are shown on the rolls of the Pierce County Assessor-Treasurer and directed to the addresses shown thereon.

Dated this 19th Day of June, 2013



Liz Wheeler

City Treasurer's Office – CSR-Technical

ORIGINAL

EXHIBIT 3

ASSESSMENT ROLL LID 5729

RECEIVED
 JUN 05 2013
 CITY TREASURER/LID

Page 1 of 2
 NOTE: 10 Year Roll
 COLLECTION FEE \$60.00

EXHIBIT 3

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt.	Suppl Desc.	Land Value	Improv. Value
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DBLA 2010-05-11-5001

207819-101-1 500172249	AMERICA'S CAR MUSEUM / 6004 05124	PO BOX 1117 TACOMA WA 98401 Site Address: 2702 EAST 'D' STREET Tac WA 98421	PARCEL A, BLA 2010-05-11-5001 DESC AS COM AT C/L INTER OF E D ST & E 27TH ST, TH S 7 DEG 22 MIN E 211.51 FT, TH S 82 DEG 38 MIN 38 SEC W 40 FT, TH CONT S 82 DEG 38 MIN 38 SEC W 361.5 FT TO POB, TH S 7 DEG 21 MIN 17 SEC E 745.84 FT, TH N 66 DEG 33 MIN 1 SEC W 18.31 FT TO BBG OF CURVE WHOSE RAD FT BEARS N 23 DEG 26 MIN 59 SEC E 287.32 FT, TH NWLY ALG ARC OF SD CURVE 297.37 FT THRU C/A OF 59 DEG 17 MIN 56 SEC, TH N 7 DEG 16 MIN 5 SEC W 489.16 FT, TH N 82 DEG 38 MIN 38 SEC E 155.02 FT TO POB	1 ✓	124,923.45	35,237.33	0.00	0.00	0.00	158,770.15	8-inch fire service & meter also 2-inch service & 1.5-inch meter	1,165,200	25,409,200
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207819-101-2 500173023	AMERICA'S CAR MUSEUM / 6004 05125	PO BOX 1117 TACOMA WA 98401 Site Address: 2720 EAST 'D' STREET Tac WA 98421	PARCEL B, BLA 2010-05-11-5001 DESC AS COM AT C/L INTER E D ST & E 27TH ST, TH S 7 DEG 22 MIN E 211.51 FT, TH S 82 DEG 38 MIN 38 SEC W 40 FT TO POB, TH S 82 DEG 38 MIN 38 SEC W 361.5 FT, TH S 7 DEG 21 MIN 17 SEC E 575.57 FT, TH N 38 DEG 13 MIN 54 SEC E 91.78 FT, TH N 82 DEG 38 MIN 38 SEC E 295.97 FT, TH N 7 DEG 21 IN 20 SEC W 362.72 FT, TH N 7 DEG 22 MIN W 148.62 FT TO POB	2 ✓	25,161.85	5,328.34	0.00	0.00	0.00	30,210.75	2-inch service & 2-inch meter	2,082,800	99,500
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SUBTOTALS: 150,085.30 40,565.67 0.00 0.00 0.00 188,980.90 3,248,000 25,508,700

ORIGINAL

ASSESSMENT ROLL LID 5729

Page 2 of 2
 NOTE: 10 Year Roll
 COLLECTION FEE \$60.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	F & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
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LAND VALUE	3,248,000
I/4 IMP VALUE	6,377,175
TOTAL VALUE	9,625,175
TOTAL EST PO ASSMT	150,085.30
TOTAL FINAL PO ASSMT	188,980.90

CHECKED	2/11/2011 RKR				
CHECKED	5/3/2013 RKR				
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ORDINANCE NO. 27992

L.I.D. No. 5729

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3 AN ORDINANCE providing for the installation of a 12-inch water main crossing
4 East D Street, creating Local Improvement District No. 5729; providing
5 for a special fund for the payment of the improvements by special
6 assessment upon the property within the district benefited thereby, for
7 the issuance of warrants, installment notes, bond anticipation notes, or
8 other short-term obligations to pay that part of the cost and expense of
9 the improvements assessed against the property in the district, and for
10 the payment of the remainder of the cost thereof.

11 WHEREAS all of the preliminary proceedings for the establishment of
12 Local Improvement District ("L.I.D.") No. 5729 have been taken as provided by
13 law, and

14 WHEREAS the Hearings Examiner of the City, after public hearing duly
15 held, has recommended the formation of L.I.D. No. 5729 to the City Council;
16 Now, Therefore,

17 BE IT ORDAINED BY THE CITY OF TACOMA:

18 Section 1. That there shall be installation of a 12-inch water main
19 crossing East D Street, and all other work necessary to complete the same in
20 accordance with the plans and specifications to be prepared by the Tacoma
21 Water Superintendent, together with all other work necessary to complete the
22 project in accordance with the maps, plans, and specifications prepared and
23 now on file in the office of the Director of the Department of Public Works, which
24 maps, plans, and specifications are hereby adopted as follows:
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ORIGINAL

EXHIBIT 4



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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 Line Adjustment MPD 2004-40000137475, recorded under Pierce County Auditor's File Number 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.

Section 2. That there is hereby created a local improvement district, to be known as L.I.D. No. 5729, which shall contain all the property specially benefited by the improvements described above.

Section 3. That the estimated cost and expense of the improvements is \$125,000.00, which cost and expense shall be borne and assessed against the property included in, and benefitted by, the L.I.D.

The assessments levied against the property described above shall become due and payable at the option of the property owners in cash, without interest, within 30 days after publication of the notice of assessment, or in ten equal annual installments with interest on deferred payments at a rate to be hereafter fixed, but in no event greater than .05 percent above the rate of interest fixed upon sale of bond for the district; and each year one of such installments, together with interest due thereon and on all installments thereafter to become due, shall be collected in the manner provided by law.

Section 4. That a special fund is hereby created, to be called Local Improvement Fund, District No. 5729, which shall consist in the aggregate of the various amounts assessed, levied, and collected upon the several lots and parcels of land in the local improvement district for the purpose of defraying the



1 cost and expense of the improvements to be borne by the property within the
2 district, and into which fund shall be deposited the proceeds of the sale of
3 warrants, installment notes, bond anticipation notes, or other short-term
4 obligations drawn against the fund which may be sold by the City. Out of the
5 fund shall be paid the warrants, installment notes, bond anticipation notes, or
6 other short-term obligations, interest thereon, and the cost of the improvement to
7 be borne by the property included in the district.

8 Section 5. The Tacoma Water Superintendent is hereby ordered to call
9 for bids for said improvements, and to proceed and complete the improvements
10 and to make out and certify to the City Council an assessment roll, all as
11 provided by law.
12

13 In case no bid is accepted, the Tacoma Water Superintendent is hereby
14 authorized to proceed and complete the improvements by the method of day
15 labor or force account and by use of materials, supplies, and equipment, as
16 authorized by the City Charter and ordinances of the City. The Director of Public
17 Works shall keep a separate account of the expenditures as made and the exact
18 cost of the improvements separately computed. Upon certification by the
19 Director of Public Works that any sums are due to any person for labor or
20 materials for the improvements, the proper officers shall issue a payment therefor
21 drawn upon the L.I.D. Fund, District No. 5729. The Director of Public Works shall
22 certify to the City Council the assessment roll on the property as provided by law.
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24 Section 6. Under the provisions of the laws of the state of Washington,
25 amendments thereto, and this ordinance, there shall be issued warrants,
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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 7. 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 therefrom shall be applied in payment of the cost and expense of the improvement.

Passed JUN - 7 2011

Mark Strodel
Mayor

Attest:

Doris Seum
City Clerk

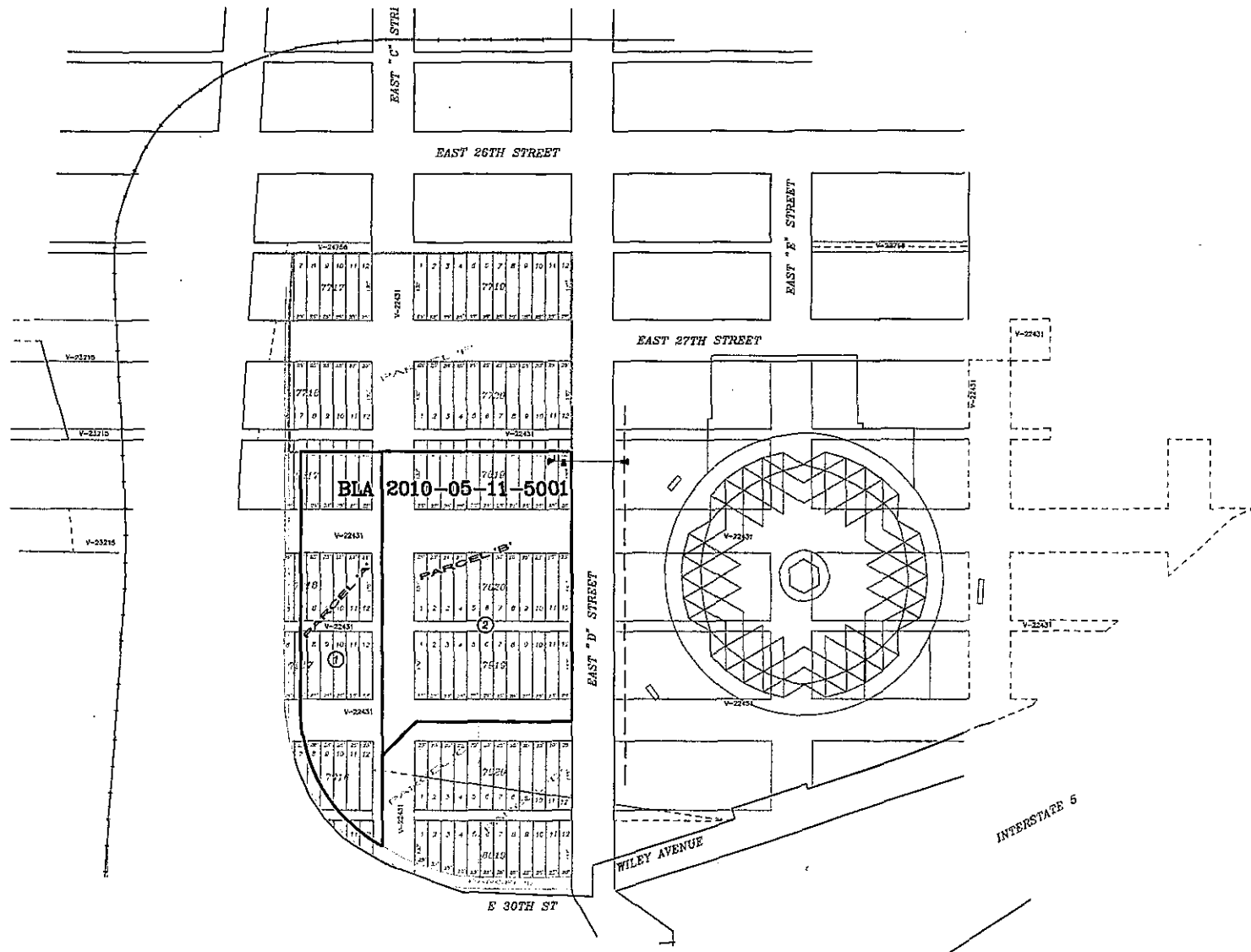
Approved as to form and legality:

Property description approved

[Signature]
Deputy City Attorney

[Signature]
Chief Surveyor
Public Works Department

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NO.		REVISION	DATE	BY	DATE	FILE NO.	DATE	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS	LID6729
				FILED	3/9/11	1"=200'		ASSESSMENT MAP SHOWING PROPERTIES BEING ASSESSED FOR WATERMAINS	1 - 1
				BY		DATE			
				BY		DATE			
				BY		DATE			
				BY		DATE			