



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PM*
COPY: City Council and City Clerk
SUBJECT: 14-0257 – Proposed Local Improvement District No. 8660 – April 22, 2014
DATE: April 1, 2014

SUMMARY:

Local Improvement District No. 8660 (L.I.D 8660) encompasses proposed street and alley improvements in two separate locations’.

Segment 1: Construction of permanent street pavement, with structural section, curb, gutters and storm drainage on Bristol Street from North 50th Street to North 51st Street.

Segment 2: Construction of permanent alley pavement, with a structural section and storm drainage, on the alley between North 30th Street and North 31st Street from Monroe Street to Mason Avenue.

Over 50 percent of the property owners in Segment 1 filed protests against formation of the proposed L.I.D. By contrast, property owners in Segment 2 of the proposed L.I.D supported formation of the district to improve their alley. The Hearing Examiner’s Recommendation is for the Council to approve formation of proposed LID, but to include only the property and improvements identified as Segment 2.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

This action will support the Strategic Policy Priority of fostering neighborhood, community, and economic development vitality and sustainability.

The alley improvements that will be completed by this project will remedy the poor condition of the alley in question and enhance the neighborhood.



BACKGROUND:

The Department of Public Works L.I.D. Section provided Advisory Surveys for Local Improvement to property owners in two locations that were combined for administrative purposes as proposed L.I.D. No. 8660. The project involving construction of a structural street section with concrete curbs, gutter and storm drainage on Bristol Street between North 50th Street and North 51st Street was identified as Segment 1 of proposed L.I.D. No. 8660. A project to improve the alley between North 30th Street and North 31st Street between Monroe Street and Mason Avenue was identified as Segment 2 of L.I.D. No. 8660. At the hearing before the Hearing Examiner on the proposed L.I.D. a number of property owners within Segment 1 appeared and lodged protests against formation of the L.I.D. Support for the project during the Advisory Survey process was 54.45 percent, which exceeded the Council's minimum standard for moving forward with an L.I.D. However, by the conclusion of the hearing, the protest rate had climbed to 53.12 percent and the project no longer fell within the Council's policies for formation of an L.I.D. Based upon the 53.12 percent protest rate against Segment 1 of proposed L.I.D. No. 8660, the Hearing Examiner is recommending against formation of Segment 1.

Segment 2 of proposed L.I.D. 8660 involves improvements to an alley that is in poor condition. Property owners in the area support the proposed improvement and no protests against formation of the L.I.D. were lodged. Accordingly, the Hearing Examiner is recommending that Segment 2 of proposed L.I.D. No. 8660 be approved.

ISSUE:

N/A

ALTERNATIVES:

While a different outcome is theoretically possible, the Council has established policies addressing the creation of L.I.D.s that govern this type of situation.

RECOMMENDATION:

Based on applicable Tacoma City Council policies and state law with respect to formation of local improvement districts, the Hearing Examiner recommends the City Council refrain from forming Segment 1 of proposed Local Improvement District No. 8660. Based upon the same authorities, the Hearing Examiner further recommends that the City Council approve formation of Segment 2 of proposed Local Improvement District No. 8660.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1060-LID PW Local Improvement District Projects	PWK-8660R	5600000	\$155,151.00
4301 ES Surface Water	LID-8660S	5600000	\$49,000.00
TOTAL			\$204,151.00

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1060-LID PW Local Improvement District Projects	PWK-8660R-FS-AD-03	6398645	\$155,151.00
4301 ES Surface Water	LID-8660S-FS-AD	4300020	\$49,000.00
TOTAL			\$204,151.00

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
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: \$204,151.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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