

RECEIVED

By HEARING EXAMINER OFFICE L. Legg at 9:43 am, Dec 08, 2020

CITY WITNESS LIST

HEARING DATE: Thursday, December 14, 2020, at 5:00 p.m.

FILE NUMBER: HEX2020-038 (LID 8670 Formation)

WITNESS NAME	E	F	SUMMARY OF TESTIMONY
Ralph K. Rodriguez			Public Works Staff Report
Michael Garrison			Public Works Support staff

E=EXPERT WITNESS; F=FACT WITNESS

CITY EXHIBIT LIST**HEARING DATE:** Monday, December 14, 2020, at 5:00 p.m.**FILE NUMBER:** HEX2020-038 (LID 8670 Formation)

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	City of Tacoma Department of Public Works L.I.D. Report	City of Tacoma, Public Works ("COT PW")	X			Exhibits C-1 thru C-10 admitted at hearing on 12/14/20
EX. C-2	Ferry Street Community Outreach Invite, sign-in sheet	COT, PW	X			
EX. C-3	Ferry Street Community Outreach Invite, sign-in sheet, handouts, Advisory Surveys, LID installment example	COT, PW	X			
EX. C-4	Advisory Survey No. 8601-B - signed Advisory Survey No. 8601-A - signed	COT, PW	X			
EX. C-5	City Council Memorandum from the Public Works Department and Environmental Services Department to the City Manager October 26, 2020	COT, PW	X			
EX. C-6	Resolution 40688	COT, PW	X			
EX. C-7	Published Legal Notices and Publication Dates	COT, PW	X			
EX. C-8	Public Works Certificate of Mailings. Mail Merge List	COT, PW	X			
EX. C-9	Assessment Map	COT, PW	X			
EX. C-10	Assessment Roll	COT, PW	X			
EX. C-11		COT, PW				

KEY**A = Admitted****E = Excluded****W = Withdrawn**

**REPORT TO THE HEARINGS EXAMINER
FOR L.I.D. HEARING DECEMBER 14, 2020- 5:00 P.M.**

L.I.D. NO. 8670 Construction of street pavement with a structural section, curbs, gutters, and storm drainage, on:

Ferry Street from South 12th Street to South 14th Street.

Notices: The Tacoma City Council on November 17, 2020 adopted Resolution No. 40688 setting the Formation Hearing date for LID 8670 on December 14, 2020. The Resolution was published October 22 and 23, 2020.

Notices of the Public Hearing were mailed to owners of record on November 20, 2020.

Status: A Public Hearing is being scheduled for consideration of the formation of LID 8670. Property owners representing a majority of the assessments have indicated their support by signing an advisory survey.

Background:	Estimated rate per A.U.F.:	\$180.00
	Streets Initiative:	\$183,211.00
	Property Owner Assessments:	\$190,730.50
	Environmental Services – Surface Water:	<u>\$118,750.00</u>
	Estimated project cost:	\$492,691.50

To our knowledge the proceedings are all proper and in conformance with L.I.D. statutes.

Protest: 0.00%

This is a 20-year Assessment Roll.

Recommendation: Considering the amount of protest, we recommend the L.I.D. be created.

RECEIVED

By HEARING EXAMINER OFFICE L. Legg at 9:33 am, Dec 08, 2020

Exhibit C-2.1

NOTICE OF COMMUNITY MEETING

The Public Works Department is holding a community meeting to discuss paving options for Ferry Street from S 12th to S 14th Street and S 14th Street from Ferry to State Street.

FERRY STREET

COMMUNITY MEETING - PAVING OPTIONS

Thursday, February 15, 2018 5:30 pm to 7:30 pm

Tacoma Police Sector 1 – Central Substation

1524 Martin Luther King Way

PURPOSE OF THE MEETING?

To discuss the scope of the improvement currently proposed for Ferry & S 14th Streets as made possible by the passage of the Streets Initiative in November, 2015. To discuss additional improvement options that are available to the property owners. To receive feedback and direction from the neighborhood prior to moving forward. Public Works staff will be available to address your questions.

WHAT INFORMATION CAN I EXPECT TO RECEIVE?

City staff will discuss the proposed paving of Ferry & S 14th Streets and other options for the neighborhoods consideration.

HOW DO I PROVIDE COMMENTS TO THE CITY?

You can attend the community meeting or following the meeting, provide written comments using the return address on this card or by facsimile at (253) 591-5533 or via e-mail at rrodrig1@cityoftacoma.org.

If you have additional questions please feel free to contact Ralph Rodriguez, LID Administrator at:

(253) 591-5522



CITY OF TACOMA
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
747 MARKET STREET – ROOM 520
TACOMA WA 98402



To request this information in an alternative format or a reasonable accommodation, please contact the LID Office at 591-5522. TTY or STS users please dial 711 to connect to WA Relay Services.

Exhibit No. C-2.1



Paving Options Meeting
for
Ferry Street
from South 12th Street to South 14th Street

February 15, 2018 at 5:30 p.m.
1524 Martin Luther King Way – Tacoma Police Sector 1 – Central Substation

Attendees (please sign in):

	Name	Telephone No.	Email
1	Angela Edwards	253-272-8475	aedward@comcast
2	Mike Keith	253-241-3	aedward@co.puwa.wa.
3	Mike Keith	253-241-3221	champsoully@sloud.com
4	Austin Goble	970-371-1438	gobleat@gmail.com
5	Natalie Commins	703-389-9180	commins.n@gmail.com
6	Bethanne Baretich	253-678-9578	JMBProps@gmail.com
7	Linda Marie	206 474 0851	lmaridancunone@hotmail
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FERRY STREET – PAVING

(Amended)

Why must we pay to have our street paved?

- You don't. The City of Tacoma has over 800 miles of residential streets. The intent of the 2015 Streets Initiative was to pave as many of these streets as possible with pavement consisting of 2-inches of asphalt over 2-inches of gravel (CSTC). Where streets have been paved in the past, owners have asked why concrete curbs and gutters were not installed. Additional concrete curb & gutter was not included in the street initiative cost projections. As such, for neighborhoods opting for concrete curb & gutter, owners are responsible for the additional cost, which could be financed via a Local Improvement District process.
 - **Local Improvement District** - Requires a majority support of the property owners being assessed. The Local Improvement District provides public financing allowing owners to finance their assessment over time. Owners are responsible for a portion of the total cost of the design, inspection and construction. Parcels halfway to the next block are included within the assessment district. It is presumed that the parcels receive benefit, on a diminishing basis, if the street is paved and includes curb & gutter.

What is the difference in paving sections?

- The 2-inch asphalt surface treatment consists of 2-inches of asphalt over 2-inches of CSTC. The street is not set to final alignment and grade.
- The surface with curb & gutter will consist of 5-inches of crushed ballast (CSBC), 2.5-inches of CSTC, 3-inches of asphalt with cement concrete curb & gutter. The street will be centered within the street Right-of-Way with the top of the curb being 2% lower than the street edge of the sidewalk.

How is a majority determined?

- The City of Tacoma has used Local Improvement Districts for over 100 years. The City used the assessable units of frontage (AUFs), as stipulated in the Revised Code of Washington (RCWs), when determining LID support and in calculating assessments. Staff calculated the Assessable Units of Frontage (AUFs) from the edge of the Washington Street Right-of-Way to the mid-point of the block. 30-foot zones were created with the square footage calculated in each zone per parcel. The square footages were multiplied by a coefficient per zones. The coefficients are
 - Zone 1 - .015

- The total assessment for the owners is \$213,063.50 with the balance being the responsibility of the City provided by the Streets Initiative.

Would there be additional costs if I support an LID?

- Staff will contact each owner abutting Ferry and South 14th Streets to inquire if they desire to have the LID contractor perform additional work. If requested, staff will provide an estimate for the additional work. The additional work is added to the LID assessment and is eligible to be financed through the City of Tacoma. Additional work may include:
 - Removing and replacing the existing sidewalk.
 - Cement Concrete driveway approach (required for properties with existing driveways).

What are the next steps?

- The purpose of the meeting and the next step in the process is the determination of how the neighborhood wishes to proceed. If you are supportive of a Local Improvement District that would provide financing of the street with curb, gutter and a structural section we ask that you sign advisory survey No. 8565-A or 8566-A. The policy governing LIDs requires majority support from the properties within the proposed district.
- If you're supportive of a street consisting of 2-inches of asphalt over 2-inches of CSTC with no assessment for the paving of the street we ask that you sign advisory survey No. 8565-B or 8666-B.

PROGRAMS

LID Assistance

- The program is administered by the Community & Economic Development Department and pays 100% of the base LID assessment for eligible low or fixed income property owners who live on the property being included within the boundaries of a Local Improvement District; the program does not cover the cost of additional work requested by the owner. (Sample application included)

READ CAREFULLY

Signatures to advisory survey must be written with ink.

Signatures of agents must be accompanied by evidence of the agent's authority to sign the principal's name to the advisory survey.

Signatures of officers of corporations must be accompanied by evidence of the officer's authority to sign for the corporation.

Alterations or erasures herein will not be permitted.

ADVISORY SURVEY NUMBER 8565-B

Advisory Survey for Local Improvement

TO THE HONORABLE CITY COUNCIL OF THE CITY OF TACOMA:

We, the undersigned, being the owners, according to the records of the County Auditor of Pierce County, Washington, of the property hereinafter set opposite our names, abutting upon or adjacent to the proposed improvement herein petitioned for, do respectfully submit this advisory survey your honorable body to improve _____

Ferry Street

from South 12th Street to South 14th Street

said improvement to consist of 2-inches of asphalt over 2-inches of crushed surfacing top course with asphalt wedge curbs

(Insert 2" Asphalt Surface Treatment, Sidewalk, Paving, Sewer Construction, Underground Wiring, or Street Beautification)

said improvement to be made within said limits and to be paid for as follows: No cost to the owners

The improvement shall be constructed in accordance with plans and specifications to be prepared by either the City Engineer and/or the Director of Public Utilities.

ESTIMATED COST PER A.U.F.: N/A

Dated at Tacoma. February 15, 2018

NOTE:

The owners are opting to have the street improved using Street Initiative funding ONLY with wedge curbs

OWNER

(Signature, print name & telephone number)

LEGAL DESCRIPTION

Example of Annual Installments to improve Ferry Street from S 12th St to S 14th St ⁽¹⁾

Street pavement with a structural section - Amended 2/10/20

Parcel No.	Owner	Site Address	Estimated Assessment ⁽²⁾	Estimated Interest ⁽³⁾	1st Annual Assmt. 2022	Monthly Budget ⁽⁴⁾	2nd Annual Assmt. 2023	Monthly Budget ⁽⁴⁾	3rd Annual Assmt. 2024	Monthly Budget ⁽⁴⁾
466500-002-0	JLDM Tacoma LLC C/O Darla & Jack Jones	2012 S 12th Street	\$17,699.20	5.00%	\$1,769.92	\$147.49	\$1,725.67	\$143.81	\$1,681.42	\$140.12
466500-005-0	JLDM Tacoma LLC C/O Darla & Jack Jones	xxxx S Ferry Street	\$1,109.85	5.00%	\$110.99	\$9.25	\$108.21	\$9.02	\$105.44	\$8.79
466500-003-0	Thomas A Lomis	1240 S Sprague Avenue	\$13,430.65	5.00%	\$1,343.07	\$111.92	\$1,309.49	\$109.12	\$1,275.91	\$106.33
466530-004-0	Thomas A Lomis	1219 S Ferry Street	\$8,849.50	5.00%	\$884.95	\$73.75	\$862.83	\$71.90	\$840.70	\$70.06
466530-005-0	Thomas J McGrath Henry Thompson	1221 S Ferry Street	\$4,424.75	5.00%	\$442.48	\$36.87	\$431.41	\$35.95	\$420.35	\$35.03
466530-006-0	Linda Marie	1223 S Ferry Street	\$4,424.75	5.00%	\$442.48	\$36.87	\$431.41	\$35.95	\$420.35	\$35.03
466530-007-0	Megan & Jesse Sorgenfrei	1225 S Ferry Street	\$8,849.50	5.00%	\$884.95	\$73.75	\$862.83	\$71.90	\$840.70	\$70.06
466530-008-0	Lan D Phan & Thuy Thi Pham	1231 S Ferry Street	\$8,849.50	5.00%	\$884.95	\$73.75	\$862.83	\$71.90	\$840.70	\$70.06
466530-009-0	Pine Real Estate LLC	1235 S Ferry Street	\$6,637.10	5.00%	\$663.71	\$55.31	\$647.12	\$53.93	\$630.52	\$52.54
466530-010-0	Bethanne Baretich	1243 S Ferry Street	\$6,637.10	5.00%	\$663.71	\$55.31	\$647.12	\$53.93	\$630.52	\$52.54
466530-011-0	Bethanne Baretich	1243 S Ferry Street	\$9,203.55	5.00%	\$920.36	\$76.70	\$897.35	\$74.78	\$874.34	\$72.86
466530-012-0	Boddies Bldg Constr	1214 S Ferry Street	\$8,999.60	5.00%	\$899.96	\$75.00	\$877.46	\$73.12	\$854.96	\$71.25
466530-013-0	Alan Makayev Joshua M Pitt	1216 S Ferry Street	\$8,999.60	5.00%	\$899.96	\$75.00	\$877.46	\$73.12	\$854.96	\$71.25
466530-014-0	Bethanne Baretich	1220 S Ferry Street	\$8,999.60	5.00%	\$899.96	\$75.00	\$877.46	\$73.12	\$854.96	\$71.25
466530-015-0	Bethanne Baretich	1224 S Ferry Street	\$8,999.60	5.00%	\$899.96	\$75.00	\$877.46	\$73.12	\$854.96	\$71.25
466530-016-0	Michael J Kisk Jr	1230 S Ferry Street	\$8,999.60	5.00%	\$899.96	\$75.00	\$877.46	\$73.12	\$854.96	\$71.25
466530-017-0	Angela K Edwards	1232 S Ferry Street	\$8,999.60	5.00%	\$899.96	\$75.00	\$877.46	\$73.12	\$854.96	\$71.25
466530-018-0	Willow R Blakely Underwood	1234 S Ferry Street	\$8,999.60	5.00%	\$899.96	\$75.00	\$877.46	\$73.12	\$854.96	\$71.25
466530-019-0	Teela & Salish Orchard III Marialena Kipelidis & Sisamata Toomata	1238 S Ferry Street	\$8,999.60	5.00%	\$899.96	\$75.00	\$877.46	\$73.12	\$854.96	\$71.25
466530-020-0	Bethanne Baretich	1242 S Ferry Street	\$9,719.45	5.00%	\$971.95	\$81.00	\$947.65	\$78.97	\$923.35	\$76.95
466530-044-0	Kevin Still	2102 S 12th Street	\$7,589.65	5.00%	\$758.97	\$63.25	\$739.99	\$61.67	\$721.02	\$60.08
466530-045-0	Tyrone N & Margaret K Dombrowski	1210 S Ferry St	\$8,969.75	5.00%	\$896.98	\$74.75	\$874.55	\$72.88	\$852.13	\$71.01

City of Tacoma's Paving Options

Streets Initiative – Proposition 3
L.I.D. using Prop 3 funding

Street Initiative - Paving by Street Operations



Street Initiative - Paving by Public Contract



Street Initiative - Paving by Public Contract



Local Improvement Districts



Local Improvement Districts



Local Improvement District



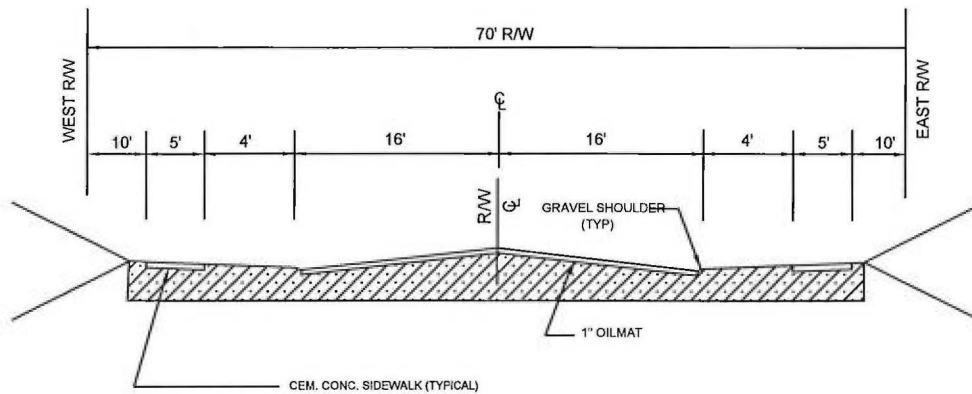
Local Improvement District



FERRY STREET

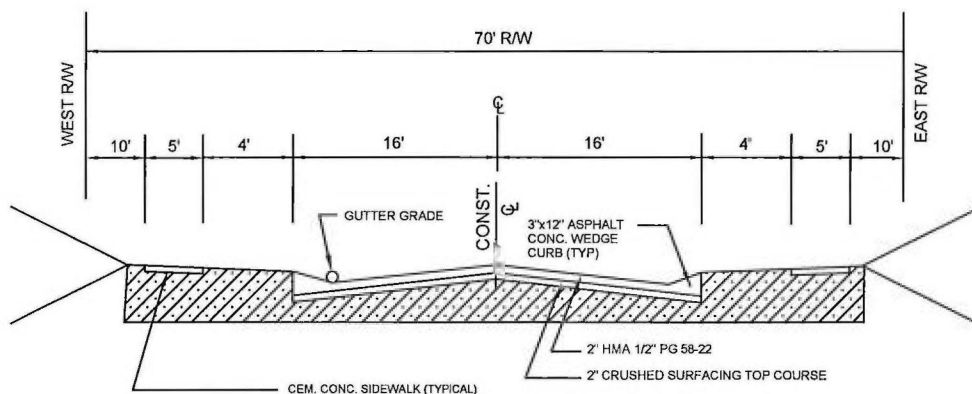
TYPICAL OILMAT ROADWAY SECTION

N.T.S.



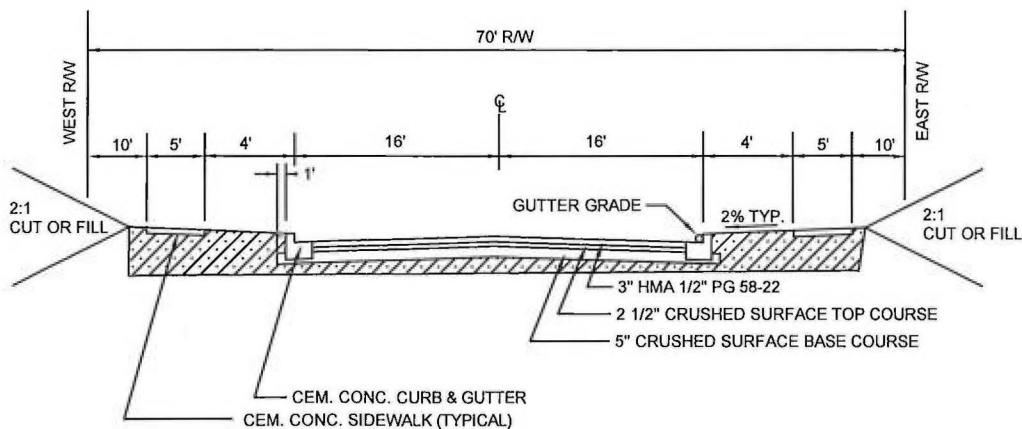
TYPICAL 2-INCH ASPHALT OVER 2-INCH CSTC SECTION

N.T.S.



TYPICAL CURB, GUTTER W/ STRUCTURAL ROADWAY SECTION

N.T.S.



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Signatures of officers of corporations must be accompanied by evidence of the officer's authority to sign for the corporation.

Alterations or erasures herein will not be permitted.

ADVISORY SURVEY NUMBER 8565-A

Advisory Survey for Local Improvement

TO THE HONORABLE CITY COUNCIL OF THE CITY OF TACOMA:

We, the undersigned, being the owners, according to the records of the County Auditor of Pierce County, Washington, of the property hereinafter set opposite our names, abutting upon or adjacent to the proposed improvement herein petitioned for, do respectfully submit this advisory survey your honorable body to improve

Ferry Street

from South 12th Street to South 14th Street

said improvement to consist of asphaltic concrete pavement with a structural section, and surface water mains, as necessary

(Insert 2" Asphalt Surface Treatment, Sidewalk, Paving, Sewer Construction, Underground Wiring, or Street Beautification)

said improvement to be made within said limits and to be paid for as follows: 20 Years

The improvement shall be constructed in accordance with plans and specifications to be prepared by either the City Engineer and/or the Director of Public Utilities and the special assessment, as set forth, to pay for said improvement shall be assessed against the property benefited by this improvement in the manner provided by the laws of the State of Washington, and the ordinances and resolutions of the City of Tacoma.

ESTIMATED COST PER ASSESSIBLE UNITS OF FRONTAGE: \$260.00

Dated at Tacoma. February 15, 2018

NOTE:

The owners are opting to have the street improved using Street Initiative funding for the difference between a Street Initiative funded surface and an improvement with curbs, gutters and a structural section.

Before your L.I.D. is created, a hearing will be held and owners of property benefited will be notified by mail of the time, date, and location of the hearing.

Table with 2 columns: OWNER (Signature, print name & telephone number) and LEGAL DESCRIPTION. The table contains multiple empty rows for data entry.

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Ferry Street

from _____ South 12th Street _____ to _____ South 14th Street _____

said improvement to consist of _____ asphaltic concrete pavement with a structural section, and surface water mains, _____
as necessary _____

(Insert 2" Asphalt Surface Treatment, Sidewalk, Paving, Sewer Construction, Underground Wiring, or Street Beautification)

said improvement to be made within said limits and to be paid for as follows: _____ 20 Years _____

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ESTIMATED COST PER ASSESSIBLE UNITS OF FRONTAGE: \$366.00 Dated at Tacoma. February 15, 2018

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OWNER	LEGAL DESCRIPTION
<i>(Signature, print name & telephone number)</i>	

<i>Michael J Kisak Jr</i>	MICHAEL J KISAK JR (253) 241-3221 1230 SOUTH FERRY
<i>Angela K Edwards</i>	ANGELA K EDWARDS 253-872-8475 1432 S. FERRY ST
<i>Megan Sorgunfuz</i>	Megan Sorgunfuz 253-886-8504 1225 S. Ferry St.

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RECEIVED

By HEARING EXAMINER OFFICE L. Legg at 8:51 am, Dec 08, 2020

Exhibit C-5



City of Tacoma

City Council Action Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Ralph K. Rodriguez, LID Administrator, Public Works
 Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer
 Michael P. Slevin III, P.E., Environmental Services Director
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting a Hearing Date for LID 8670 – November 17, 2020
DATE: October 26, 2020

DS
 kk
 DS
 MPS

SUMMARY AND PURPOSE:

A resolution setting Monday, December 14, 2020, at 5:00 p.m., as the date and time of a hearing by the Hearing Examiner for consideration of Local Improvement District (LID) No. 8670 for asphalt street pavement with a structural section, concrete curbs, gutters, surface water mains, and catch basins, where needed.

BACKGROUND:

This Department’s recommendation is based on: Receipt of an Advisory Survey with majority support from property owners for the improvements on:

Ferry Street from South 12th Street to South 14th Street – 51.49 percent signed for curb and gutter.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

LID staff conducted community meetings inviting property owners abutting Ferry Street. A majority of the property owners opted to partner with the Streets Initiative and the LID programs for a greater improvement than allowed solely under the Streets Initiative program. The formation hearing is a requirement and provides an opportunity for property owners to voice their support, or lack thereof, about the formation of the Local Improvement District. This resolution will set a hearing date before the Hearing Examiner which will continue the public notice/community engagement process for the improvement of the street.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

Setting a hearing date will allow for community engagement and inclusion in the Local Improvement District formation process.

Civic Engagement: Equity Index Score: Very Low 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.

The Local Improvement District process provides an opportunity for property owners to have direct involvement in public improvements to define their neighborhood.

Exhibit No. C-5



City of Tacoma

City Council Action Memorandum

Explain how your legislation will affect the selected indicator(s).

Pursuant to the Revised Code of Washington (RCW) 35.43.140, the Tacoma Municipal Code (TMC) 10.04.026 and LID Policy adopted by Resolution No. 37956, setting a hearing date to consider the formation of LID No. 8670 by the Hearing Examiner, who will issue a report of the Findings of Fact, Conclusion of Law, and Recommendation to the City Council for their consideration.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
There are no alternatives per RCW 35.43.140, TMC 10.04.010, and Resolution No. 37956.	Paving of the street with a structural section, curbs, gutters, and replacement of unfit/unsafe sidewalks will greatly enhance the livability of the neighborhood.	Without the LID property owners would continue to have a paved street without a structural section, curbs, and gutters.

EVALUATION AND FOLLOW UP:

Evaluation and follow up will consist of the Hearing Examiner's report of the Findings of Fact, Conclusion of Law, and Recommendation to the City Council for consideration. Should the Hearing Examiner recommend, and the City Council concur; an Ordinance creating the Local Improvement District for the construction of the street with a structural section, curbs and gutters would be in order. The Public Works Department will design, advertise the project, and follow up with a Resolution awarding the construction contract.

STAFF/SPONSOR RECOMMENDATION:

The Public Works Department, Engineering Division, recommends the City Council approve this request to set Monday, December 14, 2020, at 5:00 p.m., as the date and time of a hearing by the Hearing Examiner to officially determine if majority support for the improvement exists.

FISCAL IMPACT:

There is no fiscal impact for setting the hearing to consider formation of the Local Improvement District.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
N/A			
TOTAL			

What Funding is being used to support the expense?

If a majority of property owners support the Local Improvement District and the City Council adopts an Ordinance creating the Local Improvement District, funding to support project would come from:

- LID assessments in the amount of \$190,730
- Streets Initiative support in the amount of \$183,211
- Surface Water contribution in the amount of \$118,750

Exhibit No. C-5



City of Tacoma

City Council Action Memorandum

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

YES

LID assessments are budgeted at the project level upon adoption of the formation ordinance.

Street Initiative support is budgeted at the cost center level.

Surface Water contribution is budgeted at the fund level.

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

No, there are no financial costs to the City for not setting the hearing date.

Will the legislation have an ongoing/recurring fiscal impact?

No, setting a hearing date does not have an ongoing/recurring fiscal impact.

Will the legislation change the City's FTE/personnel counts?

No, setting a hearing date does not change the City's FTE/personnel counts.

ATTACHMENTS:

- Assessment Map
- Aerial Map



RESOLUTION NO. 40688

1 A RESOLUTION relating to public works and improvements; setting the date of
2 Monday, December 14, 2020, at 5:00 p.m., as the date for a hearing by the
3 Hearing Examiner to consider the construction of certain improvements and
4 to form Local Improvement District No. 8670 in order to provide long-term
5 financing for the improvements.

6 WHEREAS the City received Advisory Survey No. 8565-A and received the
7 consent of a majority of property owners for establishing a grade and placing
8 thereon a permanent street pavement with a structural section, together with the
9 installation of concrete curbs, gutters, surface water mains, and surface water
10 catch basins, where needed, on:

- 11 • Ferry Street from South 12th Street to South 14th Street, and

12 WHEREAS such improvements may include driveway entrances;
13 wastewater lateral connections from the wastewater main to the property line; the
14 removal and planting of trees; and all other work necessary to complete the
15 improvement in full accordance with the plans and specifications to be prepared
16 by the City Engineer, and

17
18 WHEREAS the real property to be benefited by the improvements which
19 will constitute Local Improvement District No. 8670 is described as follows:

20 Ferry Street from South 12th Street to South 14th Street

21 Those portions of the Northeast Quarter of the Southeast
22 Quarter of Section 06, Township 20 North, Range 03 East,
23 W.M., described as follows:

24 Lots 1 through 13, Block 2, Lots 1 through 18, Block 3,
25 Lots 1 through 4, and the East 15 feet of Lot 5, Block 7, all
26 in **J.S. Howell & Sons 3rd Addition to Tacoma,**
Washington,



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according to the plat thereof recorded in Volume 7,
Page 11, filed September 9, 1892, records of Pierce County
Auditor.

And together with the North 100 feet of the West 115 feet,
the South 10 feet of the North 110 feet of the West 115 feet
and the West 50 feet of the South 121 feet, all of "**Howell
Place**" as the same is shown on **J.S. Howell & Sons 3rd
Addition to Tacoma, Washington**, according to the plat
thereof recorded in Volume 7, Page 11, filed September 9,
1892, records of Pierce County Auditor.

All situate in the City of Tacoma, County of Pierce, State of
Washington;

and

WHEREAS the estimated cost of the improvements described above is
\$492,691.50, except the sum of \$301,961.00, with the balance assessed against
property benefitted by the improvements, and

WHEREAS the actual assessments may vary from assessment estimates
so long as the assessments do not exceed a figure equal to the increased true
and fair value the improvements adds to the property, and

WHEREAS, at the option of the property owners, the assessments levied
against the property shall become due and payable in cash, without interest,
within 30 days after publication of notice of assessment, or in 20 equal annual
installments with interest on deferred payments at a rate to be hereafter fixed, but
in no event greater than one-half percent above the rate of interest fixed upon
sale of bonds for the district, and



1 WHEREAS, pursuant to RCW 35.43.125, a public hearing shall be held on
2 the creation of a proposed L.I.D. that is initiated by Advisory Survey No. 8565-A;

3 Now, Therefore,

4 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

5 Section 1. That Monday, December 14, 2020, at 5:00 p.m., is hereby fixed
6 as the date and time, and the Council Chambers on the first floor in the Tacoma
7 Municipal Building, at 747 Market Street, or alternatively, a call-in option will be
8 provided until the end of the COVID-19 emergency, as the place when and where
9 said request will be heard by the Hearing Examiner of the City of Tacoma, and
10 that all persons who may desire to object to the formation of Local Improvement
11 District No. 8670 shall do so in writing and file such remonstrance with the City
12 Clerk before 5:00 p.m. on Monday, December 14, 2020, or shall appear and
13 present their objections at the hearing, before the Hearing Examiner of the City of
14 Tacoma and that his recommendations thereafter transmitted to the Council of the
15 City of Tacoma.

16
17
18 Section 2. That the Department of Public Works shall submit to the
19 Hearing Examiner, at a date prior to Monday, December 14, 2020, the estimated
20 cost of the improvements; a statement of the proportionate amount thereof, which
21 should be borne by the property within the proposed Local Improvement District; a
22 statement of the aggregate actual value of the real estate, including 25 percent of
23 the actual value of the improvements thereon within the district, according to the
24 valuation last placed upon it for the purpose of general taxation; a statement in
25 detail of the local improvement assessments outstanding and unpaid against the
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property within the district, together with a diagram or print showing the lots, tracts, and parcels of land that will be specially benefited by the improvement; and the estimated amount of the cost and expense of the improvements to be borne by each parcel of property.

Section 3. That the City Clerk shall publish this resolution in the official newspaper of the City of Tacoma, as required by law.

Section 4. That the Department of Public Works shall give proper notice of the hearing, as required by law.

Adopted November 17, 2020

M Woodards
Mayor

Attest:

Doris Soum
City Clerk

Approved as to form:

[Signature]
Deputy City Attorney

Property description approved:

Gary C. Allen
Chief Surveyor
Public Works Department



City of Tacoma

City Council Action Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Ralph K. Rodriguez, LID Administrator, Public Works
 Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer
 Michael P. Slevin III, P.E., Environmental Services Director
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting a Hearing Date for LID 8670 – November 17, 2020
DATE: October 26, 2020

SUMMARY AND PURPOSE:

A resolution setting Monday, December 14, 2020, at 5:00 p.m., as the date and time of a hearing by the Hearing Examiner for consideration of Local Improvement District (LID) No. 8670 for asphalt street pavement with a structural section, concrete curbs, gutters, surface water mains, and catch basins, where needed.

BACKGROUND:

This Department’s recommendation is based on: Receipt of an Advisory Survey with majority support from property owners for the improvements on:

Ferry Street from South 12th Street to South 14th Street – 51.49 percent signed for curb and gutter.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

LID staff conducted community meetings inviting property owners abutting Ferry Street. A majority of the property owners opted to partner with the Streets Initiative and the LID programs for a greater improvement than allowed solely under the Streets Initiative program. The formation hearing is a requirement and provides an opportunity for property owners to voice their support, or lack thereof, about the formation of the Local Improvement District. This resolution will set a hearing date before the Hearing Examiner which will continue the public notice/community engagement process for the improvement of the street.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

Setting a hearing date will allow for community engagement and inclusion in the Local Improvement District formation process.

Civic Engagement: Equity Index Score: Very Low 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.

The Local Improvement District process provides an opportunity for property owners to have direct involvement in public improvements to define their neighborhood.



City of Tacoma

City Council Action Memorandum

Explain how your legislation will affect the selected indicator(s).

Pursuant to the Revised Code of Washington (RCW) 35.43.140, the Tacoma Municipal Code (TMC) 10.04.026 and LID Policy adopted by Resolution No. 37956, setting a hearing date to consider the formation of LID No. 8670 by the Hearing Examiner, who will issue a report of the Findings of Fact, Conclusion of Law, and Recommendation to the City Council for their consideration.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
There are no alternatives per RCW 35.43.140, TMC 10.04.010, and Resolution No. 37956.	Paving of the street with a structural section, curbs, gutters, and replacement of unfit/unsafe sidewalks will greatly enhance the livability of the neighborhood.	Without the LID property owners would continue to have a paved street without a structural section, curbs, and gutters.

EVALUATION AND FOLLOW UP:

Evaluation and follow up will consist of the Hearing Examiner's report of the Findings of Fact, Conclusion of Law, and Recommendation to the City Council for consideration. Should the Hearing Examiner recommend, and the City Council concur; an Ordinance creating the Local Improvement District for the construction of the street with a structural section, curbs and gutters would be in order. The Public Works Department will design, advertise the project, and follow up with a Resolution awarding the construction contract.

STAFF/SPONSOR RECOMMENDATION:

The Public Works Department, Engineering Division, recommends the City Council approve this request to set Monday, December 14, 2020, at 5:00 p.m., as the date and time of a hearing by the Hearing Examiner to officially determine if majority support for the improvement exists.

FISCAL IMPACT:

There is no fiscal impact for setting the hearing to consider formation of the Local Improvement District.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
N/A			
TOTAL			

What Funding is being used to support the expense?

If a majority of property owners support the Local Improvement District and the City Council adopts an Ordinance creating the Local Improvement District, funding to support project would come from:

- LID assessments in the amount of \$190,730
- Streets Initiative support in the amount of \$183,211
- Surface Water contribution in the amount of \$118,750



City of Tacoma

City Council Action Memorandum

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

YES

LID assessments are budgeted at the project level upon adoption of the formation ordinance.

Street Initiative support is budgeted at the cost center level.

Surface Water contribution is budgeted at the fund level.

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

NO, there are no financial costs to the City for not setting the hearing date.

Will the legislation have an ongoing/recurring fiscal impact?

NO, setting a hearing date does not have an ongoing/recurring fiscal impact.

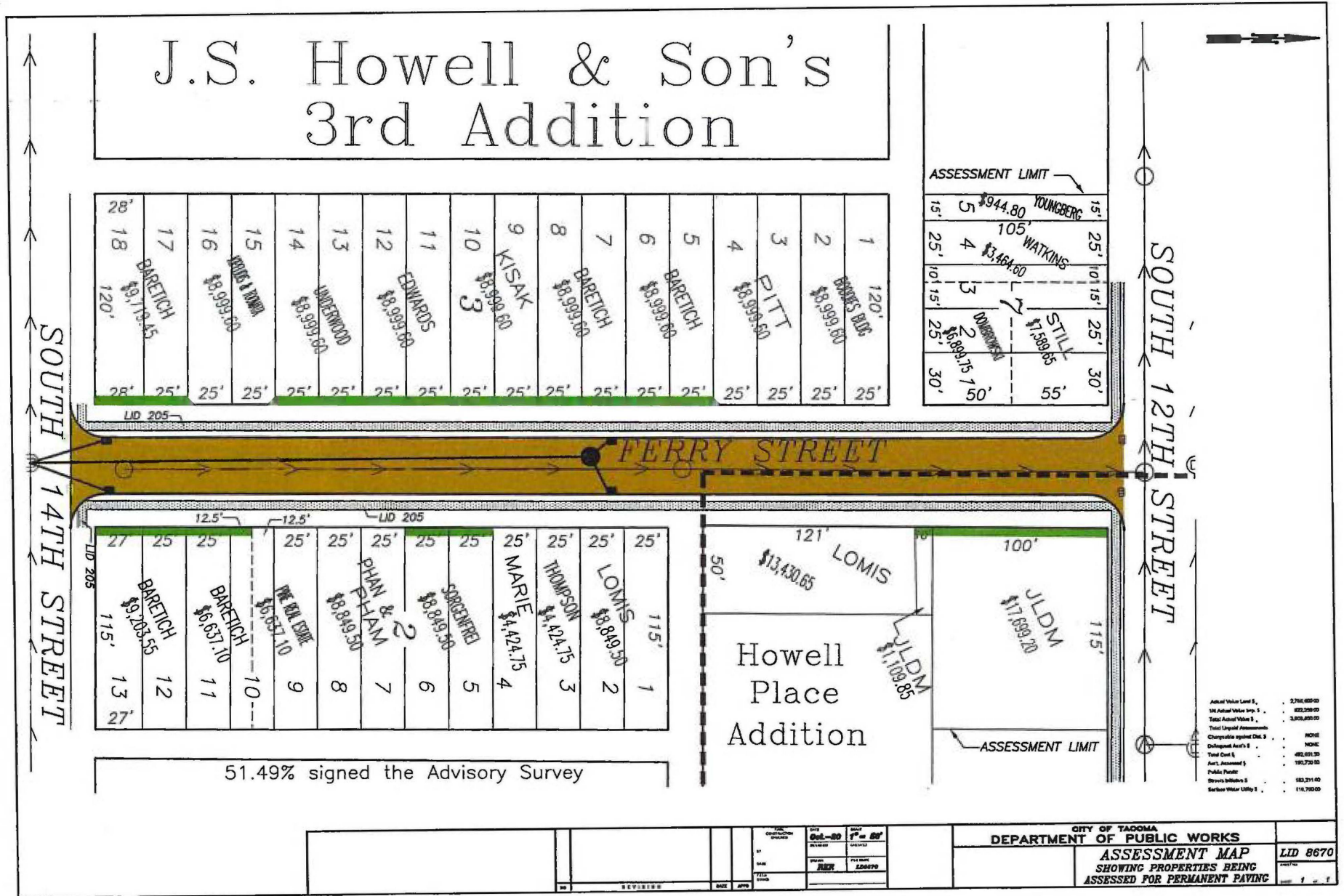
Will the legislation change the City's FTE/personnel counts?

NO, setting a hearing date does not change the City's FTE/personnel counts.

ATTACHMENTS:

- Assessment Map
- Aerial Map

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Google



Local Improvement District 8670

Ferry Street from South 12th Street to South 14th Street

NOT TO SCALE

Resolution No. 40688

Adopted: NOV 17 2020

Maker of Motion: Blocker

Seconded: Thoms

Voice Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Beale	X			
Mr. Blocker	X			
Mr. Hines	X			
Ms. Hunter	X			
Mr. McCarthy	X			
Mr. Thoms	X			
Ms. Ushka	X			
Ms. Walker	X			
Mayor Woodards	X			

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Beale				
Mr. Blocker				
Mr. Hines				
Ms. Hunter				
Mr. McCarthy				
Mr. Thoms				
Ms. Ushka				
Ms. Walker				
Mayor Woodards				

RECEIVED

By HEARING EXAMINER OFFICE L. Legg at 2:54 pm, Dec 09, 2020

Exhibit C-7

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON
COUNTY OF PIERCE ss

DANIELLE NEASE, being first duly sworn on oath, deposes and says that she is the Co-Editor of the

"TACOMA DAILY INDEX, INC."

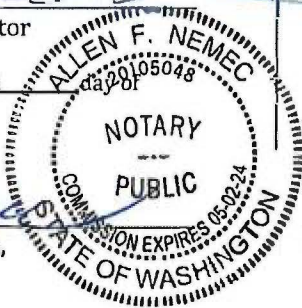
a daily legal newspaper. That said newspaper is a legal newspaper, which, pursuant to the provisions of Chapter 213 of the 1941 Session Laws of the State of Washington, has been approved as a legal newspaper by order of the Superior Court of the State of Washington in and for Pierce County, entered on 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 annexed is a true copy of a City Notices-Tacoma Resolutions 40686, 40687, 40688 legal notice as it was published in regular issues (and not in supplement form) of said newspaper 2 time(s) according to statute, commencing on 11/19/2020 and ending on 11/20/2020 both dates inclusive. That the full amount of the fee charged for the foregoing publication is the sum of \$ 199.38

Danielle Nease
DANIELLE NEASE, Co-Editor

Subscribed and sworn before me this 20th day of November, 2020

Allen F. Nemecek
Notary Public in and for the State of Washington,
Residing at Tacoma



City of Tacoma
09722970 IDX913989

Exhibit No. C-7

LEGAL NOTICE

CITY OF TACOMA, WASHINGTON

Notice is hereby given that the Tacoma City Council, at its regular City Council meeting of Tuesday, November 17, 2020, passed the following resolutions. The summary of the contents of said resolutions, consisting of the title, are as follows:

Resolution No. 40686 A resolution setting Monday, December 14, 2020, at 5:00 p.m., as the date for a hearing by the Hearing Examiner to consider Local Improvement District No. 8667, for placement of permanent street pavement with a structural section, concrete curbs, gutters, surface water mains, and catch basins at the following locations: Ruby Street from Baltimore Street to Shirley Street and Mullen Street from North 46th Street to North 47th Street.

Resolution No. 40687 A resolution setting Monday, December 14, 2020, at 5:00 p.m., as the date for a hearing by the Hearing Examiner to consider Local Improvement District No. 8669, for placement of permanent street pavement with a structural section, concrete curbs, gutters, sidewalks, surface water mains, and catch basins, at Fir Street from North 13th Street to North 15th Street.

Resolution No. 40688 A resolution setting Monday, December 14, 2020, at 5:00 p.m., as the date for a hearing by the Hearing Examiner to consider Local Improvement District No. 8670, for placement of permanent street pavement with a structural section, concrete curbs, gutters, surface water mains, and catch basins, at Ferry Street from South 12th Street to South 14th Street.

The full text of the above resolutions may be viewed online at the following website, <http://www.cityoftacoma.org/RecentLegis> or at the Tacoma Municipal Building North, 733 Market Street, Room 11. You may also request an electronic copy without charge, please contact the Tacoma City Clerk's Office at (253) 591-5505.

Doris Sorum, City Clerk
IDX-913989

Published in the Tacoma Daily Index on

Exhibit No. C-7

November 20, 2020

**NOTICE OF HEARING
LOCAL IMPROVEMENT DISTRICT NO. 8670**

«firstname» «lastname»
«address»
«city», «state» «zipcode»

Dear Property Owner

In response to an opinion survey from property owners a public hearing has been scheduled for Monday, December 14, 2020, at 5:00 p.m. to consider:

Proposed asphalt street paving with a structural section, curbs, gutters and storm drainage as necessary along:

- Ferry Street from South 12th Street to South 14th Street

The estimated total cost is \$492,691.50. \$183,211.00 to be paid by the Streets Special Revenue Fund; \$118,750.00 to be paid by Surface Water Utility; and \$190,730.50 to be paid by property assessments.

The street paving will include new concrete curbs and gutters, the alley paving will have an asphalt wedge curb, both being constructed at an even grade and the soil adjacent to the property side of the curb or alley asphalt edge may be a few inches above or below it. The contractor will even up the soil along the edge of the curb or alley asphalt edge, but the contractor will not be required to furnish special soil for growing lawns, nor will the contractor be required to plant new grass seed in the area disturbed in setting forms for the concrete curbs or excavation of the alley. Some owners may desire special soil to backfill behind the curb and should make their own arrangements to procure and place it.

Assessments are calculated in accordance with Washington State Local Improvement District Law. Final assessments will be based upon completed project costs. In accordance with the Law, actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property.

Your estimated assessment is your share of the project cost as noted below (not including driveways or other supplemental work):

Local Improvement District No. 8670
November 20, 2020
Page 2

<u>Property Description</u>	<u>Estimated Assessment</u>
«legaldescription»	«amount»

Payments may be spread over a twenty-year period, with interest rates in conformity with existing interest rates in the money market at the time of execution of such warrants, notes, bonds, etc. Each property owner has the option of paying cash after construction is completed and the final hearing is held, thus avoiding interest charges.

During the current Coronavirus (COVID-19) situation, the Hearing Examiner's Office is doing its best to conduct day-to-day business and hearings as scheduled. As of March 18, 2020, Mayor Victoria Woodards ordered the Tacoma Municipal Building (TMB) at 747 Market Street closed to the public in an effort to help with social distancing and stem the spread of COVID-19. City staff and the Office of the Hearing Examiner are attempting to continue scheduling and conducting hearings during this time through alternative means, primarily video conferencing via Zoom. The Public Hearing normally held in the City Council Chambers, 1st floor, Tacoma Municipal Building, 747 Market Street, will be conducted over zoom with participation information available on the Hearing Examiner's webpage at the following address: <https://www.cityoftacoma.org/government/citydepartments/hearingexaminer/video-hearingschedule>. The Zoom Link is provided below.

The Hearing Examiner is inviting you to a scheduled Zoom meeting.

Topic: LID Formation Hearings: LID 8667, LID 8669 and LID 8670
Time: December 14, 2020 05:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
<https://zoom.us/j/97557445188?pwd=WTNYcndJL3BHdjJKNkdWRy9na0k2dz09>

Meeting ID: 975 5744 5188
Passcode: Hearing
One tap mobile
+12532158782,,97557445188#,,,,,0#,,4984345# US (Tacoma)
+13462487799,,97557445188#,,,,,0#,,4984345# US (Houston)

Local Improvement District No. 8670
November 20, 2020
Page 2

Dial by your location

+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 301 715 8592 US (Washington D.C)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

Meeting ID: 975 5744 5188

Passcode: 4984345

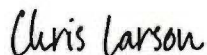
Find your local number: <https://zoom.us/j/97557445188>

The purpose of the Public Hearing is to determine whether or not to proceed with the project. Your attendance at the hearing may be helpful to you and the Hearing Examiner in making his recommendation to the City Council. These Hearings are quite informative and property owners are very welcome to attend.

IMPORTANT: If you have concerns about this project and want those concerns to be known and considered, they must be presented at the hearing or submitted to the Hearings Examiner before the public hearing. After the hearing, no additional testimony or new evidence can be presented. If for any reason you are opposed to this improvement and wish to state your opposition in writing, please forward it to the City Clerk, Room 16, Tacoma Municipal Building North, 733 Market Street, Tacoma, WA 98402, prior to the hearing date.

If you wish further information, please contact our L.I.D. Administration office, Room 522, Tacoma Municipal Building, telephone 253-591-5522.

Sincerely,



Chris Larson, P.E.
Engineering Division Manager

CL:RKR

NOTE: The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Public Works Department at 253-591-5522 (voice) or speech to speech users please call 771 (TTY) to connect to Washington Relay Services.

File: L.I.D. 8670

LID 8670 – Mail List

firstname	lastname	address	city	state	zipcode	legaldescription	amount
JLDM Tacoma LLC C/O Darla & Jack Jones		438 SW 316th Street	Federal Way	WA	98023-4633	The North 100 feet of the West 115 feet, of "Howell Place" as shown on J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$17,699.20
JLDM Tacoma LLC C/O Darla & Jack Jones		2012 S 12 th Street	Tacoma	WA	98405-3004	The North 100 feet of the West 115 feet, of "Howell Place" as shown on J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$17,699.20
JLDM Tacoma LLC C/O Darla & Jack Jones		438 SW 316th Street	Federal Way	WA	98023-4633	The South 10 feet of the North 110 feet of the West 50 feet, of "Howell Place" as shown on J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$1,109.85
Thomas A	Lomis	1240 S Sprague Avenue	Tacoma	WA	98405-2926	The South 121 feet of the West 50 feet, of "Howell Place" as shown on J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$13,430.65
Thomas A	Lomis	1240 S Sprague Avenue	Tacoma	WA	98405-2926	Lots 1 & 2, Block 2, J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$8,849.50
Henry	Thompson	1221 S Ferry Street	Tacoma	WA	98405-2925	Lot 3, Block 2, J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$4,424.75
Linda	Marie	18536 Palatine Place North	Shoreline	WA	98133-3830	Lot 4, Block 2, J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$4,424.75
Linda	Marie	1223 S Ferry Street	Tacoma	WA	98405-2925	Lot 4, Block 2, J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$4,424.75
Megan & Jesse	Sorgenfrei	1225 S Ferry Street	Tacoma	WA	98405-2925	Lots 5 & 6, Block 2, J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$8,849.50
Lan D Phan & Thuy Thi	Pham	1231 S Ferry Street	Tacoma	WA	98405-2925	Lots 7 & 8, Block 2, J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$8,849.50
Pine Real Estate LLC		PO Box 65173	Tacoma	WA	98464-1173	Lot 9 & the North ½ of Lot 10, Block 2, J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$6,637.10
Bethanne	Baretich	3202 S 10th Street	Tacoma	WA	98405-2529	The South ½ of Lot 10, all of Lot 11, Block 2, J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$6,637.10
Bethanne	Baretich	3202 S 10th Street	Tacoma	WA	98405-2529	Lots 12 & 13, Block 2, J.S. Howell & Sons 3 rd Addition to Tacoma, Washington	\$9,203.55
Boddies		1310 S Cushman Avenue	Tacoma	WA	98405-	Lots 1 & 2, Block 3, J.S. Howell & Sons	\$8,999.60

LID 8670 – Mail List

Building Construction Inc					3526	3rd Addition to Tacoma, Washington	
Joshua M	Pitt	1216 S Ferry Street	Tacoma	WA	98405-2924	Lots 3 & 4, Block 3, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$8,999.60
Bethanne	Baretich	3202 S 10th Street	Tacoma	WA	98405-2529	Lots 5 & 6, Block 3, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$8,999.60
Bethanne	Baretich	3202 S 10th Street	Tacoma	WA	98405-2529	Lots 7 & 8, Block 3, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$8,999.60
Michael J	Kisak Jr	PO Box 11413	Tacoma	WA	98411-0412	Lots 9 & 10, Block 3, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$8,999.60
Michael J	Kisak Jr	1230 S Ferry Street	Tacoma	WA	98405-2924	Lots 9 & 10, Block 3, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$8,999.60
Angela K	Edwards	1232 S Ferry Street	Tacoma	WA	98405-2924	Lots 11 & 12, Block 3, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$8,999.60
Willow R Blakely Underwood C/O John	Watson	4537 4th Avenue NE	Seattle	WA	98105-4812	Lots 13 & 14, Block 3, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$8,999.60
Marialena Kipelidis & Sisamata	Toomata	1238 S Ferry Street	Tacoma	WA	98405-2924	Lots 15 & 16, Block 3, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$8,999.60
Bethanne	Baretich	3202 S 10th Street	Tacoma	WA	98405-2529	Lots 17 & 18, Block 3, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$9,719.45
Kevin	Still	5918 Wollochet Drive NW	Gig Harbor,	WA	98335-7326	The East 70 feet of the North 55 feet of Lots 1 thru 3, Block 7, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$7,589.65
Tyrone N & Margaret K	Dombrowski	3544 S Wilkeson Street	Tacoma	WA	98418-1825	The South 50 feet of Lots 1 & 2, & the Southerly 50 feet of the Easterly 15 feet of Lot 3, Block 7, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$6,899.75
Tyrone N & Margaret K	Dombrowski	1216 S Ferry Street	Tacoma	WA	98405-2924	The South 50 feet of Lots 1 & 2, & the Southerly 50 feet of the Easterly 15 feet of Lot 3, Block 7, J.S. Howell & Sons 3rd	\$6,899.75

LID 8670 – Mail List

						Addition to Tacoma, Washington	
James E	Watkins III	2108 S 12th Street	Tacoma	WA	98405-3024	The West 10 feet of Lot 3, all of Lot 4, Block 7, J.S. Howell & Sons 3rd	\$3,464.60
						Addition to Tacoma, Washington	
Ryan	Youngberg	15333 128th Avenue NE	Woodinville	WA	98072-7930	The East 15 feet of Lot 5, Block 7, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$944.80
Ryan	Youngberg	2110 S 12th Street	Tacoma	WA	98405-3024	The East 15 feet of Lot 5, Block 7, J.S. Howell & Sons 3rd Addition to Tacoma, Washington	\$944.80

CERTIFICATE OF MAILING NOTICES OF HEARING
ON PROPOSED IMPROVEMENT

L.I.D. Number 8670

THIS IS TO CERTIFY that the undersigned has given notice of the date of hearing on the proposed L.I.D. Number 8670 under Resolution Number 40688, to each owner or reputed owner, of any lot, tract or parcel of land or other property specially benefited by the improvement, by mailing to the owner, or reputed owner of the property, as shown on the tax rolls of the County Assessor-Treasurer of Pierce County, Washington, at the address shown thereon, a notice setting forth the nature of the proposed improvement, the total estimated cost and the estimated benefits to the particular lot, tract, or parcel of land and the date of the hearing, to be held December 14, 2020, before the Hearings Examiner, that such notice was mailed on the 20th day of November, 2020.

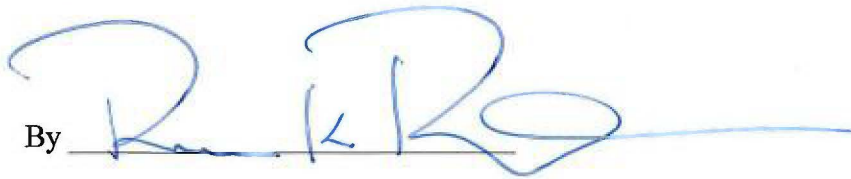
L.I.D. Number 8670 is for:

Permanent street pavement with a structural section, installation of concrete curbs, gutters, surface water mains, and surface water catch basins, where needed on:

- Ferry Street, from South 12th Street to South 14th Street.

CITY ENGINEER

By



File: LID 8670

Exhibit No. C-8.3

RECEIVED
By HEARING EXAMINER OFFICE L. Legg at 9:30 am, Dec 08, 2020

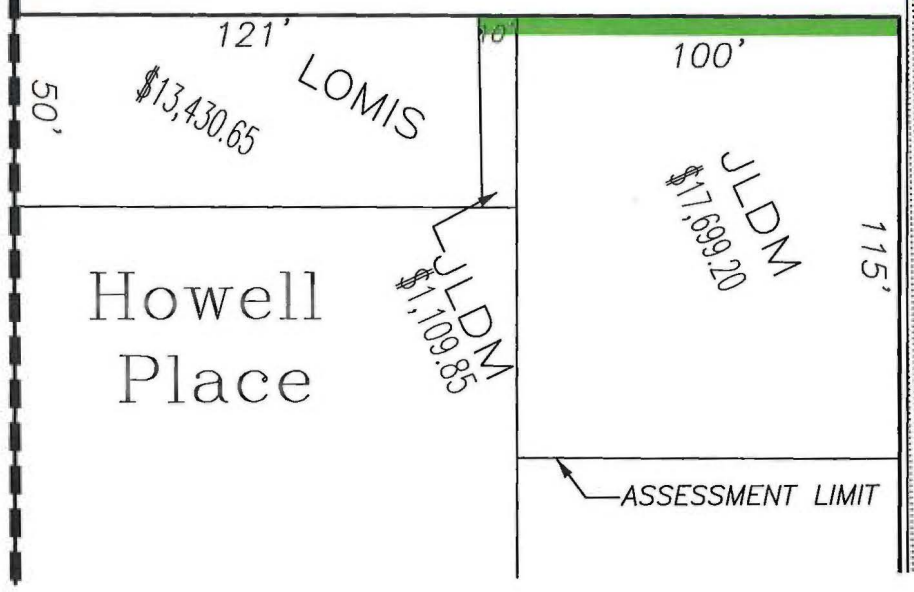
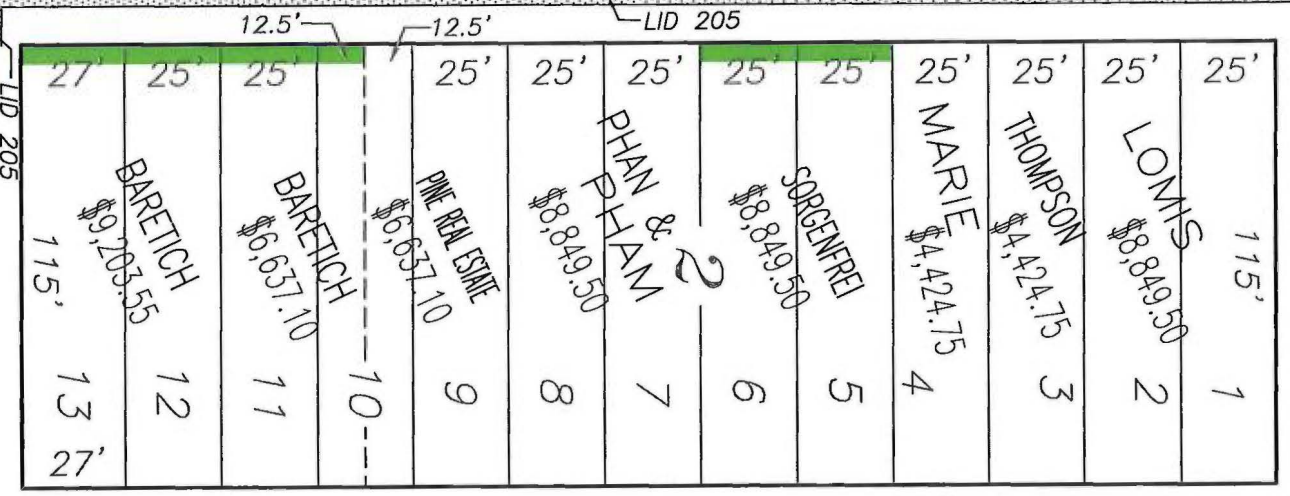
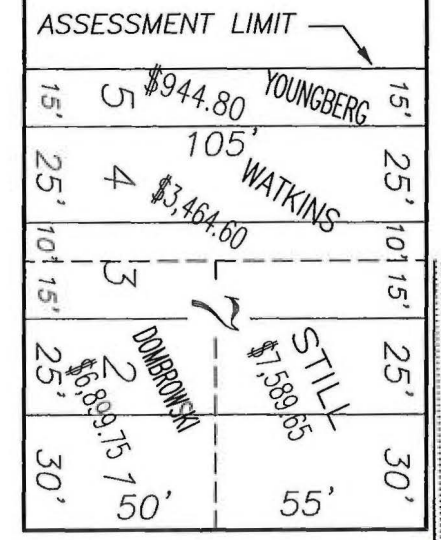
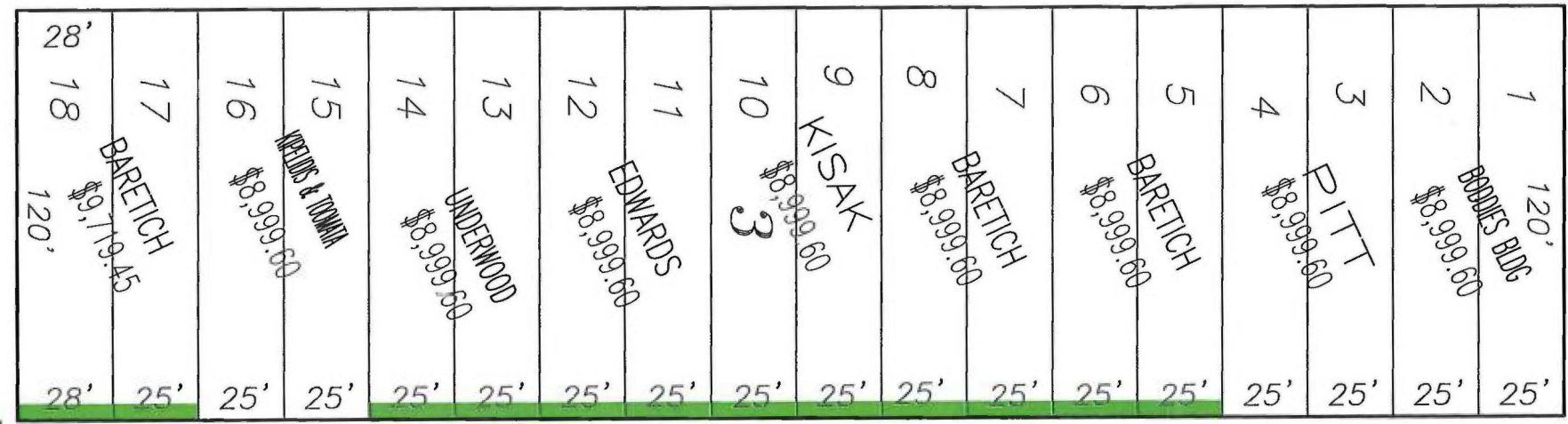
Exhibit C-9

J.S. Howell & Son's 3rd Addition

SOUTH 14TH STREET

SOUTH 12TH STREET

FERRY STREET



51.49% signed the Advisory Survey

Actual Value Land \$	2,786,600.00
1/4 Actual Value Imp. \$	822,250.00
Total Actual Value \$	3,608,850.00
Total Unpaid Assessments	
Chargeable against Dist. \$	NONE
Delinquent Ass't \$	NONE
Total Cost \$	492,691.50
Am'l. Assessed \$	190,730.50
Public Funds:	
Streets Initiative \$	183,211.00
Surface Water Utility \$	118,750.00

Exhibit No. C-9

CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS		LID 8670
ASSESSMENT MAP SHOWING PROPERTIES BEING ASSESSED FOR PERMANENT PAVING		SHEET 1 OF 1
DATE DESIGNED Oct-20	SCALE 1" = 50'	
DATE DRAWN RER	FILE NAME LD8670	
NO.	REVISION	DATE
		APPD

RECEIVED

By HEARING EXAMINER OFFICE L. Legg at 9:32 am, Dec 08, 2020

Exhibit C-10Page 1 of 4
NOTE: 20 Year Roll**ASSESSMENT ROLL - LID 8670**

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
<u>HOWELL PLACE ADDITION</u>													
466500-002-0	JLDM Tacoma LLC C/O Darla & Jack Jones	438 SW 316th Street Federal Way, WA 98023-4633 Site Address: 2012 S 12th Street Tacoma, WA 98405-3004	The N 100 ft of the W 115 ft, Item 2	1	17,699.20	0.00	3.50	0.00	0.00	139.85		326,300	423,700
466500-005-0	JLDM Tacoma LLC C/O Darla & Jack Jones	438 SW 316th Street Federal Way, WA 98023-4633	The S 10 ft of the N 110 ft of the W 50 ft, Item 5	2	1,109.85	0.00	3.50	0.00	0.00	139.85		9,300	0
466500-003-0	Thomas A Lomis	1240 S Sprague Avenue Tacoma, WA 98405-2926	The S 121 ft of the W 50 ft, Item 3	3	13,430.65	0.00	3.50	0.00	0.00	139.85		71,100	0
<u>HOWELL AND SONS 3RD ADDITION</u>													
466530-004-0	Thomas A Lomis	1240 S Sprague Avenue Tacoma, WA 98405-2926 Site Address: 1219 S Ferry Street Tacoma, WA 98405	Lots 1 & 2, Block 2	4	8,849.50	0.00	3.50	0.00	0.00	139.85		69,700	0
466530-005-0	Henry Thompson	1221 S Ferry Street Tacoma, WA 98405-2925	Lot 3, Block 2	5	4,424.75	0.00	3.50	0.00	0.00	139.85		111,200	206,800
466530-006-0	Linda Marie	18536 Palatine Place North Shoreline, WA 98133-3830 Duplicate to: 1223 S Ferry Street Tacoma, WA 98405-2925	Lot 4, Block 2	6	4,424.75	0.00	3.50	0.00	0.00	139.85		111,200	150,100
466530-007-0	Megan & Jesse Sorgenfrei	1225 S Ferry Street Tacoma, WA 98405-2925	Lots 5 & 6, Block 2	7	8,849.50	0.00	3.50	0.00	0.00	139.85		131,800	136,900
466530-008-0	Lan D Phan & Thuy Thi Pham	1231 S Ferry Street Tacoma, WA 98405-2925	Lots 7 & 8, Block 2	8	8,849.50	0.00	3.50	0.00	0.00	139.85		131,800	122,500
466530-009-0	Pine Real Estate LLC	PO Box 65173 Tacoma, WA 98464-1173	Lot 9 & the N 1/2 of Lot 10, Block 2	9	6,637.10	0.00	3.50	0.00	0.00	139.85		122,800	107,300

Exhibit No. C-10

ASSESSMENT ROLL - LID 8670

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
		Site Address: 1235 S Ferry Street Tacoma, WA 98405-2925											
466530-010-0	Bethanne Baretich	3202 S 10th Street Tacoma, WA 98405-2529 Site Address: 1243 S Ferry Street Tacoma, WA 98405-2925	The S 1/2 of Lot 10, all of Lot 11, Block 2	10	6,637.10	0.00	3.50	0.00	0.00	139.85		88,700	0
466530-011-0	Bethanne Baretich	3202 S 10th Street Tacoma, WA 98405-2529 Site Address: 1243 S Ferry Street Tacoma, WA 98405-2925	Lots 12 & 13, Block 2	11	9,203.55	0.00	3.50	0.00	0.00	139.85		96,100	0
466530-012-0	Boddies Building Construction Inc	1310 Cushman Avenue Tacoma, WA 98405-3526 Site Address: 1214 S Ferry Street Tacoma, WA 98405-2925	Lots 1 & 2, Block 3	12	8,999.60	0.00	3.50	0.00	0.00	139.85		96,200	0
466530-013-0	Joshua M Pitt	1216 S Ferry Street Tacoma, WA 98405-2924	Lots 3 & 4, Block 3	13	8,999.60	0.00	3.50	0.00	0.00	139.85		133,200	144,400
466530-014-0	Bethanne Baretich	3202 S 10th Street Tacoma, WA 98405-2529 Site Address: 1220 S Ferry Street Tacoma, WA 98405-2924	Lots 5 & 6, Block 3	14	8,999.60	0.00	3.50	0.00	0.00	139.85		133,200	133,200
466530-015-0	Bethanne Baretich	3202 S 10th Street Tacoma, WA 98405-2529 Site Address: 1224 S Ferry Street Tacoma, WA 98405-2924	Lots 7 & 8, Block 3	15	8,999.60	0.00	3.50	0.00	0.00	139.85		133,200	132,300
466530-016-0	Michael J Kisak Jr	PO Box 11413 Tacoma, WA 98411-0413 Site Address: 1230 S Ferry Street	Lots 9 & 10, Block 3	16	8,999.60	0.00	3.50	0.00	0.00	139.85		133,200	277,000

ASSESSMENT ROLL - LID 8670

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
466530-017-0	Angela K Edwards	Tacoma, WA 98405-2924 1232 S Ferry Street Tacoma, WA 98405-2924	Lots 11 & 12, Block 3	17	8,999.60	0.00	3.50	0.00	0.00	139.85		133,200	158,300
466530-018-0	Willow R Blakely Underwood C/O John Watson	4537 4th Avenue NE Seattle, WA 98105-4812 Site Address: 1234 S Ferry Street Tacoma, WA 98405-2924	Lots 13 & 14, Block 3	18	8,999.60	0.00	3.50	0.00	0.00	139.85		133,200	285,700
466530-019-0	Marialena Kipelidis & Sisamata Toomata	1238 S Ferry Street Tacoma, WA 98405-2924	Lots 15 & 16, Block 3	19	8,999.60	0.00	3.50	0.00	0.00	139.85		133,200	160,300
466530-020-0	Bethanne Baretich	3202 S 10th Street Tacoma, WA 98405-2529 Site Address: 1242 S Ferry Street Tacoma, WA 98405-2924	Lots 17 & 18, Block 3	20	9,719.45	0.00	3.50	0.00	0.00	139.85		135,100	198,900
466530-044-0	Kevin Still	5918 Wollochet Drive NW Gig Harbor, WA 98335-7326 Site Address: 2102 S 12th Street Tacoma, WA 98405-3024	The E 70 ft of the N 55 ft of Lots 1 thru 3, Block 7	21	7,589.65	0.00	3.50	0.00	0.00	139.85		68,200	151,700
466530-045-0	Tyrone N & Margaret K Dombrowski	3544 S Wilkeson Street Tacoma, WA 98418-1825 Site Address: 1210 S Ferry St Tacoma, WA 98405-2924	The S 50 ft of Lots 1 & 2, & the Sly 50 ft of the Ely 15 ft of Lot 3, Block 7	22	6,899.75	0.00	3.50	0.00	0.00	139.85		69,200	133,200
466530-046-0	James E Watkins III	2108 S 12th Street Tacoma, WA 98405-3024	The W 10 ft of Lot 3, all of Lot 4, Block 7	23	3,464.60	0.00	3.50	0.00	0.00	139.85		112,200	192,100
466530-047-0	Ryan Youngberg	15333 128th Avenue NE Woodinville, WA 98072-7930 Site Address: 2110 S 12th Street Tacoma, WA 98405-3024	The E 15 ft of Lot 5, Block 7	24	944.80	0.00	3.50	0.00	0.00	139.85		103,300	174,600

ASSESSMENT ROLL - LID 8670

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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SUBTOTALS:				190,730.50	0.00	83.91	0.00	0.00	3,356.40	2,786,600	3,289,000
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LAND VALUE	2,786,600
1/4 IMP VALUE	822,250
TOTAL VALUE	3,608,850
TOTAL EST PO ASSMT	190,730.50
TOTAL FINAL PO ASSMT	3,356.40

CHECKED	11/17/2020 RKR
CHECKED	
CHECKED	
CHECKED	
CHECKED	
CHECKED	