

TO: James L. App, City Manager  
FROM: Mike Compton, Director of Administrative Services  
SUBJECT: Appoint City Council Ad Hoc Committee – Hwy 101/46W Project  
DATE: November 15, 2005

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Needs: For the City Council to appoint two members to an ad hoc committee for the purpose of selecting a special tax consultant and an assessment engineer for the formation of an assessment district to improve the Hwy 101/46W interchange.

Facts:

1. Improvements at the interchange of Hwy 101/46W have been a high priority of the City for many years.
2. A proposed development at the northwest corner of 46W and Theatre Drive and the City's need to acquire property for interchange improvements is driving the need to form an assessment district to pay for said property acquisition and interchange improvements.
3. Commercial/business development in this area has been slowed and in some cases prevented due to the need to improve traffic flow and mitigate further deterioration of the service level.
4. Many of the commercial/business developments have already agreed to participate in the formation of an assessment district to fund their proportional share.
5. One of the first steps in the formation of an assessment district is the preliminary levy calculations in order to determine the amount of improvements that may be funded through the assessment district financing.
6. To accomplish Fact 4, it is necessary that the City engage the services of a special tax consultant or assessment engineer.
7. It is undetermined at this time as to whether a Mello Roos assessment district or regular assessment district is the appropriate public financing vehicle. Thus, it is desirable to engage the services of both a special tax consultant and assessment engineer.

Analysis  
and  
Conclusion:

It is desirable that the Council appoint an ad hoc committee to assist in the selection of a special tax consultant and an assessment engineer for the creation of an assessment district to improve the Hwy 101/46W interchange.

Requests for proposals have been distributed and responses received.

Fiscal  
Impact:

None at this time.

Options:

- a. That the Council appoint two of their members to serve on an ad hoc committee to select a special tax consultant and assessment engineer, and report back to the full Council by January 3, 2006.
- b. Amend, modify, or reject the above option.