



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. 14-0748 - L.I.D. No. 7725 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. 7725 for the installation of underground primary electrical distribution, utilities, telephone, and cable-television lines along Proctor Street, from South 66th to South 69th Streets; and South 69th Street from Proctor Street east approximately 150 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.

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 actual improvements foster neighborhood, community, and economic development vitality and sustainability.

BACKGROUND:

The L.I.D. was formed by Tacoma City County Ordinance No. 27655 in November 2007. The project provided for the installation of underground primary electrical distribution, utilities, telephone, and cable-television lines along Proctor Street from South 66th to South 69th Streets and South 69th Street from Proctor Street east approximately 150 feet. The improvements were constructed in accordance with the project plans and specifications.

Assessment Process

The final project cost is \$275,855.00, compared to the estimated project cost of \$324,999.75. The final rate per Assessable Unit of Frontage (AUF) is \$187.22, compared to the estimated rate of \$220.74 per AUF. The final total assessed to property owners is \$275,855.00. 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 as 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 appeared at the hearing to contest the assessments. Two 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. 7725.

FISCAL IMPACT:

Please see next page.



EXPENDITURES:

| FUND NUMBER & FUND NAME * | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|--------------------------------|----------------------------|--------------|---------------------|
| Tacoma Power Current Fund 4700 | PWR-00286-EX | | \$275,855.00 |
| | | | |
| TOTAL | | | \$275,855.00 |

* General Fund: Include Department

REVENUES:

| FUNDING SOURCE | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|--------------------------------|----------------------------|--------------|---------------------|
| Tacoma Power Current Fund 4700 | PWR-00286-FS-AN | 6398645 | \$275,855.00 |
| | | | |
| TOTAL | | | \$275,855.00 |

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: None - Prior year's expense.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes – Prior year's budget.

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