



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PKM*
Ralph Rodriguez, L.I.D. Administrator, Public Works, Engineering
COPY: City Council and City Clerk
SUBJECT: Ord. Request No. 14-0747 - L.I.D. No. 5727 Assessment Roll – September 16, 2014
DATE: August 27, 2014

SUMMARY:

An ordinance approving and confirming the Assessment Roll for Local Improvement District (L.I.D.) No. 5727 for the construction of 8-inch water mains along South 69th Street, from Madison to Durango Street, and along Proctor Street, from South 69th Street north approximately 250 feet.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

- Strengthen and maintain a strong fiscal management position.
- Foster neighborhood, community, and economic development vitality and sustainability.

Confirmation of the final assessment roll will allow the City to obtain financial payments from the owners benefitted by the L.I.D. and thereby maintain a strong fiscal management position. The constructed improvements foster neighborhood, community, and economic development vitality and sustainability.

BACKGROUND:

Creation of the Local Improvement District

The L.I.D. was formed by Tacoma City Council Ordinance No. 27653 on November 13, 2007. The project provided for construction of 8-inch water mains along South 69th Street from Madison to Durango Streets, and along Proctor Street, from South 69th Street north approximately 250 feet. The improvements have been completed and were constructed in accordance with the project plans and specifications.

Assessment Process

The final project cost is \$240,014.15, compared to the estimated project cost of \$169,400.00. The final rate per Assessable Unit of Frontage (AUF) is \$204.26, compared to the estimated rate of \$160.00 per AUF. The final total assessed to property owners is \$238,826.30, which includes work in the amount of \$23,850.84 requested by individual property owners and assessed to them directly. Water Service Credits held by a property owner totaling \$1,187.85 were also calculated into the final project costs. The project has a 20-year Assessment Roll.

Assessment Roll Hearing Process

Pursuant to applicable laws and at the direction of the Tacoma City Council, a public hearing on the assessment roll was held by the Hearing Examiner on July 31, 2014. Evidence was presented that all procedures provided for by law with respect to adoption of the assessment roll have been taken, including mailing notices of the assessment roll hearing to owners of record. The evidence established that a zone and termini formula was used to determine the L.I.D. assessments in keeping with RCW 35.44.030 and RCW 35.44.040 and that the market value of benefitted properties increased in an amount equal to or greater than the assessments. No property owners in L.I.D. 5727 appeared at the hearing to contest the



assessments. Three telephone inquiries from property owners were received by the Public Works Department prior to the hearing and the owners' questions were answered by staff.

ISSUE:

N/A

ALTERNATIVES:

The Council could approve the final assessment roll as recommended by the Hearing Examiner. In the alternative, the Council could find that governing legal standards have not been followed and either modify the assessments or remand the matter to the Hearing Examiner for modification of the assessments.

RECOMMENDATION:

The Hearing Examiner recommends that the City Council adopt an ordinance approving and confirming the Assessment Roll for L.I.D. No. 5727.

FISCAL IMPACT:

Please see next page.



EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Tacoma Water Current Fund - 4600	WTR-00310-EX		\$240,014.15
TOTAL			\$240,014.15

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Tacoma Water Current Fund - 4600	WTR-00310-FS-AD	6398645	\$240,014.15
TOTAL			\$240,014.15

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: None - Prior year's expense.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes.

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

N/A