



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *CJM*
Ralph Rodriguez, LID Administrator, PW, Engineering *RKR*
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
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

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NOTE: 20 Year Roll

COLLECTION FEE \$120.00

Amended to reflect decision of the Hearing 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
<u>VILLA PARK ADDITION</u>													
926000-088-0	IOHANNA 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	36,652.85	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	36,826.85	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	48,182.65	SW / DW App DW / Curb Drain	35,400	0

ASSESSMENT ROLL LID 8648

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NOTE: 20 Year Roll

COLLECTION FEE \$120.00

Amended to reflect decision of the Hearing 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	0
<u>SHORT PLAT 77-134</u>													
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	210,259.90	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				705,400									
1/4 IMP VALUE				58,825									
TOTAL VALUE				764,225									
TOTAL EST PO ASSMT				420,077.75									
TOTAL FINAL PO ASSMT				575,654.40									

- CHECKED 8/29/2006 RKR
- CHECKED 2/5/2007 DAW
- CHECKED 11/20/2007 SZS
- CHECKED 10/28/2010 MJG
- CHECKED 9/22/2011 MJG
- CHECKED 6/18/2013 RKR
- CHECKED 9/26/2013 RKR
- CHECKED 7/22/2015 RKR

