



CITY OF EDGEWOOD

NOTICE OF PUBLIC HEARING

EDGEWOOD CITY COUNCIL NOTICE OF PUBLIC HEARING HYBRID MEETING

NOTICE IS HEREBY GIVEN that the City of Edgewood City Council will conduct a hybrid Public Hearing for the purpose of allowing public testimony and submission of evidence regarding the formation of an assessment reimbursement area for the Meridian Avenue East Sewer Extension, the final boundaries of the assessment reimbursement area, and the final pro rata shares within the assessment reimbursement area, pursuant to Edgewood Municipal Code Chapter 11.36. A copy of the map of the final assessment reimbursement area is attached to this notice on the city's website. Additionally, a copy of the final assessments is attached to this notice on the city's website.

Affected property owners within the final assessment reimbursement area may join the public meeting to present public testimony and/or submit evidence. If you wish to make public comments, provide public testimony, and/or submit evidence, the Chair will call on the participant asking to speak at the appropriate time. Additional information regarding the final assessment reimbursement area, including the map of the final area boundaries and final assessments, is available by e-mailing the City Public Works Director at jeremy@cityofedgewood.org.

The public hearing will be hybrid and will commence at approximately 7:00 p.m., on Tuesday, March 22, 2022. The hybrid meeting may be accessed by telephone if you wish to attend virtually at (253) 215-8782 (Meeting ID #83646527074) or online at <https://us06web.zoom.us/j/83646527074>. Participants can alternatively submit written comments to rachel@cityofedgewood.org. All written comments must be received prior to 5:00 p.m. on the day of the hearing with subject title- "Public Comments for 03/22/2022 –Meridian Ave E Sewer Assessment Reimbursement."

Posted: *Thursday, March 3, 2022*

Published: *The Tacoma News Tribune- Friday, March 4, 2022*

ORDINANCE NO. 22-0xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE CREATION OF AN ASSESSMENT REIMBURSEMENT AREA FOR THE MERIDIAN AVENUE EAST SEWER EXTENSION; ESTABLISHING ASSESSMENTS; REQUIRING PAYMENT OF ASSESSMENTS PRIOR TO CONNECTION; PROVIDING FOR RECORDING; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Edgewood (“City”) financed the cost and expense for the installation of approximately 660 linear feet of 8 inch PVC sanitary sewer main in Meridian Avenue E, from approximately 150 feet south of 32nd St E to the City’s property north of 36th St E (the “Facilities”); and

WHEREAS, the City, pursuant to RCW 35.91.060 and EMC 11.36.120, as an alternative to the procedures provided in RCW 35.91.020 for financing the construction or improvement of water or sewer facilities, may create an assessment reimbursement area on its own initiative, finance all of the costs associated with the construction or improvement, and become the sole beneficiary of reimbursements; and

WHEREAS, the City may only establish an assessment reimbursement area in locations where the City’s ordinances require sewer facilities upon development or redevelopment, or would be allowed connection to or usage of constructed or improved sewer facilities; and

WHEREAS, the City shall compute assessments equal to the fair pro rata share due from the owners of parcels within the boundaries of an assessment reimbursement area using a basis of computation deemed by the City to most appropriately determine the proportional benefit accrued to each parcel; and

WHEREAS, preliminary determination of the assessment reimbursement area boundaries and assessments, along with a description of property owners’ rights and options, must be sent by certified mail to each owner of record of real property within the proposed assessment reimbursement area; and

WHEREAS, the City sent via mail the preliminary determination of the assessment reimbursement area boundaries and assessments, along with a description of property owners’ rights and options, as well as a notice of public hearing to all affected property owners on November 3, 2021 and again via certified mail on November 18, 2021; and

WHEREAS, the Edgewood Municipal Code 11.36.120(E) requires a public hearing for proposed assessment reimbursement areas; and

WHEREAS, the Edgewood City Council held an initial public hearing on November 23, 2021 and an additional public hearing on December 14, 2021; and

WHEREAS, after careful review and consideration of public comment and testimony, an updated determination of the assessment reimbursement area boundaries and assessments was presented to the Edgewood City Council on March 1, 2022; and

WHEREAS, the City sent via certified mail the updated determination of the assessment reimbursement area boundaries and assessments, along with a description of property owners' rights and options, as well as a notice of public hearing to all affected property owners via certified mail on March 4, 2022;

WHEREAS, the Edgewood City Council held a final public hearing for the updated assessment reimbursement area on March 22, 2022; and

WHEREAS, the Edgewood City Council finds that special benefit accrues to owners of property seeking to connect to the above described sewer improvements and reasonable connection charges are proper in order that such abutting property owners shall bear their fair pro rata share of the cost of the sewer improvements; and

WHEREAS, the final determination of the assessment reimbursement area boundaries and assessments must be recorded in the county auditor's office of the county in which the area is situated; and

WHEREAS, the City Council of Edgewood determines this Ordinance is in the best interest of public health and safety;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Assessment Reimbursement Area. An assessment reimbursement area is hereby created and the boundaries established as detailed in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Assessments. A special sewer connection assessment roll is hereby created as detailed in Exhibit B, attached hereto and incorporated herein by reference.

Section 3. Connection. Any owner of property situated within the assessment reimbursement area shall, as a precondition to connection to the City sewer utility, pay to the City a special sewer connection assessment as set forth in Exhibit B attached hereto and incorporated herein by reference.

Section 4. Recording. This Ordinance shall be recorded with the Pierce County Auditor's Office within thirty (30) days of adoption.

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 6. Effective Date of Ordinance. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law and shall remain in effect for twenty (20) years thereafter.

PASSED BY THE EDGEWOOD CITY COUNCIL ON THE 12TH DAY OF APRIL, 2022.

Daryl Eiding, Mayor

ATTEST:

Rachel Pitzel, City Clerk

APPROVED AS TO FORM:

Ann Marie Soto, City Attorney

EXHIBIT A

Map of Meridian Avenue E –Assessment Reimbursement Area

DRAFT

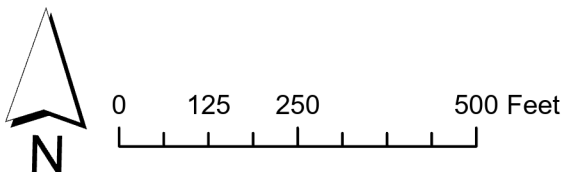
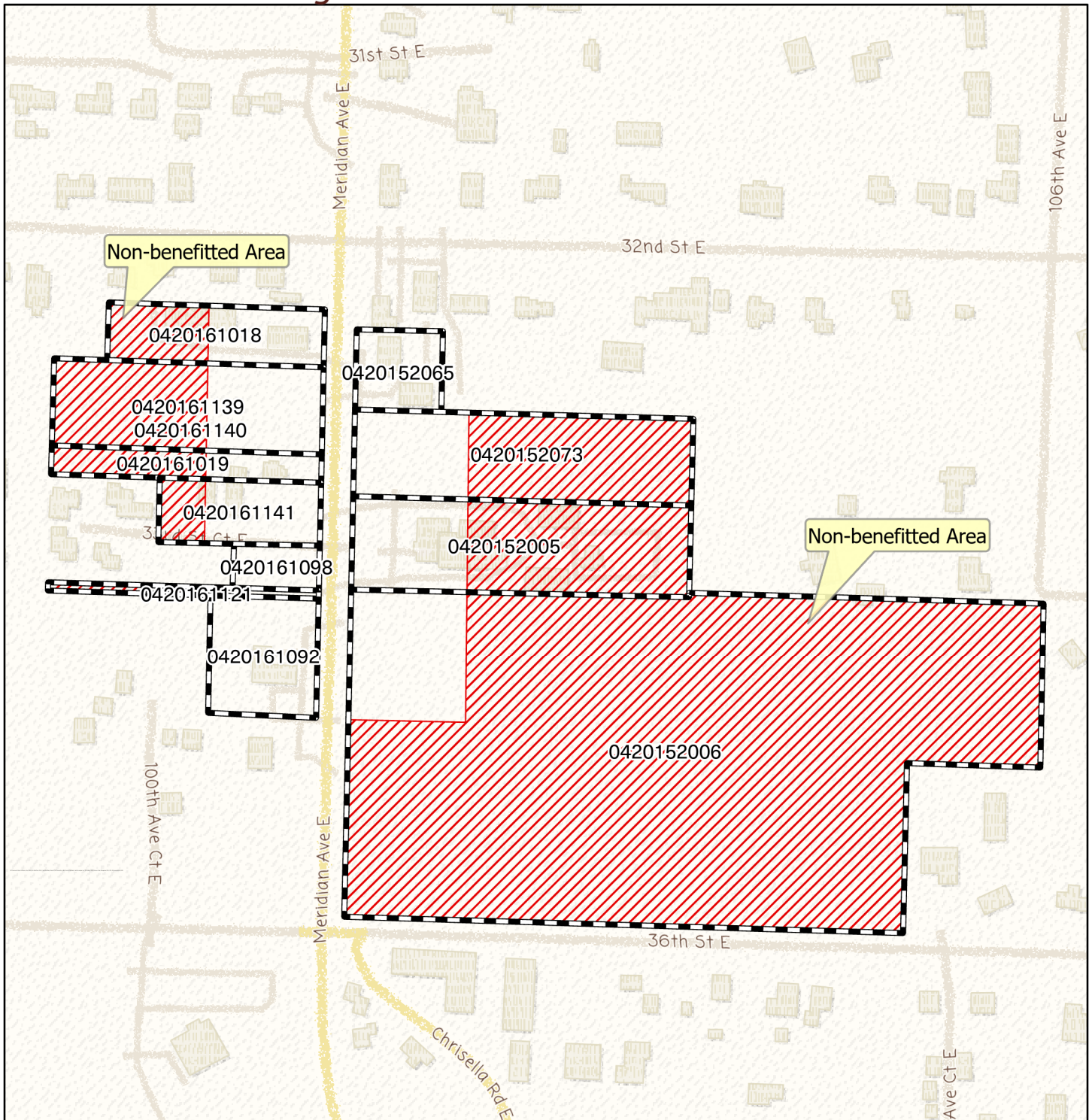


EXHIBIT B

Meridian Avenue E –Assessment Reimbursement – Sewer Ordinance No. 22-0xxx

No.	Site Address	Tax Parcel Number	Owner	Eligible Benefitted Frontage Footage	Eligible Area (sf)	Equivalent Benefitted Front Footage <i>(pro-rata basis)</i>	Proposed Cost Share
1	3306 Meridian	0420161018	Itn'l Church of Foursquare Gospel	108'	21,600	147'	\$64,558.82
2	3307 Meridian	0420152065	KDQM LLC	150'	25,500	160'	\$70,146.28
3	3312 Meridian	042016-1139/-1140	Itn'l Church of Foursquare Gospel	162'	32,400	180'	\$79,067.75
4	3315 Meridian	0420152073	Anita & Kamal J. Singh Walia	160'	32,000	179'	\$78,580.17
5	3318 Meridian	0420161019	Irina & Sergey Stefanyuk	54'	10,800	104'	\$45,648.45
6	10105 33rd St Ct E	0420161141	Mi Casa	121'	24,200	156'	\$68,332.11
7	3325 Meridian	0420152005	Cote Investments LLC	170'	34,000	184'	\$80,996.13
8	3328 Meridian	0420161098	Jeffery S. Jensen	80'	10,000	100'	\$43,926.53
9	3400 Meridian	0420161121	Lawrence & Verna Dennison	16'	3,200	57'	\$24,849.24
10	3420 Meridian	0420161092	Kimberly and Sum Nop	215'	39,775	199'	\$87,607.07
11	10301 36th St E	0420152006	City of Edgewood	230'	46,000	214'	\$94,213.62
Total Cost of Construction							\$737,926.17