



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**March 27, 2001**

**Ordinance 14065**

**Proposed No.** 2001-0116.1

**Sponsors** von Reichbauer

1 AN ORDINANCE creating King County road  
2 improvement district no. 127 and ordering the improvement  
3 of a portion of South 376th Street and 40th Avenue South,  
4 authorizing interim financing, confirming the final  
5 assessment roll and levying assessments against the  
6 property within the district.

7

8 **STATEMENT OF FACTS**

9 1. Pursuant to Motion 11126 (Proposed Motion No. 2001-0115), a  
10 public hearing was held on March 26, 2001, on the petitions of property  
11 owners within the proposed district for the formation of a road  
12 improvement district to improve certain streets, and pursuant to RCW  
13 36.88.060 and 36.88.090, for the purpose of considering the formation  
14 and the assessment roll for King County road improvement district no.  
15 127.

16 2. Notice of the hearing was duly published and was duly mailed to each  
17 property owner pursuant to the requirements of RCW 36.88.050 and  
18 36.88.090.

19 3. A diagram showing the properties specially benefited by the project  
20 and the cost and expense to be borne by each lot or building site was  
21 considered by the council.

22 4. All written and verbal protests were considered.

23 5. It is hereby found those petitions, including all additions thereto and  
24 withdrawals therefrom made prior to 4:30 p.m. of the business day  
25 before the hearing are sufficient.

26 6. The King County council, sitting as a board of equalization for such  
27 purpose considered the assessment roll and all timely-filled written  
28 objections made to the confirmation thereof.

29 7. It is further found that all requirements of RCW 36.88.020, 36.88.060  
30 and 36.88.090 and Motion 11126 have been satisfied.

31 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

32 SECTION 1. There is hereby established, pursuant to chapter 36.88 RCW, a road  
33 improvement district in King County to be known and designated as “King County road  
34 improvement district no. 127” (hereinafter “RID 127”). The district shall include all the  
35 territory within the boundaries described as follows:

36 Lot 1 through lot 4, block 66, lot 9 through lot 20, block 67, lot 13 through lot 20,  
37 block 68, lot 1, lot 2, and lot 16 through lot 30, block 71, lot 1 through lot 30, block 72,

38 and lot 1 through lot 15, block 73, plat of Jovita Addition, recorded in volume 19 page  
39 14, records of King County, Washington.

40           SECTION 2. The following described streets, which are wholly within RID 127,  
41 shall be improved by clearing, grubbing, grading, drainage, surfacing with asphalt  
42 concrete, and such other work as may be incidental thereto, in accordance with the  
43 request on the petition (which improvements are referred to in this motion as the  
44 “project”): South 376th Street and 40th Avenue South from 38th Avenue South to South  
45 375th Place.

46           SECTION 3. It is hereby found that the plan for improvement or construction in  
47 RID 127 is feasible and that the benefits to be derived therefrom by the property within  
48 the district exceed the cost and expense of the formation of the district and the  
49 contemplated construction or improvement therein.

50           SECTION 4. Total costs and expenses of accomplishing the project are estimated  
51 to be \$86,963. Approximately thirty percent of the estimated cost for the improvement  
52 will be borne by and assessed against property within the boundary of RID 127. The  
53 portion of the total costs and expenses to be assessed the properties within RID 127 shall  
54 not exceed \$26,089. King County shall contribute the remaining balance of the costs to  
55 construct South 376th Street and 40th Avenue South. The property owner’s share of the  
56 costs and expenses shall be assessed \$724.69 per building lot within the boundary of RID  
57 127.

58           The actual amount of the final assessment against each parcel of property within  
59 RID 127 shall include a portion of the actual total of such costs and expenses incurred in  
60 completing the project and shall become a lien against each such parcel of land within

61 RID 127, upon confirmation of the assessment roll by the council. The assessments may  
62 be paid in full within 30 days following confirmation of the final assessment roll and  
63 notification by the office of finance, treasury division. The amount of any assessment or  
64 any portion thereof against property in RID 127 not paid within the thirty-day period  
65 shall be paid in five annual and consecutive installments, together with interest on the  
66 diminishing principal balance of such assessment which will be set at one-half of one  
67 percent higher than the net effective interest rate on the loan obtained to pay the costs of  
68 the improvements on RID 127.

69 Interest shall commence on the thirtieth day following first publication of the  
70 office of finance's notice described in section 8 of this ordinance and the first installment  
71 shall be due one year from that date.

72 Interest on the assessment amount due shall be calculated on an annual basis  
73 based on the interest bearing warrant rate established by the county's service bank,  
74 currently ninety percent of the bank's prime borrowing rate, at the time of confirmation  
75 of the final assessment roll. Interest will be added annually to the assessed amount due at  
76 the end of each calendar year, beginning from the end of the thirty-day prepay period (the  
77 estimated net effective interest rate plus one-half of one percent is nine and one-twentieth  
78 percent).

79 Following expiration of thirty days after the first publication, the principal balance  
80 of the assessment, together with accrued interest and penalty, if any, may be prepaid only  
81 at the times and in the manner determined by the King County office of finance, treasury  
82 division; provided, that any prepayment made on any date other than an installment due

83 date shall be accompanied by interest on the amount prepaid to and including the date of  
84 maturity of the installment next falling due.

85 Any installment which is not paid when due is therefore delinquent. Thereafter,  
86 such delinquent installment shall be subject, at the time of delinquency, to a charge of ten  
87 percent penalty levied on both principal and interest due upon that installment, and all  
88 delinquent installments also shall be charged interest at the rate as determined above.  
89 The collection of such delinquent installments shall be enforced in the manner provided  
90 by law. The amount of the final assessment, together with interest and provisions for  
91 penalty, shall, upon confirmation of the assessment roll by the council, become a lien  
92 upon each lot or building site within RID 127 from the time the assessment roll is placed  
93 in the hands of the office of finance, treasury division, for collection.

94 SECTION 5. The council, sitting as a board of equalization and having made all  
95 revisions to the assessment roll it deems necessary, hereby finds that the assessment roll  
96 for RID 127 is just and equitable and that no assessment against any property within RID  
97 127 is greater than the special benefits to be derived from the improvement made to such  
98 property. Accordingly, the assessment roll, totaling \$26,089, is hereby confirmed and the  
99 assessments set forth therein are hereby levied against each parcel of property described  
100 in the roll. -

101 SECTION 6. The manager of the road services division, department of  
102 transportation is hereby authorized and directed to contract with the necessary parties for  
103 the design and construction of the project.

104 SECTION 7. The clerk of the council is hereby directed to place the RID 127  
105 assessment roll, bearing such revisions as the council has made thereto, in the hands of

106 the King County office of finance for collection. Upon such placement, the amount of  
107 each assessment set forth therein, together with any interest accrued from time to time  
108 thereon and any penalty imposed from time to time thereon, will become a lien against  
109 the property so assessed. The lien shall be paramount and superior to any other lien or  
110 encumbrance whatsoever, theretofore and thereafter created, except for a lien for general  
111 taxes.

112 SECTION 8. There is hereby created on the books of the King County office of  
113 finance one fund of the county, to be designated as the “King County road improvement  
114 district no. 127 enhanced RID (ERID) fund.”

115 Upon receipt of the RID 127 assessment roll, the King County office of finance is  
116 hereby directed to publish notice at the times and in the manner required by RCW  
117 36.88.270, stating that such assessments or any portion thereof may be paid without  
118 interest in the thirty days following first publication of such notice. All moneys collected  
119 by the office of finance upon any assessment levied on property within RID 127 for the  
120 completion of the project during the thirty-day period allowed for payment of such  
121 assessment without penalty or interest and all such moneys collected thereafter shall be  
122 placed in the ERID fund. The ERID fund shall be used for the payment of costs and  
123 expenses of accomplishing the project and the payment of the principal or interest on the  
124 balance drawn upon or issued against the loan. Moneys in the ERID fund shall be used  
125 solely to pay principal, and interest on the loan. Upon repayment of the loan, the balance  
126 of the RID 127 ERID fund shall be placed in the King County RID/LID participation  
127 fund 0386 “Project - RDCW15”.

128            SECTION 9. "Costs and expenses of accomplishing the project," as used in this  
129 ordinance and in any subsequent ordinance relating to RID 127, shall mean those costs  
130 and expenses described in RCW 36.88.300, as follows:

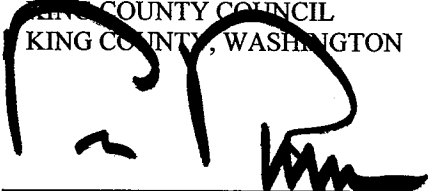
131            A. The cost of all of the construction or improvement authorized in RID 127,  
132 including that portion of the construction or improvement within the limits of any street  
133 or road intersection, space, or spaces;

134            B. The costs and expense of all engineering and surveying necessary to be done  
135 by the county engineer or under the county engineer's direction or by such other engineer  
136 as may be employed by the King County council; and

137 C. The cost of legal service and any other expense incurred by King County for  
138 RID 127 or in the formation thereof, or by the district in connection with such  
139 construction of improvement and in the financing thereof, including the issuance of  
140 interim financing and long-term financing.

Ordinance 14065 was introduced on 2/26/01 and passed by the Metropolitan King  
County Council on 3/26/01, by the following vote:

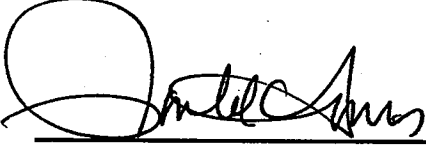
Yes: 13 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz,  
Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms.  
Hague, Mr. Thomas and Mr. Irons  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON  
  
Pete von Reichbauer, Chair

ATTEST:

  
Anne Noris, Clerk of the Council

APPROVED this 5 day of April, 2001.

  
Ron Sims, County Executive

Attachments A. Preliminary Assessment Roll King County Road Improvement District No. 127



PRELIMINARY ASSESSMENT ROLL  
 KING COUNTY ROAD IMPROVEMENT DISTRICT NO. 117

Attachment A

2001, 116

14065

Name of Owner	Legal Description	Assessment
375060-3342-04 Jon S. Booth 4025 S. 375 <sup>th</sup> Pl Auburn, WA 98002	Lot 1 & Lot 2, Block 66, Jovita Addition less county road	\$724.69
375060-3344-02 Betty Dettinger 37560 - 40 <sup>th</sup> Ave S. Auburn, WA 98001	Lot 3 & Lot 4, Block 66, Jovita Addition tgw por vac st adj	\$724.69
375060-3401-02 Kraig & Gale Arndt 36840 - 47 <sup>th</sup> Ave S Auburn, WA 98001	Lot 9 - 10 - 11, Block 67, Jovita Addition less w 10 ft of lot 11	\$724.69
375060-3402-01 Kraig & Gale Arndt 36840 - 47 <sup>th</sup> Ave S Auburn, WA 98001	Lot 12 - 13 - 14, Block 67, Jovita Addition	\$724.69
375060-3405-08 Alfred Ludwigsen 3922 S. 376 <sup>th</sup> St Auburn, WA 98001	Lot 15, Block 67, Jovita Addition	\$724.69
375060-3410-01 Robert & Lisa Baker 37505 - 40 <sup>th</sup> Ave S Auburn, WA 98001	Lot 16 through Lot 20, Block 67, Jovita Addition	\$724.69
375060-3474-04 Scott Schleiffers 37454 - 38 <sup>th</sup> Ave S Auburn, WA 98002	Lot 13 & Lot 14, Block 68, Jovita Addition	\$724.69
375060-3492-02 Darrell Peterson 37525 - 39 <sup>th</sup> Ave S Auburn, WA 98001	Lot 15 through Lot 17, Block 68, Jovita Addition	\$724.69
375060-3473-05 Robert Ferris 37442 - 38 <sup>th</sup> Ave S Auburn, WA 98002	Lot 18 through Lot 20, Block 68, Jovita Addition	\$724.69
375060-3616-03 Richard Ebinger P.O. Box 1177 Milton, WA 98354	Lot 1 & Lot 2, Block 71, Jovita Addition	\$724.69

PRELIMINARY ASSESSMENT ROLL  
KING COUNTY ROAD IMPROVEMENT DISTRICT NO. 127

<u>Name of Owner</u>	<u>Legal Description</u>	<u>Assessment</u>
375060-3652-08 Hans Gross 11108 SE 298 <sup>th</sup> St Auburn, WA 98002	Lot 16 - 17, Block 71, Jovita Addition	\$724.69
375060-3656-04 Morris Burkman 37635 - 39 <sup>th</sup> Ave S Auburn, WA 98002	Lot 18 & Lot 19, Block 71, Jovita Addition	\$724.69
375060-3675-01 Morris Burkman 37635 - 39 <sup>th</sup> Ave S Auburn, WA 98002	Lot 20 - 21 - 22, Block 71, Jovita Addition	\$724.69
375060-3681-03 Morris Burkman 37635 - 39 <sup>th</sup> Ave S Auburn, WA 98002	Lot 23 & Lot 24, Block 71, Jovita Addition	\$724.69
375060-3685-09 Robert & Beverly Tweddle 37621 - 139 <sup>th</sup> Ave S Auburn, WA 98002	Lot 25 - 26 - 27, Block 71, Jovita Addition	\$724.69
375060-3697-05 Richard & Elaine Waterman 3821 S 376 <sup>th</sup> St Auburn, WA 98001	Lot 28, Block 71, Jovita Addition	\$241.32
375060-3702-08 Richard & Elaine Waterman 3821 S 376 <sup>th</sup> St Auburn, WA 98001	Lot 29 & Lot 30, Block 71, Jovita Addition	\$483.37
375060-3708-02 John & Diane Mulvaney 3911 S 376 <sup>th</sup> St Auburn, WA 98002	Lot 1 & Lot 2, Block 72, Jovita Addition	\$724.69
375060-3712-06 Gary & Cynthia Neiffer 37614 - 39 <sup>th</sup> Ave S Auburn, WA 98001	Lot 3 & Lot 4, Block 72, Jovita Addition	\$724.69
375060-3716-02 Sheryl & Leshar Hall 37620 - 39 <sup>th</sup> Ave S Auburn, WA 98001	Lot 5 - 6, Block 72, Jovita Addition	\$724.69

PRELIMINARY ASSESSMENT ROLL  
 KING COUNTY ROAD IMPROVEMENT DISTRICT NO. 127

14065

<u>Name of Owner</u>	<u>Legal Description</u>	<u>Assessment</u>
375060-3720-06 David & Carolyn Sturtz 37628 - 39 <sup>th</sup> Ave S Auburn, WA 98002	Lot 7 - 8, Block 72, Jovita Addition	\$724.69
375060-3732-02 Ronald & Darlene Parks 37636 - 39 <sup>th</sup> Ave S Auburn, WA 98002	Lot 9 & Lot 10, Block 72, Jovita Addition less w 10 ft of lot 10	\$724.69
375060-3736-08 Lorraine Varvel 37646 - 39 <sup>th</sup> Ave S Auburn, WA 98001	Lot 11 - 12, Block 72, Jovita Addition less w 10 ft	\$724.69
375060-3744-08 Kathryn Little 37656 - 39 <sup>th</sup> Ave S Auburn, WA 98001	Lot 13 - 14 - 15, Block 72, Jovita Addition less w 10 ft of lots 14 - 15	\$724.69
375060-3753-06 Dennis & Donna Martinsen P.O. Box 1129 Hoodspport, WA 98548	Lot 16 through Lot 19, Block 72, Jovita Addition	\$724.69
375060-3767-00 Lorraine Varvel 37646 - 39 <sup>th</sup> Ave S Auburn, WA 98001	Lot 20 - 21, Block 72, Jovita Addition	\$724.69
375060-3769-08 Larry & Karen Corkins 30551 - 58 Ave S Auburn, WA 98001	Lot 22 - 23, Block 72, Jovita Addition	\$724.69
375060-3773-02 Robert & Margaret Clement 37627 - 40 <sup>th</sup> Ave S Auburn, WA 98001	Lot 24 - 25, Block 72, Jovita Addition	\$724.69
375060-3783-00 Alan Zampardo 37615 - 40 <sup>th</sup> Ave S Auburn, WA 98001	Lot 26 - 27 - 28, Block 72, Jovita Addition all 26 & 27 & s 25 ft of 28	\$724.69
375060-3786-07 Shane & Deborah Smith 3923 S 376 <sup>th</sup> St Auburn, WA 98002	Lot 28 - 29 - 30, Block 72, Jovita Addition n 15 ft of 28 & all 29 - 30	\$724.69

PRELIMINARY ASSESSMENT ROLL  
KING COUNTY ROAD IMPROVEMENT DISTRICT NO. 127

<u>Name of Owner</u>	<u>Legal Description</u>	<u>Assessment</u>
375060-3798-03 Timothy Gerhard 37607 – 42 <sup>nd</sup> Ave S Auburn, WA 98001	Lot 1 - 2, Block 73, Jovita Addition – aka lot C of KCLLA #L97L0188 REC #9806010940	\$724.69
375060-3804-05 Donald Wood 37612 – 40 <sup>th</sup> Ave S Auburn, WA 98001	Lot 3 – 4 - 5, Block 73, Jovita Addition	\$724.69
375060-3871-03 Donald & Judith Roberts 37630 – 40 <sup>th</sup> Ave S Auburn, WA 98001	Lot 6 - 7, Block 73, Jovita Addition	\$724.69
375060-3817-00 Donald & Judith Roberts 37630 – 40 <sup>th</sup> Ave S Auburn, WA 98001	Lot 8 - 9, Block 73, Jovita Addition	\$724.69
375060-3828-07 Donald & Judith Roberts 37630 – 40 <sup>th</sup> Ave S Auburn, WA 98001	Lot 10 & 11, Block 73, Jovita Addition	\$724.69
375060-3831-02 Julie & Klaiber Pantiga 37648 – 40 <sup>th</sup> Ave S Auburn, WA 98001	Lot 12 - 13, Block 73, Jovita Addition	\$724.69
375060-3835-08 Danny Logan 37654 – 40 <sup>th</sup> Ave S Auburn, WA 98002	Lot 14 & 15, Block 73, Jovita Addition.	\$724.69
Sub Total		\$26,089
Balance (King County Participation)		\$60,874
TOTAL		\$86,963