

7/11/78

Introduced by: Bill Reams

Proposed No. 78-495

ORDINANCE NO. 3792

AN ORDINANCE creating King County Road Improvement District No. 70 for the construction and improvement of portions of 236th Avenue NE, NE 200th Street, 244th Avenue NE, NE 180th Street and 236th Place NE.

PREAMBLE:

Pursuant to King County Motion No. 3528, a public hearing was held on July 10, 1978, on the petition of property owners within the proposed district for the formation of a road improvement district to accomplish a road improvement project. Notice of said hearing was duly published and was duly mailed to each property owner pursuant to the requirements of RCW 36.88.050. A diagram showing the lots specially benefited by the project and the estimated cost and expense to be borne by each lot or building site was considered by the Council. All written and verbal protests were considered. It is hereby found that the said petition, including all additions thereto and withdrawals therefrom made prior to 5 o'clock p.m. of the business day before the hearing, is sufficient. It is further found that all requirements of RCW 36.88.050, 36.88.060 and King County Motion No. 3528 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. 70" (hereinafter "RID 70"). Said district shall include all the territory lying within the following portions of Township 26 North, Range 6 East, W.M.:

Section 2--W 1/2 of the W 1/2

Section 3--NE 1/4 together with the NE 1/4 of the NW 1/4

together with the E 1/2 of the SE 1/4 of the NW 1/4

together with the E 1/2 of the SE 1/4

Section 10--E 1/2 of the E 1/2 of the NE 1/4 together with the E

1/2 of the NE 1/4 of the NE 1/4 of the SE 1/4 together with the

SW 1/4 of the NE 1/4 of the NE 1/4 together with the NW 1/4 of

the SE 1/4 of the NE 1/4 together with the S 1/2 of the SE 1/4

of the NW 1/4 of the NE 1/4 together with the NE 1/4 of the SW

1/4 of the NE 1/4 together with the W 1/2 of the SW 1/4 of the NE

1/4 north of the Woodinvilee-Duvall Road

Section 11--W 1/2 of the NW 1/4 together with the N 1/2 of the NW 1/4

of the SW 1/4.

Section 2: It is hereby found that the plan for the improvement and the construction in RID 70 is feasible and that the benefits to be derived

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1 therefrom by the property within said District, together with the amount of
2 any King County road fund participation, exceed the cost and expense of the
3 formation of said District and the contemplated construction or improvement
4 therein.

5 SECTION 3. Those portions of the following described streets within
6 RID 70 are hereby ordered to be improved by clearing, grubbing, grading,
7 draining, ballasting, paving, and performing such other work as may be neces-
8 sary to improve a 38-foot wide roadway with a pavement width of 22 feet
9 and two 8-foot gravel shoulders (where applicable, existing road features are
10 to be used to the greatest extent practical):

11 (a) 236th Avenue NE between the King County/Snohomish County line
12 and NE 200th Street;

13 (b) NE 200th Street between 236th Avenue NE and 244th Avenue NE;

14 (c) 244th Avenue NE between NE 200th Street and a point approxi-
15 mately 2,050 feet south of NE 180th Street;

16 (d) NE 180th Street between 244th Avenue NE and 236th Place NE;

17 (e) 236th Place NE from NE 180th Street to the Woodinville-Duvall
18 Road.

19 Said improvements are sometimes hereafter referred to collectively
20 as the "Project."

21 SECTION 4: The total costs and expenses of accomplishing the Project
22 are now estimated to be \$828,500. King County shall contribute ten percent
23 of the final total of such costs and expenses and the remaining ninety percent
24 shall be borne by and assessed against the property within the RID 70.

25 The method of assessment for payment of the final total costs and expenses
26 of accomplishing the Project shall be as follows:

27 (a) The cost of the improvement of NE 180th Street and 236th Place
28 NE shall be assessed on a pro rata, per acre basis against all property within
29 RID 70 (the amount of said assessment is now estimated to be \$88.42 per acre);

30 (b) The cost of the construction of 236th Avenue NE, NE 200th
31 Street, and 244th Avenue NE shall be borne on a pro rata, per acre basis
32 against all property within RID 70 (the amount of said assessment is now es-
33 timated to be \$88.42 per acre);

1 The final amount of the assessment against each parcel of property within
2 RID 70 shall be payable in cash within thirty days of a date to be hereafter
3 set by the Council or, at the election of the owner of the property, in
4 twenty equal, annual and consecutive installments, together with interest
5 on the diminishing principal balance at the rate of eight percent per annum.
6 If any installment is not paid when due, a penalty shall be levied and col-
7 lected equal to ten percent on the principal amount of such delinquent install-
8 ment, plus ten percent of all the then accrued and unpaid interest on the
9 principal balance of the assessment. The amount of the final assessment, to-
10 gether with interest and provisions for penalty, shall, upon confirmation of
11 the assessment roll by the Council, become a lien upon each parcel of land
12 within RID 70 at the time said assessment roll is placed in the hands of the
13 King County Comptroller for collection.

14 SECTION 5. The Director of the Department of Public Works and Transpor-
15 tation is hereby authorized and directed to contract for the construction of
16 the Project. When the Project has been completed and all the costs and ex-
17 penses are known or can be predicted with reasonable accuracy, said Director
18 is further authorized and directed to prepare and file with the Clerk of the
19 Council a final assessment roll setting forth that portion of the total costs
20 and expenses of accomplishing the Project which are to be assessed against all
21 the property within RID 70 and the amount to be assessed against each parcel
22 therein.

23 SECTION 6: There is hereby created on the books of the King County
24 Comptroller two funds of the County, to be designated as the "King County
25 Road Improvement District No. 70 Construction Fund" and the "King County
26 Road Improvement District No. 70 Bond Fund," respectively.

27 All moneys collected by the Comptroller upon any assessment levied
28 on property within RID 70 for the accomplishment of the Project shall be
29 placed in the said Construction Fund during the thirty-day period allowed
30 for payment of such assessment without penalty or interest, and shall be
31 placed in the said Bond Fund thereafter. Moneys in said Funds shall be used
32 for no other purpose than the payment of costs and expenses of accomplishing
33 the Project and the payment of the principal of or interest on warrants drawn

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1 upon or bonds issued against said Funds.

2 SECTION 7: The Office of the Comptroller, Accounting Section, is hereby
3 authorized and directed to issue interest-bearing warrants against the King
4 County Road Improvement District No. 70 Construction Fund to pay costs and
5 expenses of accomplishing the Project pending the redemption of said warrants
6 with bonds issued for such purpose. Said warrants shall bear interest at a
7 rate not exceeding six percent per annum, as shall be determined by said
8 Comptroller.

9 Following confirmation of the assessment roll by the Council and expira-
10 tion of the thirty-day period for payment of assessments without penalty or
11 interest, the Council will authorize the issuance of bonds sufficient in
12 amount to redeem all the then-outstanding warrants drawn against the RID 70
13 Construction Fund and to pay all other unpaid costs and expenses of accomplish-
14 ing the Project.

15 SECTION 8: "Costs and expenses of accomplishing the Project," as used
16 herein and in any subsequent ordinance relating to RID 70, shall mean those
17 costs and expenses described in RCW 36.88.300, as follows: (1) The cost of
18 all of the construction or improvement authorized in RID 70, including that
19 portion of the construction or improvement within the limits of any street or
20 road intersection, space, or spaces; (2) the estimated costs and expenses of
21 all engineering and surveying necessary to be done by the County Engineer or
22 under his direction or by such other engineer as may be employed by the County
23 Council; (3) the cost of all advertising, mailing, and publishing of all
24 notices; and (4) the cost of legal service and any other expenses incurred
25 by King County for RID 70 or in the formation thereof, or by said District
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1 in connection with such construction or improvement and in the financing
2 thereof, including the issuance of bonds.

3 INTRODUCED AND READ for the first time this 5th day of

4 June, 19 78.

5 PASSED this 17th day of July, 19 78.

6 KING COUNTY COUNCIL
7 KING COUNTY, WASHINGTON

8 Burmes Stew
9 Chairman

10 ATTEST:

11
12 Dorothy M. Owens DEPUTY
13 Clerk of the Council

14 APPROVED this 20th day of July, 19 78.

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16 [Signature]
17 King County Executive

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