

ORDINANCE NO. 8091

AN ORDINANCE creating King County Road Improvement District No. 106 for the improvement of roads within the plats of Uplake Terrace Addition and Lakemore Terrace #2, and authorizing interim financing and the issuance of bonds.

PREAMBLE:

Pursuant to King County Motion 6787, a public hearing was held on May 11, 1987, on the formation of a road improvement district to improve certain streets. Notice of said hearing was duly published and was duly mailed to each property owner pursuant to the requirements of RCW 36.88.030. A diagram showing the lots specially benefited by the project and the estimated cost and expense to be borne by each lot was considered by the council. All written and verbal objections and testimony were considered. Valid ballots representing \$415,584.00 of the preliminary assessment roll were returned prior to 5:00 p.m. of the day one week following the last hearing date. It is hereby found that ballots in favor of RID 106 were cast by property owners representing \$291,520.00 or 43.5 % of the total preliminary assessment roll. It is further found that all requirements of RCW 36.88.020, 36.88.030, 36.88.040 and 36.88.060 and King County Motion 6787 have been satisfied.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1: There is hereby established, pursuant to Chapter 36.88 RCW, a road improvement district in King County to be known and designated as "King County Road Improvement District No. 106" (hereinafter "RID 106"). Said District shall include all the territory within the boundaries described as follows:

Beginning at the southeast corner of lot 1 block 1 plat of Uplake Terrace Addition, thence westerly along the margin of right of way of Northeast Bothell Way to the southwest corner of lot 19 block 2 of said plat, thence northerly along west line of said plat to the northwest corner of lot 10 block 3 plat of Uplake Terrace Addition, thence northeasterly to the northeast corner of said lot 10, thence southerly to the southwest corner of lot 12 block 3, thence easterly to the southeast corner of said lot 12, thence northwesterly to southeast corner lot 19 block 3, thence northwesterly to the southwest corner of lot 18 block 3, thence northeasterly to the northeastern corner of lot 20 block 3, thence northwesterly to the southwest corner of lot 21 block 3, thence northerly along the west line of said plat to the northwest corner of lot 25 block 3, thence easterly to the southwest corner of lot 28 block 2 Lakemore Terrace No. 2, thence northerly to the northwest corner of said lot

1 28, thence easterly to the southwest corner of lot 27 block 2 Lakemore  
2 Terrace No. 2, thence northerly to the northwest corner of lot 26  
3 block 2 said Plat, thence easterly along the north property lines of lots  
4 26, 25, 24, 23, 21 block 2 to the southwest corner of lot 18 block 2,  
5 thence northeasterly along the westerly property line of said lot 18 to  
6 the southerly property line of lot 1 block 3 Lakemore Terrace No. 2,  
7 thence westerly along said property line to the southwest corner of said  
8 lot 1, thence northeasterly to the northwest corner of lot 1, thence  
9 southeasterly to the northeast corner of lot 1, thence northwesterly to  
10 the southeast corner of lot 1 block 4, thence northwesterly along the  
11 southerly property lines of lots 1, 2, 3, 4, 5, and 6 block 4 to the  
12 southwest corner of lot 6 block 4, thence northeasterly along the  
13 northerly property line of lot 6 to the southwest corner of lot 4 KCSP  
14 677014 AF 7708230569, thence northerly to the northwest corner of lot 1  
15 KCSP 677014, thence easterly along the north property line of said lot 1  
16 to the northeast corner of lot 1 said short plat, thence southeasterly to  
17 the northwest corner of lot 11 block 5 Lakemore Terrace No. 2, thence  
18 easterly to the northeast corner of said lot 11, thence southerly and  
19 easterly along the north property lines of lots 11, 10, 9, 8, 7, 6, 5,  
20 and 4 block 5 to the northeasterly corner of lot 4 block 5 Lakemore  
21 Terrace No. 2, thence southwesterly along the east property line of  
22 said lot 4 to the northwesterly corner of lot 6 block 1 Lakemore Terrace  
23 No. 2, thence southeasterly along City of Seattle Tolt River pipeline  
24 south right of way line to the southeasterly corner of lot 5 block 4  
25 Kenmore Heights Addition, thence southwesterly to the northeasterly  
26 corner of a lot defined as in Section 11, Township 26 North, Range 4  
27 East, W.M. west 150 feet of the following portion Government lot 3  
28 beginning 1,233.31 feet west and S 02-53-27 W 30.02 feet from north  $\frac{1}{4}$   
29 corner of section, thence east 264.88 feet to westerly margin of 61st  
30 Avenue Northeast, thence southerly along road 126.38 feet, thence west  
31 282 feet to the easterly margin of 60th Avenue Northeast, thence  
32 northerly 129.18 feet to beginning also known as tax lot 27; thence  
33

1 southerly along the east property line of said tax lot 27 to the  
 2 southeast corner of tax lot 27, thence westerly to the southwest corner  
 3 of tax lot 27, thence southerly and easterly along the easterly and  
 4 northerly property lines of lots 1 through 13 block 8 Uplake Terrace  
 5 Addition to the southeast corner of lot 13 block 8, thence southeasterly  
 6 to the northeast corner of tax lot 78 defined as Section 11, Township 26  
 7 North, Range 4 East, W.M. west 90 feet of following -- beginning on  
 8 westerly margin of county road in government lot 3 N 25-47-47 E 170.76  
 9 feet from its intersection with north line of highway, thence  
 10 northeasterly along said county road 115.83 feet to south margin of  
 11 Northeast 181st Street, thence S 87-14-47 W along said south margin  
 12 326.44 feet, thence S 02-45-13 E 106.54 feet, thence N 87-14-47 E 281.61  
 13 feet to beginning less portion east of a line drawn from point 122 feet  
 14 west of northeast corner to point 76 feet west of southeast corner;  
 15 thence southerly along east property line to the southeast corner of tax  
 16 lot 78, thence westerly along south property line to the southwest corner  
 17 of said tax lot 78, thence southerly along the easterly property lines of  
 18 lots 1 and 2 block 1 Uplake Terrace Addition to the southeast corner of  
 19 lot 1 and the true point of beginning.

20 SECTION 2: The following described streets which are within RID 106,

21 shall be improved by clearing, grubbing, grading, draining, ballasting,  
 22 paving, installing sidewalks, curbs and gutters and performing such other work  
 23 as may be incidental thereto, in accordance with Motion 6787 and sub-  
 24 sequent notification and election (Which improvements are hereinbefore and  
 25 hereinafter referred to as the "project"):

26 Northeast 181st Street from 60th Avenue Northeast to 61st Avenue

27 Northeast

28 Northeast 180th Street from 60th Avenue Northeast westerly to cul-de-sac

29 58th Avenue Northeast and Northeast 181st Street loop from Northeast

30 180th Street to 60th Avenue Northeast

31 60th Avenue Northeast from Bothell Way to Northeast 185th Street

32 Northeast 182nd Street from 60th Avenue Northeast to City Limits of Lake

33 Forest Park

1 58th Avenue Northeast from Northeast 182nd Street to Northeast 187th  
2 Street

3 57th Avenue Northeast from Northeast 180th Street northerly to cul-de-sac

4 56th Avenue Northeast from Northeast 187th Street to Northeast 190th  
5 Street

6 Northeast 183rd Street from 57th Avenue Northeast westerly to cul-de-sac

7 Northeast 184th Street from 57th Avenue Northeast westerly to cul-de-sac

8 PROVIDED THAT: The installation of sidewalks on Northeast 180th Street  
9 from 60th Avenue Northeast westerly to and including the cul-de-sac be limited  
10 to the north side of the roadway only.

11 SECTION 3. The costs and expenses of the project are estimated to be  
12 \$894,000.00. King County shall contribute twenty-five (25) percent of the actual  
13 costs and expenses and the remaining seventy-five (75) percent will be borne by  
14 and assessed against the property within the boundary of RID 106. The actual  
15 amount of said costs and expense will be determined after the project has been  
16 completed.

17 The property owners' share of the costs and expenses shall be assessed  
18 equally against each lot within the boundary of RID 106.

19 The actual amount of the final assessment against each parcel of property  
20 within RID 106 shall include the actual total of such costs and expenses incurred  
21 in completing the project and shall become a lien against each such parcel of  
22 land within RID 106, upon confirmation of the assessment roll by the council.  
23 The assessments may be paid in full within 30 days following confirmation of  
24 the final assessment roll or, at the option of the owner thereof, in twenty  
25 equal annual and consecutive installments, together with interest on the  
26 diminishing principal at a rate which is one-half (1/2) of one percent (1%)  
27 higher than the net effective interest rate on the bonds which will be sold  
28 to pay the cost of the improvements within RID 106, per annum plus a penalty  
29 of ten percent on the principal amount of any delinquent installment plus ten  
30 percent of all the then accrued and unpaid interest on the principal balance  
31 of the assessment. The amount of the final assessment, together with interest  
32 and provisions for penalty, shall upon confirmation of the assessment roll by  
33 the council, become a lien upon each lot or building site within RID 106 from the  
time said assessment roll is placed in the hands of the office of finance for  
collection.

1           SECTION 4: It is hereby found that the plan for improvement or construc-  
2 tion in RID 106 is feasible and that the benefits to be derived therefrom by  
3 the property within said district, together with the amount of any King County  
4 road fund participation, exceed the cost and expense of the formation of said  
5 district and the improvement to be made therein.

6           SECTION 5: The director of the department of public works is hereby  
7 authorized and directed to contract with the necessary parties for the design  
8 and construction of the project. When the project has been completed and all  
9 the costs and expenses are known or can be predicted with reasonable accuracy,  
10 said director is further authorized and directed to prepare and file with the  
11 clerk of the King County council a final assessment roll setting forth that  
12 portion of the total costs and expenses of the project to be assessed against  
13 all the property within RID 106 and the amount to be assessed against each  
14 parcel.

15           SECTION 6: There is hereby created on the books of the King County  
16 office of finance two funds of the county, to be designated as the "King  
17 County Road Improvement District No. 106 Construction Fund: and the "King  
18 County Road Improvement District No. 106 Bond Fund," respectively.

19           All moneys collected by the office of finance upon any assessment levied  
20 on property within RID 106 for the completion of the project during the  
21 thirty-day period allowed for payment of such assessment without penalty or  
22 interest shall be placed in the said construction fund and all such moneys  
23 collected thereafter shall be placed in the said bond fund. Moneys in said  
24 construction fund shall be used for no other purpose than the payment of costs  
25 and expenses of accomplishing the project and the payment of the principal of  
26 or interest on interim financing drawn upon or issued against said construc-  
27 tion fund. Moneys in said bond fund shall be used solely to pay principal,  
28 redemption premium, if any, and interest on the bonds described in the  
29 following section.

30           SECTION 7: The office of finance is hereby authorized and directed to  
31 obtain interim financing for King County Road Improvement District No. 106  
32 construction fund to pay costs and expenses of accomplishing the project  
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1 pending the repayment or redemption of said interim financing with bonds  
2 issued for such purpose, as specified in RCW 36.88.330.

3       Following confirmation of the assessment roll by the council and expira-  
4 tion of the thirty-day period for payment of assessments without penalty or  
5 interest, the council will authorize the issuance of bonds sufficient in  
6 amount to redeem all the then outstanding interim financing drawn or issued  
7 against the RID 106 construction fund and to pay all other unpaid costs and  
8 expenses of accomplishing the project.

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1            SECTION 8: "Costs and expenses" of accomplishing the project, as used  
 2 herein and in any subsequent ordinance relating to RID 106, shall mean those  
 3 costs and expenses described in RCW 36.88.300, as follows: (1) the cost of  
 4 all of the construction or improvement authorized in RID 106, including that  
 5 portion of the construction or improvement within the limits of any street or  
 6 road intersection, space, or spaces; (2) the costs and expenses of  
 7 all engineering and surveying necessary to be done by the county engineer or  
 8 under his direction or by such other engineer as may be employed by the county  
 9 council; (3) the cost of all advertising, mailing, and publishing of all noti-  
 10 ces; and (4) the cost of legal service and any other expenses incurred by King  
 11 County for RID 106 or in the formation thereof, or by said district in connec-  
 12 tion with such construction of improvement and in the financing thereof,  
 13 including the issuance of interim financing and bonds.

14            INTRODUCED AND READ for this first time this 30th day of March,  
 15 1987.

16            PASSED this 26th day of May, 1987.

17            KING COUNTY COUNCIL  
 18            KING COUNTY, WASHINGTON

19            Gary Grant  
 20            Chairman

21            ATTEST:

22  
 23            Dorothy M. Quene  
              Clerk of the Council

24            APPROVED this 5th day of June, 1987.

25  
 26            Don Hill  
 27            King County Executive