

**MEMORANDUM**  
**For Meeting of January 27, 2009**

**TO:** Mayor and Councilmembers  
**THROUGH:** Steve Worthington  
**FROM:** Russ Blount  
**SUBJECT:** **Ordinance 1691** – Local Improvement District 2008-03 for Street and Utility Improvements to Freeman Road East between 20<sup>th</sup> Street East and Valley Avenue East

**REPORT IN BRIEF:** Form a Local Improvement District (LID) to fund the design and construction of realignment, regrading, widening, curb, gutter, sidewalk, illumination, landscaping, drainage, conversion of overhead utilities to underground, along Freeman Road East between 20<sup>th</sup> Street East and Valley Avenue East, and for the provision of water mains and fire hydrants along Freeman Road.

**BACKGROUND:** The Council is scheduled to conduct a hearing regarding this LID earlier on the January 27 agenda.

**ATTACHMENTS:** None attached to this memo; Ordinance 1691 and its attachments are provided for the hearing earlier on the January 27 agenda.

**DISCUSSION:** State law requires that LIDs can assess project costs up to the “special benefit” or the increase in value of the real estate from such projects. Of the parcels proposed to be included in the LID, only the Crittendon parcels at the northeast corner of Valley and Freeman are known to have benefit other than that typical for their zone. An appraisal and review appraisal completed for acquisition of a portion of those properties indicated that the highest and best use was for single family residential, so the special benefit is lower than for the highest permitted use in the zone and the preliminary assessment roll was adjusted.

**FISCAL IMPACT:** The total project cost is currently estimated to be approximately \$12,940,000.

**ALTERNATIVE COURSES OF ACTION:**

- 1. Defer action on Ordinance 1691.
- 2. Approve a first reading of Ordinance 1691 as written.
- 3. Amend Ordinance 1691 and then approve a first reading thereof.
- 4. Decline to approve Ordinance 1691.

**RECOMMENDATIONS:** Approve a first reading of Ordinance 1691.

**SUGGESTED MOTION:** Motion to approve a first reading of Ordinance 1691.



Russ Blount  
Public Works Director

Approved for Agenda



Steve Worthington  
City Manager