



TO: Phyllis Macleod, Hearing Examiner

FROM: Ralph K. Rodriguez, L.I.D. Administrator *RKR*

SUBJECT: Report for L.I.D. 3966
Confirmation L.I.D. Hearing July 31, 2014 – 9:00 a.m.

DATE: July 18, 2014

Construction of sanitary sewers:

South Madison Street easterly approximately 318 feet along the centerline of a 20-foot right-of-way abutting the south line of Short Plat 77-134, thence north 394 feet, more or less, along an easement through Lot 4, Short Plat 77-134 and terminating in South Proctor Street.

Notices: The hearing date was published July 10th and July 14th, 2014.

Notice of Public Hearing letters were mailed to owner(s) of record July 15, 2014.

Status: The Final Assessment Roll is being presented for adoption.

Background:

Estimated project cost:	\$104,999.90
Final project cost	\$259,696.43
Est. Rate per AUF: \$117.03	Final: \$193.52
Total Assessed to Property Owners:	\$227,920.65
Streets Special Reserve Fund	\$7,270.37
Environmental Services	
Wastewater management	\$24,505.41

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

This is a 10-year Assessment Roll.

Recommendation: The Assessment Roll be adopted as presented.

File: lid3966

AFFIDAVIT OF PUBLICATION

07/14/14

STATE OF WASHINGTON)
COUNTY OF PIERCE) ss

KEN SPURRELL, being first duly sworn on oath, deposes and says that he is the Publisher of the

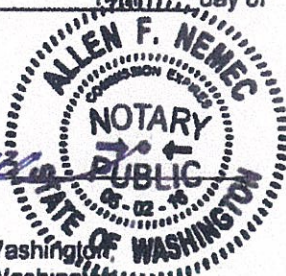
"TACOMA DAILY INDEX, INC."

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 advertisement, of which the attached is a printed copy as published, was published in said newspaper 2 time(s), commencing on 07/10/14 and ending on 07/14/14, both dates inclusive. That the full amount of the fee charged for the foregoing publication is the sum of \$ 217.50. That said newspaper was generally circulated all of said time, and that said advertisement was published in the newspaper proper and not in supplement form.

[Signature]
KEN SPURRELL, Publisher

Subscribed and sworn before me this 14th day of July, 2014.

[Signature]



Notary Public in and for the State of Washington, Residing at Tacoma, Pierce County, Washington.

THE CITY OF TACOMA

ASSESSMENT ROLL HEARING
LID Nos. 3966, 5727, 6979, 7725, and 8648

Notice is hereby given that the City Council has set Thursday, July 31, 2014, at 9:00 a.m., as the date and time for hearing by the Hearing Examiner in the Council Chambers, on the first floor of the Tacoma Municipal Building, 747 Market Street. The Hearing Examiner will consider the Assessment Roll for the cost and expense of Local Improvement District Nos. 3966, 5727, 6979, 7725, and 8648.

LID No. 3966 Construction of an 8 inch sanitary sewer main extension from South Madison Street, south of South 69th Street, and terminating at South Proctor Street.

LID No. 5727 Installation of 8 inch water mains along South 69th Street, from Madison to Durango Streets; and along Proctor Street, from South 69th Street north approximately 270 feet.

LID No. 6979 Installation of six (6) streetlights along South 69th Street, from Durango to Madison Streets, and along Proctor Street, from South 69th Street north approximately 225 feet.

LID No. 7725 Installation of underground primary electrical distribution, utilities, telephone and cable TV lines along Proctor Street, from South 66th to South 69th Streets;

and in South 69th Street, from Proctor Street east approximately 150 feet.

LID No. 8648 Placement of permanent pavement with necessary storm drainage on South 69th Street, from Durango to Madison Streets; and on Proctor Street, from South 69th Street north approximately 225 feet.

All persons who wish to object to the assessment must either (1) appear at the hearing and make their objections orally, or (2) make their objections in writing, and file them in the office of the City Clerk before 1:00 p.m., on July 31, 2014. At the time set for the hearing, or at such time as the hearing may be adjourned to, the Hearing Examiner will consider all objections made to the Assessment Roll, and will then make recommendations to the City Council. The City Council will sit as a board of equalization for the purpose of considering the Assessment Roll and the Hearing Examiner's recommendations regarding the Roll, and may correct, revise, raise, lower, change, or modify the Assessment Roll, or any part of the Roll, or may set aside the Roll and order the assessment to be made anew.

Doris Sorum
City Clerk
Publish: Thursday, July 10, 2014 and
Monday, July 14, 2014.



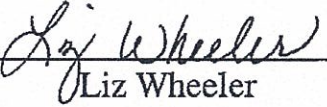
City of Tacoma

July 15, 2014

CERTIFICATE OF MAILING

I, Liz Wheeler, certify that on July 15, 2014, I mailed by U.S. Mail, the Notice of Hearing in the form attached hereto the owners or reputed owners of all lots, tracts, and parcels of land or other property to be specially benefited by the improvements in Local Improvement District No. 3966. Such owners are shown on the rolls of the Pierce County Assessor-Treasurer and directed to the addresses shown thereon.

Dated this 15th Day of July, 2014



Liz Wheeler
City Treasurer's Office – CSR-Technical

ASSESSMENT ROLL LID 3966

RECEIVED
JAN 28 2014
TREASURER/ID

Page 1 of 3
NOTE: 10 Year Roll
COLLECTION FEE \$60.00

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>													
926000-092-0 #600403812	FRED WALDEN ✓	P.O. BOX 44856 TACOMA, WA 98448 ✓ SITE LOCATION: 6720 S. PROCTOR ST. ✓ TACOMA, WA 98409	LOTS 13 THRU 15, BLOCK 21	1 ✓	8,854.40	1,119.89	392.76	0.00	0.00	15,710.35 ✓	SIDE SEWER	35,400	0
600403821													
926000-093-0 #600403812	AXCENT SERVICING LLC ✓	7505 SE 28TH ST, APT 1 ✓ MERCER ISLAND, WA 98040 SITE LOCATION: 6728 S. PROCTOR ST. ✓ TACOMA, WA 98409	LOTS 16 THRU 18, BLOCK 21	2 ✓	8,854.40	1,695.78	407.16	0.00	0.00	16,286.25 ✓	SIDE SEWER	33,700	0
600411641													
926000-094-0 #600403813	EVELYN J. PETERSON ✓	4317 NE 66TH AVE #19 ✓ VANCOUVER, WA 98661 ✓ SITE ADDRESS: 3901 S 69TH ST ✓ TACOMA, WA 98409	LOTS 19 THRU 21, BLOCK 21	3 ✓	8,854.40	373.30	374.10	0.00	0.00	14,963.80 ✓	SIDE SEWER CO ✓	39,300	42,000
600403823													
926000-097-1 #500404814	AXCENT SERVICING LLC ✓	7505 SE 28TH ST, APT 1 ✓ MERCER ISLAND, WA 98040 SITE LOCATION: 6729 S. PROCTOR ST. ✓ TACOMA, WA 98409	LOTS 13 THRU 15, BLOCK 22	4 ✓	8,854.40	4,197.96	469.71	0.00	0.00	18,788.45 ✓	SIDE SEWER	35,400	0
600411840													
926000-097-2 #600403820	AXCENT SERVICING LLC ✓	7505 SE 28TH ST, APT 1 ✓ MERCER ISLAND, WA 98040 SITE LOCATION: 6733 S. PROCTOR ST. ✓	LOTS 16 THRU 18, BLOCK 22	5 ✓	8,854.40	4,197.96	469.71	0.00	0.00	18,788.45 ✓	SIDE SEWER	35,400	0
600411841													

ASSESSMENT ROLL LID 3966

Page 2 of 3
 NOTE: 10 Year Roll
 COLLECTION FEE \$60.00

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
TACOMA, WA 98409													
926000-098-0 #600402815	AXCENT SERVICING LLC	7505 SE 28TH ST, APT 1 MERCER ISLAND, WA 98040 SITE LOCATION: 6737 S. PROCTOR ST. TACOMA, WA 98409	LOTS 19 THRU 21, BLOCK 22	6 ✓	8,854.40	4,197.96	469.71	0.00	0.00	18,788.45 ✓	SIDE SEWER	35,400	0
		SHORT PLAT 77-134											
02-20-25-5-004 #600402818	EKawat Sunti SUNTEKAWAT	409 ROY STREET SEATTLE, WA 98109 SITE LOCATION: 3860 S. 69TH ST. TACOMA, WA 98409 1425 Sanford Dr Fork Collins, CO 80526-4251 1293 Main St #3 Windsor, CO 80552	LOT 4, SP 77-134	7 ✓	51,951.15	38,741.66	3,114.87	0.00	0.00	124,594.90 ✓	SIDE SEWER, MH, 8" LINE	63,000	0
SUBTOTALS					105,077.55	54,524.51	5,698.02	0.00	0.00	227,920.65 ✓		277,600	42,000
LAND VALUE													
1/4 IMP VALUE													
TOTAL VALUE													
TOTAL EST PO ASSMT													
TOTAL FINAL PO ASSMT													

CHECKED 11/9/2006 RKR
 CHECKED 2/1/2007 DAW
 CHECKED 11/20/2007 SZS
 CHECKED 1/7/2008 SZS
 CHECKED 9/30/2008 RKR
 CHECKED 5/4/2009 MJG
 CHECKED 10/28/2010 MJG

Exhibit 3

ASSESSMENT ROLL LID 3966

Page 3 of 3
 NOTE: 10 Year Roll
 COLLECTION FEE \$60.00

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
CHECKED	9/19/2011 MJG												
CHECKED	6/12/2013 RKR												
CHECKED	9/26/2013 RKR												
926000-092-0			OWNERSHIP CHANGED FROM GARY W. AND SHARON HOLDREN TO FRED WALDEN ON AS PER P.C. ASSESSOR/TREASURERS RECORDS 9/22/2011: PWE PCAT SITE ADDRESS LISTED AS 6728, REVISED FROM 6726 PREVIOUSLY LISTED										
5000-093-0			3/14/07 PER P.C. OWNERSHIP CHANGED FROM DONALD E. OLIVE TO COOPER DEVELOPMENT, LLC PER ASSESSOR / TREASURER'S RECORDS OWNERSHIP CHANGE FROM COOPER DEV LLC TO COOPER TO SCI FUNDING GROUP AS LISTED PER PCAT RECORDS, SCI FUNDING = 11100 NE 8TH ST E # 707, BELLEVUE, WA 10/28/2010: PER PCAT OWNER LISTED AS AXCENT SERVICING LLC										
926000-094-0			7/2/07 AS REQUESTED DUPLICATE TO VIVIAN ROBERTS (DAUGHTER), 4317 NE 66TH AVE #19, VANCOUVER, WA 98661 9-26-2013: ADDRESS CHANGE FROM 3901 S 69TH ST, TACOMA, 98409 TO 4317 NE 66TH AVE . #19, VANCOUVER 98661.										
926000-097-0			10/31/06 OWNERSHIP CHANGED FROM C. A. EVANS/M. L. OLSON/L. K. HURLBUT TO COOPER DEVELOPMENT, LLC PER P. C. ASSESSOR/TREASURER'S RECORDS 6/28/2007 SEG'D TO 926000-097-1 AND 097-2 SEG # 2008-0011 JU										
926000-097-1			OWNERSHIP CHANGE FROM COOPER DEV LLC TO COOPER TO SCI FUNDING GROUP AS LISTED PER PCAT RECORDS, SCI FUNDING = 11100 NE 8TH ST E # 707, BELLEVUE, WA 10/28/2010: PER PCAT OWNER LISTED AS AXCENT SERVICING LLC										
926000-097-2			OWNERSHIP CHANGE FROM COOPER DEV LLC TO COOPER TO SCI FUNDING GROUP AS LISTED PER PCAT RECORDS, SCI FUNDING = 11100 NE 8TH ST E # 707, BELLEVUE, WA 10/28/2010: PER PCAT OWNER LISTED AS AXCENT SERVICING LLC										
926000-098-0			OWNERSHIP CHANGED FROM C. A. EVANS/M. L. OLSON/L. K. HURLBUT TO COOPER DEVELOPMENT, LLC ON 10/31/06 PER P. C. ASSESSOR/TREASURER'S RECORDS OWNERSHIP CHANGE FROM COOPER DEV LLC TO COOPER TO SCI FUNDING GROUP AS LISTED PER PCAT RECORDS, SCI FUNDING = 11100 NE 8TH ST E # 707, BELLEVUE, WA 10/28/2010: PER PCAT OWNER LISTED AS AXCENT SERVICING LLC										
02-20-25-5-004			3/2/2010 OWNERSHIP CHANGE: FROM COOPER DEVELOPMENT 27013 PACIFIC HWY S, STE 203, DES MOINES, WA 98198 TO SUNTI EKAWAT VIA FRONTIER BANK, PER PCAT										



Req. #11573

ORDINANCE NO. 27652

L.I.D. No. 3966

1
2
3 AN ORDINANCE providing for the construction of an 8-inch sanitary sewer
4 main extension, and creating Local Improvement District No. 3966,
5 providing for a special fund for the payment of the improvement by
6 special assessment upon the properties within the district benefited
7 thereby, for the issuance of warrants, installment notes, bond
8 anticipation notes, or other short-term obligations to pay that part of the
9 cost and expense of the improvement assessed against the properties in
10 the district, and for the payment of the remainder of the cost thereof.

11 WHEREAS all of the preliminary proceedings for the establishment of
12 Local Improvement District ("L.I.D.") No. 3966 have been taken as provided by
13 law, and

14 WHEREAS the Hearing Examiner of the City, after public hearing duly
15 held, has recommended to the City Council the formation of L.I.D. No. 3966;
16 Now, Therefore,

17 BE IT ORDAINED BY THE CITY OF TACOMA:

18 Section 1. That the City Council hereby adopts the Hearing Examiner's
19 Findings of Fact, Conclusions of Law, and Recommendation as contained in the
20 Hearing Examiner's Report and Recommendation to the City Council relating to the
21 proposed L.I.D. No. 3966, and dated August 23, 2007, which Report is on file in the
22 office of the City Clerk.

23 Section 2. That there shall be installed an 8-inch sanitary sewer main
24 extension, together with all other work necessary to complete the project in
25 accordance with the maps, plans, and specifications prepared and now on file
26



1 in the office of the Director of the Department of Public Works, which maps,
2 plans, and specifications are hereby adopted.

3 Section 3. That there is hereby created a local improvement district, to
4 be known as L.I.D. No. 3966, which shall embrace as nearly as practicable all
5 the properties specially benefited by the improvements described above, which
6 properties are described as follows:

7 Those portions of the Northeast quarter of Section 25,
8 Township 20, Range 02 East, W.M., described as follows:

9 Lots 13 through 21, Blocks 21 and 22 VILLA PARK, as per plat
10 recorded in Volume 5, Pages 60 and 61; together with Lot 4 of
11 Short Plat 77-134, filed March 4, 1977, records of Pierce County
Auditor.

12 Situate in the City of Tacoma, County of Pierce, State of Washington.

13 Section 4. That the estimated cost and expense of the improvement is
14 \$105,000; that the estimated assessment for each property is based on a
15 monetary rate per Assessable Units of Frontage ("AUF").

16 The assessments levied against the properties described above shall
17 become due and payable at the option of the property owners in cash, without
18 interest, within 30 days after publication of the notice of assessment, or in ten
19 (10) equal annual installments with interest on deferred payments at a rate to
20 be hereafter fixed, but in no event greater than one-half percent above the rate
21 of interest fixed upon sale of bonds for the district; and each year one of such
22 installments, together with interest due thereon and on all installments
23 thereafter to become due, shall be collected in the manner provided by law.
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Section 5. That a special fund is hereby created, to be called Local Improvement Fund, District No. 3966, which shall consist in the aggregate of the several amounts assessed, levied, and collected upon the several lots and parcels of land in the local improvement district for the purpose of defraying the cost and expense of the improvement to be borne by the properties within the district, and into which fund shall be deposited the proceeds of the sale of warrants, installment notes, bond anticipation notes, or other short-term obligations drawn against the fund which may be sold by the City. Out of the fund shall be paid the warrants, installment notes, bond anticipation notes, or other short-term obligations, interest thereon, and the cost of the improvement to be borne by the properties included in the district.

Section 6. The Director of the Department of Public Works is hereby ordered to call for bids for said improvements and to proceed and complete the improvements and to make out and certify to the City Council an assessment roll, all as provided by law.

In case no bid is accepted, the Director of Public Works is hereby authorized to proceed and complete the improvement by the method of day labor or force account and by use of materials, supplies, and equipment, as authorized by the City Charter and ordinances of the City. The Director of Public Works shall keep a separate account of the expenditures as made and the exact cost of the improvements separately computed. Upon certification by the Director of Public Works that any sums are due to any person for labor or materials for the improvements, the proper officers shall issue a warrant



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therefor drawn upon the L.I.D. Fund, District No. 3966. The Director of Public Works shall certify to the City Council the assessment roll on the properties as provided by law.

Section 7. Under the provisions of the laws of the state of Washington, amendments thereto, and this ordinance, there shall be issued warrants, installment notes, bond anticipation notes, or other short-term obligations, issued pursuant to Ordinance No. 23412, as it may be amended, in payment of the cost and expense of the district, payable out of the Local Improvement District Fund. Such warrants, installment notes, bond anticipation notes, or other short-term obligations shall bear interest from the date of their issuance at a rate to be hereafter fixed by the Director of the Department of Finance in accordance with Ordinance No. 23412, and shall be redeemed from the Local Improvement District Fund or by other warrants, installment notes, bond anticipation notes, or other short-term obligations, or from the proceeds of local improvement bonds hereafter issued.

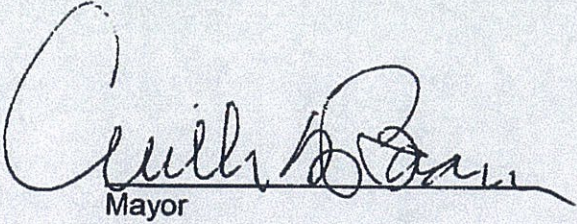
Section 8. Pursuant to the provisions of the laws of the state of Washington, the City Council hereby directs that the improvements be paid for by the City in cash and that the warrants, installment notes, bond anticipation notes, or other short-term obligations authorized to be issued under the provisions of this ordinance be sold by the proper officers of the City in




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accordance with Ordinance No. 23412, as it may be amended, and that the proceeds thereof shall be applied in payment of the cost and expense of the improvement.


Passed NOV 13 2007


Mayor


Attest:


City Clerk

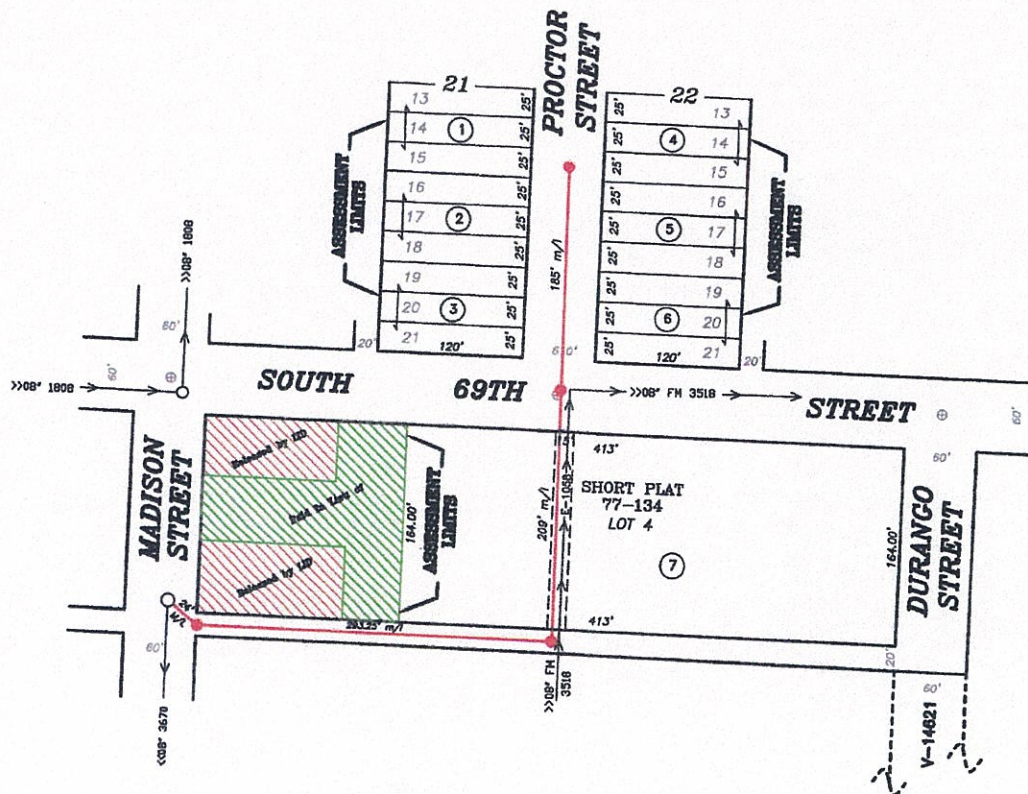
Approved as to form:


Assistant City Attorney

Property descriptions approved:


Chief Surveyor
Public Works Department

VILLA PARK



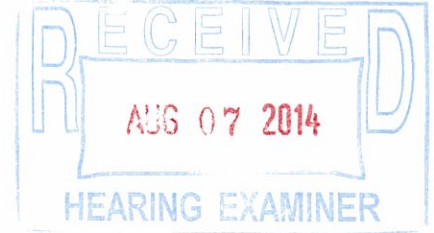
Certain blocks and streets in Villa Park south of South 69th Street vacated by county commissioners, April 10, 1905 (Commissioners' Record Vol. 27, page 371).
 Villa Park, south of South 69th Street, vacated by Ord. 6369 within the City of Tacoma

Exhibit 5

REVISION		DATE	APP	BY	DATE	SCALE	1"=50'	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS		LDS866
NO.		DATE	APP	BY	DATE	SCALE	1"=50'	ASSESSMENT MAP In 50-foot 2/7 L. side of S.R. 77-134 Section 2, 60'		
NO.		DATE	APP	BY	DATE	SCALE	1"=50'	SANTARY SEWER MAIN EXT.		1 of 1



TO: Phyllis Macleod, Hearing Examiner
FROM: *MRP* Ralph K. Rodriguez, L.I.D. Administrator
SUBJECT: LID 3966, 5727 and 7725 Assessment Roll period
DATE: August 7, 2014



As discussed during the assessment roll hearing the L.I.D. Section / Engineering Division / Public Works Department has held discussions with numerous property owners of the above listed L.I.D.s regarding the proposed financing repayment period. Based upon these discussions the L.I.D. Section / Engineering Division / Public Works Department is requesting that the repayment period be revised from a ten year roll to a twenty year roll.

File: LID 3966, 5727 and 7725

ORIGINAL

*Supplement to
Record 1 (H10396)*