

TO:

T.C. Broadnax, City Manager

FROM:

Phyllis Macleod, Hearing Examiner . 341

Ralph Rodriguez, LID Administrator, PW, Engineering

COPY:

City Council and City Clerk

SUBJECT:

Ordinance Request No. 15-0730 - LID 8648 - August 11, 2015

DATE:

July 13, 2015

SUMMARY:

An ordinance confirming the revised Assessment Roll for LID 8648 that placed permanent pavement with curbs and necessary storm drainage on S. 69th Street, from Durango Street to S. Madison Street, and on S. Proctor Street from S. 69th Street north approximately 225 feet.

COUNCIL SPONSORS:

N/A.

STRATEGIC POLICY PRIORITY:

Confirming the Assessment Roll for LID 8648 will support the following strategic policy priorities:

- Strengthen and maintain a strong fiscal management position.
- Foster neighborhood, community, and economic development vitality and sustainability.
- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

BACKGROUND:

LID 8648 provided for the placement of permanent pavement with curbs and necessary storm drainage on S. 69th Street, from S. Durango Street to S. Madison Street, and on S. Proctor Street, from S. 69th Street north approximately 225 feet. A large part of the area was not served by paved roads prior to the LID project. Certain properties had pre-existing access to S. Madison, a paved street. The construction of the street improvements has been completed and the Final Assessment Roll is pending for Council approval and confirmation. The Hearing Examiner conducted a public hearing on the Final Assessment Roll on July 31, 2014. The record of the proceeding was held open for an extended period of time while the City and a property owner, Matthew Austin, provided supplemental valuation material for the record.

After receipt of the supplemental information, the Hearing Examiner prepared Findings of Fact, Conclusions of Law and a Recommendation suggesting approval of the LID Final Assessment Roll with two changes. First, the Special Benefit Study submitted by the City indicated that the benefits conferred by the improvements amounted to 95.80 percent of the cost of the LID. Pursuant to state law, the Hearing Examiner is recommending modification of the Final Assessment Roll to assess only the amount of benefit provided by the improvements. Secondly, the Hearing Examiner is recommending an increase in the Assessment Roll from 10 to 20 years. City staff supports this modification.

Property owner Matthew Austin appealed the Hearing Examiner's Recommendation to the City Council contending that his property was not benefited by the street improvements. The City Council heard and denied Mr. Austin's appeal on June 16, 2015.

ISSUE:

Whether the Council should adopt the Hearing Examiner's recommendation to uphold the Final Assessment Roll, as revised.



ALTERNATIVES:

The Council could decline to confirm the Final Assessment Roll, as revised, however, the work has been finished and the financial aspects of the project need to be completed.

RECOMMENDATION:

The Hearing Examiner recommends that the Assessment Roll for LID 8648 be revised consistent with the terms of the Recommendation to reflect only the benefits conferred by the LID and that the Final Assessment Roll, as revised, be extended to a term of 20 years.

FISCAL IMPACT:

Please see page 3.



EXPENDITURES:

| FUND NUMBER & FUND NAME * | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|-------------------------------------|-------------------------------|-----------------|--------------|
| 1060 – Streets Special Revenue Fund | LID-8648R | 5600000 | \$599,493.60 |
| | <u> </u> | | |
| TOTAL | | | \$599,493.60 |

^{*} General Fund: Include Department

REVENUES:

| Funding Source | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|-----------------------|-------------------------------|-----------------|--------------|
| LID Installment Notes | LID-8648R-FS-AD-03 | 6398645 | \$575,654.60 |
| 3211 - REET | LID-8648R-FS-AD-02 | 6311064 | \$23,839.00 |
| TOTAL | | | \$599,493.60 |

POTENTIAL POSITION IMPACT:

| Position Title | PERMANENT/ PROJECT TEMPORARY POSITION | FTE IMPACT | Position End Date |
|----------------|---------------------------------------|------------|-------------------|
| N/A | | ., | |
| | | | |
| | | | |
| TOTAL | | | |

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: Yes, reappropriated \$97,170 in current Biennial Budget.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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

ASSESSMENT ROLL LID 8648

COLLECTION FEE \$120.00

| Amended to reflect decision of the Hearing Exc | aminer |
|--|--------|
|--|--------|

| Parcel | Taxpayer | Address | T 150 | | | | | | | | Amended to reflect dec | cision of the Hea | ring Examiner |
|--------------|----------------------|---|---------------------------|----------------------|---------------|----------|---------------|----------------|--------------|----------------|--------------------------------|-------------------|------------------|
| No. | Taxpayer | Address | Legal Description | Assmt <u>N</u> o. | Est Assmt. | Suppl | P.O. Disc. | LID Assist. | LID Disc. | Final Assmt | Suppl Desc. | Land Value | Improv. Value |
| | | ·VII | LA PARK ADDI | TION | | | | | | | | | |
| 926000-088-0 | JOHANNA HERRERA | 6739 S MADISON ST TACOMA, WA 98409 | LOTS 19 THRU 21, BLOCK 20 | 1 | 32,576.30 | 3,630.32 | 131.41 | 41,811.55 | 1,516.48 | 47,082.70 | DW App / DW | 39,300 | 64,800 |
| 926000-092-0 | FRED O WALDEN | P O BOX 44856 TACOMA, WA 98448 SITE LOCATION: 6728 S. PROCTOR ST TACOMA, WA 98409 | LOTS 13 THRU 15, BLOCK 21 | 2 | 25,467.00 | 2,677.39 | 1,282.92 | 0,00 | 0.00 | 36,654.85 | SW / DW App DW / Curb Drain | 35,400 | 0 |
| 926000-093-0 | AXCENT SERVICING LLC | 7505 SE 28TH ST, APT 1 MERCER IS, WA 98040 SITE ADDRESS: 6732 S. PROCTOR ST TACOMA, WA 98409 | LOTS 16 THRU 18, BLOCK 21 | 3 | 25,467,00 | 2,768.12 | 1,286.09 | 0.00 | 0.00 | 36,745.55 | SW / DW App DW / Curb Drain | 33,700 | 0 |
| 926000-094-0 | EVELYN J. PETERSON | 4317 NE 66TH AVE #19 VANCOUVER, WA 98661 DUPLICATE TO: 3901 S 69TH ST TACOMA, WA 98409 | LOTS 19 THRU 21, BLOCK 21 | 4 | 32,576.30 | 1,042.77 | 1,557.33 | 0.00 | 0.00 | 44,495.15 | DW App / DW | 39,300 | 42,000 |
| 926000-097-1 | AXCENT SERVICING LLC | 7505 SE 28TH ST, APT 1 MERCER IS, WA 98040 SITE LOCATION: 6729 S. PROCTOR ST TACOMA, WA 98409 | LOTS 13 THRU 15, BLOCK 22 | 5 | 25,467.00 | 2,675.42 | 1,282.85 | 0.00 | 0.00 | | SW / DW App DW / Curb Drain | 35,400 | 0 |
| 926000-097-2 | AXCENT SERVICING LLC | 7505 SE 28TH ST, APT 1 MERCER IS, WA 98040 SITE LOCATION: 6733 S. PROCTOR ST TACOMA, WA 98409 | LOTS 16 THRU 18, BLOCK 22 | 6 | 25,467.00 | 2,849.39 | 1,288.94 | 0.00 | 0.00 | | SW / DW App DW / Curb Drain | 35,400 | 0 . |
| 926000-098-0 | AXCENT SERVICING LLC | 7505 SE 28TH ST, APT 1 MERCER IS, WA 98040 SITE LOCATION: 6737 S. PROCTOR ST TACOMA, WA 98409 | LOTS 19 THRU 21, BLOCK 22 | 7 . | 32,576.30 | 4,730.30 | 1,686.39 | 0.00 | 0.00 | | SW / DW App DW / Curb Drain | 35,400 | . 0 |

ASSESSMENT ROLL LID 8648

Page 2 of 3 NOTE: 20 Year Roll COLLECTION FEE \$120.00

| | | | | | | | | | | | | 0120.00 | |
|--|--|--|---------------------------|--------------|--------------|-----------|---------------|----------------|--------------|----------------|--------------------------------|--------------------|------------------|
| D 1 | ar. | | | | | | | | | | Amended to reflect d | ecision of the Hea | ring Examiner |
| Parcel No. | Taxpayer | Address | Legal Description | Assmt No. | Est · Assmt. | Suppl | P.O. Disc. | LID Assist. | LID Disc. | Final Assmt | Suppl Desc. | Land Value | Improv. Value |
| 926000-100-0 | ESTATE OF: WILLIAM G BRADFORD C/O BETTY J. WELLING, EXECUTORIX | P.O. BOX 64902 UNIVERSITY PLACE, WA 98464-0902 SITE LOCATION: 6718 S. DURANGO ST TACOMA, WA 98409 | LOTS 19 THRU 21, BLOCK 23 | 8 | 32,576.30 | 0.00 | 1,520.83 | 0.00 | 0.00 | 43,452.35 | N/A | 349,100 | . " |
| | · | <u>s</u> | HORT PLAT 77- | 134 | | | | | | · | | · | |
| 02-20-25-5-001 | MATTHEW D AUSTIN | 6901 S MADISON TACOMA, WA 98409 | LOT 1, SP 77-134 | 9 | 37,767.40 | 0.00 | 825.15 | 11,315.33 | 410.40 | 35,301.55 | N/A | 39,400 | 128,500 |
| 02-20-25-5-004 | 69TH TACOMA LLC | 3501 26TH PL W SEATTLE, WA 98199 DES MOINES, WA 98198 SITE LOCATION: 3860 S 69TH STREET TACOMA, WA 98409 | LOT 4, SP 77-134 | 10 | 150,137.15 | 10,128.22 | 7,359.10 | 0.00 | 0.00 | | SW / DW App DW / Curb Drain | 63,000 | 0 |
| SUBTOTALS | | | | | 420,077.75 | 30,501.93 | 18,221.01 | 53,126.88 | 1,926.88 | 575,654.40 | | 705,400 | 235,300 |
| LAND VALUE 1/4 IMP VALUE TOTAL VALUE TOTAL EST PO | ASSMT | 705,40 58,82 764,22 420,077.7 | 5 5 | | | | | | | | | • | . : |

TOTAL FINAL PO ASSMT

CHECKED

CHECKED

CHECKED

CHECKED

CHECKED

CHECKED

CHECKED

CHECKED

575,654.40

8/29/2006 RKR

2/5/2007 DAW

11/20/2007 SZS

10/28/2010 MJG

9/22/2011 MJG

6/18/2013 RKR

9/26/2013 RKR

7/22/2015 RKR

ASSESSMENT ROLL LID 8648

NOTE: 20 Year Roll

Suppl

Desc.

LID

Disc.

Final

Assmt

COLLECTION FEE \$120.00

Land

Value

Improv.

Value

| Parcel No. | Taxpayer | Address | Legal Description | Assmt No. | Est Assmt. | Suppl | P.O. Disc. | LID Assist. | LID Disc |
|----------------|--|---|--|-----------------------------------|---------------------------------------|-------------------------------------|-------------------------|------------------------------------|---------------|
| 926000-088-0 | DUPLICATE TO MS ROCKY REYES 10/28/2010: ADDED MICHAEL A ORT 9-26-2013: OWNERSHIP CHANGE FR 7-22-2015: OWNERSHIP CHANGE FR | TIZ (SON ?), HUSBAND WILFREI ROM AIDA LUZ-ORTIZ & MICHAE | PER MS REYES DO DECEASED. EL A ORTIZ, 6939 S MADISON ST, TACO S, LLC, PO BOX 24466, FEDERAL WAY | OMA 98409 TO S , 98093 TO JOHA | OUTH SOUND RI NNA HERRERA, | EMODLERS, LLC, F 6739 S MADISON, | O BOX 24466, FE | EDERAL WAY, 980 8409 AMENDED PI | 93 ER PCAT |
| 926000-092-0 | | Y & SHARON HOLDEN TO FRED | WALDEN PER P.C. ASSESSOR/TREAS | | | | | | |
| 926000-093-0 | OWNERSHIP CHANGED FROM DON. OWNERSHIP CHANGE FROM COOPE 9/19/2011: PER PCAT REVISED MAIL | ER DEVELOPMENT TO AXCENT: | C ON 3/14/2007 PER P.C. ASSESSOR/TR SERVICING LLC PER PCAT RECORDS : | EAS RECORDS 9/27/2010 | | | | | |
| 926000-094-0 | DUPLICATE TO VIVIAN ROBERTS (I 9-26-2013: ADDRESS CHANGE FROM | DAUGHTER), 4317 NE 66TH AVE # 3901 S 69TH ST, TACOMA, 98409 | #19, VANCOUVER,WA 98661 PER ROB TO 4317 NE 66TH AVE , #19, VANCOU | ERTS ON 7/2/200 IVER 98661. | 07 | | | | |
| 926000-097-0 | OWNERSHIP CHANGED FROM C. A. I SEG'D TO 926000-097-1 AND -097-2 PE | EVANS/M. L. OLSON/L. K. HURLE ER SED #2008-0011 JE ON 6/28/200 | BUT TO COOPER DEVELOPMENT, LLC 17 | ON 10/31/06 PE | R P. C. ASSESSOR | /TREASURER'S RE | CORDS | | |
| 926000-097-1 | OWNERSHIP CHANGE FROM COOPE OWNERSHIP CHANGE FROM COOPE | R DEVELOPMENT TO AXCENT S R DEVELOPMENT TO AXCENT S | ERVICING LLC VIA ORDAL TRUSTEE ERVICING LLC PER PCAT RECORDS 9 | SERVICES, SAI 0/27/2010 | LE DATE 7/13/200 | 9 (FORECLOSURE |) PER PCAT REC | CORDS | |
| 926000-097-2 | OWNERSHIP CHANGE FROM COOPE OWNERSHIP CHANGE FROM COOPE | R DEVELOPMENT TO AXCENT S R DEVELOPMENT TO AXCENT S | ERVICING LLC VIA ORDAL TRUSTEE ERVICING LLC PER PCAT RECORDS 9 | SERVICES, SAI /27/2010 | E DATE 7/13/200 | 9 (FORECLOSURE |) PER PCAT REC | CORDS | |
| 926000-098-0 | OWNERSHIP CHANGED FROM C. A. F OWNERSHIP CHANGE FROM COOPEI OWNERSHIP CHANGE FROM COOPEI | R DEVELOPMENT TO AXCENT S | UT TO COOPER DEVELOPMENT, LLC ERVICING LLC VIA ORDAL TRUSTEE ERVICING LLC PER PCAT RECORDS 9 | SERVICES, SAI | R P. C. ASSESSOR LE DATE 7/13/2009 | /TREASURER'S RE O (FORECLOSURE | CORDS) PER PCAT REC | ORDS | |
| 926000-100-0 | 9/22/2011 PER PCAT REVISE MAILING 9-26-2013: OWNERSHIP CHANGE FRO | GADDRESS FOR WILLIAM G BRA M WILLIAM G BRADFORD, TO E | DFORD FROM 609 S G ST, TACOMA, STATE OF WILLIAM G, BRADFORD, B | WA 98405 TO PO ETTY J. WELLIN | O BOX 64902, UN IG, EXECTORIX | IVERSITY PLACE, | WA 98464-0902 | | |
| 02-20-25-5-001 | OWNERSHIP CHANGE FROM LANCE ORIGINALLY LISTED AS 6901 S PROC | & MANDY ETTL TO MATTHEW I | O AUSTIN, SALE TO RECENT TO BE O | | | | | | |
| 02-20-25-5-004 | OWNERSHIP CHANGE FROM COOPER | R DEVELOPMENT LLC TO SUNTI | EKAWAT VIA FRONTIER BANK, SAL | E DATE 3/2/2010 | PER PCAT RECO | PRDS | | | |
| 6/18/2013 | AMENDED LAND AND IMPROVEMEN | T VALUES PER THE PCAT OFFIC | Œ | | | | | | |
| 9/26/2013 | AMENDED LAND AND IMPROVEMEN | T VALUES PER THE PCAT OFFIC | Œ | | | | | | |
| 7/22/2015 | AMENDED THE AUFS BY 95.8% TO RE | FLECT DECESION Y THE HEX. 1 | UPPDATED THE ASSESSMENT ROLL | TO REFLECT CH | IANGES IN OWN | ERSHIPS PER THE | PCAT OFFICE | | |