



Legislation Text

File #: OR 18 3386, **Version:** 1

ORDINANCE NO. 3386 - CREATE LOCAL IMPROVEMENT DISTRICT NO. 352

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Improve transportation system, enhance public safety & emergency response, Strengthen economic conditions & create new opportunities.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

A petition representing 73% of the area within the proposed district was received and certified by the Engineering Division, requesting the formation of a Local Improvement District (L.I.D.) for the purpose of constructing a new roadway on Beech Street from Oregon Way to California Way. On July 12, 2018, the City Council held a public hearing regarding the proposed L.I.D. and a motion directing staff to prepare an ordinance to form the L.I.D. failed. The City Council then directed staff to review the preliminary assessments and L.I.D. boundary.

On July 26, 2018, staff presented the findings its review and Valbridge Property Advisors explained and defended the preliminary assessments and L.I.D. boundary recommendations contained in their Formation Special Assessment/Proportionate Assessment Study. After hearing the information requested by the City Council, the Council adopted a motion to reconsider its July 12, 2018 action regarding formation of L.I.D No. 352.

After their decision to reconsider, Council approved a motion directing the City Attorney to prepare an ordinance to form L.I.D. No. 352. The proposed ordinance creates L.I.D. No. 352 and provides a funding source to be used towards the construction of Beech Street.

FINANCIAL SUMMARY:

The total project cost is estimated to be \$4,430,000 and the total available assessment is estimated to be \$3,699,232. To cover the funding gap and to reduce property owner assessments, the City will use \$575,000 in Cowlitz Rural Public Facilities Grant funds awarded by Cowlitz County. The City has also applied for a federal Economic Development Administration (EDA) grant and has passed the phase one application review. The EDA considers the project to be worth funding and requested the City complete phase two of the application process to be eligible for project selection and award of funding.

After the Rural Public Facilities Grant and potential EDA grant are applied to this project, staff estimates the preliminary LID assessments would be reduced by 49% to a total assessment of \$1,905,000. If an EDA grant is not obtained, the LID improvement would have a funding shortfall of about \$155,800.

RECOMMENDED ACTION:

Motion to adopt Ordinance No. 3386.

STAFF CONTACT:

Craig Bozarth, City Engineer