



City of Tacoma

City Council Action Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *JHC*
Ralph K. Rodriguez, LID Administrator, Public Works Engineering Division *RKR*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 21-0176 – LID No. 8643 Final Assessment – March 9, 2021
DATE: February 22, 2021

SUMMARY AND PURPOSE:

An ordinance approving and confirming the Final Assessment Roll for Local Improvement District No. 8643, which provided for the construction of permanent pavement with storm drainage in the following locations:

- 1) Union Avenue from North 24th Street to North 25th Street – northbound;
- 2) Washington Street from North 16th Street to North 18th Street;
- 3) Wapato Street from South 50th Street to South 51st Street; and
- 4) Huson Street from South 64th Street to South 66th Street.

BACKGROUND:

The Hearing Examiner’s recommendation to confirm and approve the Final Assessment Roll for Local Improvement District No. 8643 (“LID 8643” or the “LID”) is based on the evidence and testimony presented at the public hearing held on January 14, 2021. The construction of permanent pavement with storm drainage in **Segment 1-** Union Avenue from North 24th Street to North 25th Street – northbound; **Segment 2-** Washington Street from North 16th Street to North 18th Street; **Segment 3-** Wapato Street from South 50th Street to South 51st Street; and **Segment 4-** Huson Street from South 64th Street to South 66th Street, has been completed in accordance with the plans and specifications for the work. The final project cost is \$1,178,888.37 which consists of \$191,069.65 being assessed to property owners. The City contributed \$663,699.54 to the total project cost. The LID is intended to be a 10-year assessment roll and the final assessments are based on a cost per Assessable Unit of Frontage (AUF) of \$52.00. No owners of property within LID 8643 contested their proposed assessments either at the hearing or by written comment. The evidence presented demonstrates that the Final Assessment Roll conforms to applicable legal requirements, and the Examiner recommends approval of the Assessment Roll for LID 8643.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

All property owners within the boundary of the LID were notified of the public hearing, held on January 14, 2021, at which they could attend to express their concerns and voice support for, or opposition to the Final Assessment Roll of LID 8643. At and after the hearing, a few property owners did ask clarifying questions to the City’s Department of Public Works LID Section representative. Property owners also had the opportunity to send written comments to the Hearing Examiner’s Office post-hearing. Property owners within the LID boundary have benefitted from the improvements, the option of receiving long-term financing from the City, and from the City’s contribution to the LID.



2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

Positive impacts on equity and accessibility result from the benefit the improvements provide to the property owners within the LID that now enjoy safer roadways, together with improved drainage and an improved streetscape aesthetic.

Livability: Equity Index Score: Moderate Opportunity

Improve access and proximity by residents of diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

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

The confirmation of the Final Assessment Roll for LID No. 8643 recognizes the support of the property owners within the LID boundary and the benefit they experience from the improvements made.

ALTERNATIVES:

| Alternative(s) | Positive Impact(s) | Negative Impact(s) |
|--|--|--|
| 1. The Council could approve the LID Final Assessment Roll under different terms than those recommended. | Any positive impact arising from varying from the Examiner's recommendation would depend on what those variations are. | Any variation from the current recommendation could potentially delay finalization of the Assessment Roll, which could potentially postpone obtaining permanent financing and repayment by the property owners for the improvements. |
| 2. The Council could reject the Final Assessment Roll of the LID. | The most positive impacts come from approving the LID 8643 Final Assessment Roll. | The most positive impacts come from approving the LID 8643 Final Assessment Roll, initiating reimbursement to the City for the owner's share of the improvements. |

EVALUATION AND FOLLOW UP:

All evaluation and follow up should be coordinated between the appropriate City Department and property owners within the LID.

STAFF/SPONSOR RECOMMENDATION:

The Hearing Examiner recommends that the Assessment Roll for Local Improvement District No. 8643 be approved.



FISCAL IMPACT:

Please provide a short summary of the fiscal impacts associated with the grant, agreement, policy action, or other action.

| Fund Number & Name | COST OBJECT (CC/WBS/ORDER) | Cost Element | Total Amount |
|--------------------------------------|-------------------------------|--------------|-----------------------|
| 1. LID Assessments | LID-8643R-FS-AD-03 | 6398645 | \$191,069.65 |
| 2. Transportation Capital Fund, 1060 | 661600 | 4335410 | \$663,699.54 |
| 3. Storm Sewer Utility | ENV-00349-02 | 4300020 | \$172,698.02 |
| 4. Wastewater Utility | ENV-00471 | 4300020 | \$151,421.16 |
| TOTAL | | | \$1,178,888.37 |

What Funding is being used to support the expense?

Funding was approved and authorized with the adoption of Ordinance No. 27510 creating LID 8643.

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

YES

Funding was approved and authorized with the adoption of Ordinance No. 27510 creating LID 8643.

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

YES

Interim financing will continue until replaced with reimbursable long-term financing.

Will the legislation have an ongoing/recurring fiscal impact?

No

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

No

The work is completed.

ATTACHMENTS:

The following attachments can be found in Legistar:

- The Hearing Examiner's City Council Action Memorandum, dated February 22, 2021.
- The Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation, issued on January 27, 2021.
- The City's Witness List, Exhibit List, and Exhibits C-1 through C-6.
- One LID property owner comment with City response.
- Verbatim electronic recording from the hearing held on January 14, 2021.