

3/14/77

Introduced by: DAVE MOONEY

77-225.

ORDINANCE NO. 3191

AN ORDINANCE creating Road Improvement District No. 74 for the improvement of a portion of 11th Place South and South 324th Street in the plat of Century, and directing the Department of Public Works and Transportation to proceed with the improvement project, and to prepare and file a final assessment roll when the project is completed.

PREAMBLE:

Motion No. 2908 setting a date for a public hearing on the creation of a Road Improvement District for the improvement of a portion of 11th Place South and South 324th Street in the plat of Century, was passed by the King County Council on March 7, 1977, and the date set was April 11, 1977, and due Notice of Hearing was mailed to the owners of the property at the address shown on the tax rolls of the King County Comptroller, as required by law. The Director of the Department of Public Works and Transportation has certified that the petition for this improvement, including all withdrawals therefrom and additions thereto made prior to 5 p.m. of the day prior to the hearing is sufficient; and that said petition conforms to the provisions of RCW 36.88.010, 36.88.015, 36.88.020, and 36.88.050. The hearing has been held as provided in said notice, and after hearing any and all written verbal protests of the various property owners within the proposed district, the Council has ascertained that the petition is sufficient and the plan of improvement is feasible, and has determined to order the construction of said improvement.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Eleventh Place South from South 320th Street running southerly to South 324th Street, and South 324th Street easterly to Pacific Highway South shall be improved by clearing, grubbing, grading, draining, ballasting, and paving, signalization, street lighting, and by the performance of such other work as may be necessary in connection therewith.

SECTION 2. There is hereby established a road improvement district for the improvement described in Section 1, to be known and designated as "King County Road Improvement District No. 74", which said assessment district shall include all of the territory described as follows:

That portion of the northeast quarter of Section 17, Township 21 North, Range 4 East, W.M., in King County, Washington, described as follows:

1 Commencing at the northeast corner of said northeast
2 quarter; thence N. $88^{\circ}48'13''$ W. along the north line
3 said northeast quarter a distance of 1,800.41 feet;
4 thence S. $0^{\circ}04'56''$ W. a distance of 50.01 feet to
5 the south margin of South 320th Street and the True
6 Point of Beginning; thence S. $0^{\circ}04'56''$ W. along the
7 east line of Ninelake Park No. 1 as recorded in
8 Volume 62 of Plats, page 77 and Century City Division
9 1 as recorded in Volume 72 of Plats, pages 33 and 34,
10 records of King County, a distance of 1272.52 feet;
11 thence S $37^{\circ}02'51''$ E. along said east line and the
12 easterly line of Heritage West as recorded in Volume
13 91 of Plats, pages 11 and 12, records of King County
14 a distance of 543.87 feet; thence S. $88^{\circ}46'00''$ E. a
15 distance of 771.86 feet to the west line of the east
16 half of the southeast quarter of the northeast quarter
17 of said Section 17; thence N. $1^{\circ}18'33''$ E. along said
18 west line a distance of 226.51 feet; thence S. 88°
19 $46'00''$ E. a distance of 612.84 feet to the west margin
20 of Pacific Highway South (16th Avenue South); thence
21 N. $1^{\circ}12'15''$ E. along said margin a distance of 548.80
22 feet; thence N. $88^{\circ}48'13''$ W. a distance of 160.00 feet;
23 thence N. $1^{\circ}12'15''$ E. a distance of 75.00 feet; thence
24 N. $88^{\circ}48'13''$ W. a distance of 486.31 feet; thence
25 N. $1^{\circ}12'15''$ E. a distance of 850.00 feet to the south
26 margin of South 320th Street; thence N. $88^{\circ}48'13''$ W.
27 along said margin a distance of 1100.44 feet to the
28 True Point of Beginning, LESS the north 150 feet of the
29 west 380 feet thereof.

30 SECTION 3. The estimated cost and expense of the improvements
31 is \$662,090.31. It is the intention that the entire cost and
32 expense of the improvements shall be borne by the benefited
33 private property within the district. It is the intention that

1 the assessments shall be based on the lineal front footage of each
2 parcel of benefited land, and shall be paid over a period of
3 twenty years. It is the intention that the consulting engineering
4 firm retained by the developers of the plat of Century be retained
5 to produce the construction plans for this road improvements,
6 in-so-much as the basic data used to design the site plan can be
7 directly applied to the road and drainage design. Design cost
8 for said road plans incurred prior to the formation of the district
9 shall be chargeable to the R.I.D. upon district formation.

10 SECTION 4. It is hereby found that the plan for improvement
11 or construction in Road Improvement District No. 74 is feasible
12 and that the benefits to be derived therefrom by the property
13 within said district exceeds the costs and expense of the forma-
14 tion of said district and the contemplated construction or
15 improvement therein.

16 SECTION 5. The Director of the Department of Public Works
17 and Transportation is hereby directed to call for bids for
18 construction of said improvement, and when a contract therefor
19 shall have been let by King County, and the construction is
20 completed, and the exact costs are known, said Director of the
21 Department of Public Works and Transportation is further directed
22 to prepare and file with the Administrator-Clerk of the King
23 County Council an Assessment Roll for that portion of the entire
24 cost and expense of said improvement to be assessed against the
25 property included in the assessment district herein before created.

26 SECTION 6: There shall be, and is hereby created in the
27 Office of Comptroller, two funds of the County to be known and
28 designated as "King County Road Improvement District No. 74
29 Construction Fund" and King County Road Improvement District No.
30 74 Bond Fund", respectively.

31 All moneys collected by the Office of Comptroller upon any
32 assessments levied for the construction of said improvement shall
33 be placed in the Construction Fund during the thirty-day period

1 allowed for payment of such assessments without penalty or interest,
2 and shall be placed in the Bond Fund thereafter. Payments shall
3 be made on the basis of the assessment roll prepared by the
4 Director of the Department of Public Works and Transportation,
5 subject to adjustment after completion of the hearing on said roll.

6 The Office of Comptroller, Accounting Section, is hereby
7 directed and authorized to issue interest bearing warrants against
8 King County Road Improvement District No. 74 Construction Fund to
9 pay construction costs pending the redemption of said warrants
10 after the bond sale. The interest rate of said interest bearing
11 warrants shall be fixed at six (6) per cent per annum.

12 Bonds of said improvement district shall be payable on or
13 before 22 years from date of issuance, shall be sold in the amount
14 sufficient to redeem all outstanding warrants against the aforesaid
15 Construction Fund for that portion of the cost and expense of the
16 construction of said improvement to be assessed against the
17 property within the district, after determining the amount of said
18 assessments paid within the thirty-day period allowed for payment
19 of assessments without penalty or interest.

20 INTRODUCED AND READ for the first time this 21st day of

21 March, 1977.

22 PASSED this 24th day of May, 1977.

23 KING COUNTY COUNCIL
24 KING COUNTY, WASHINGTON

25 Mike Lury
Chairman

26 ATTEST:

27 Quincy B. Quana
Deputy Clerk of the Council

28 Approved this 4th day of May, 1977.

29 [Signature]
30 King County Executive