

ORDINANCE NO. 6503

AN ORDINANCE creating King County Road Improvement District No. 91 for the improvement of a portion of Southwest 336th Street, Southwest 344th Street and Southwest 348th Street.

PREAMBLE:

Pursuant to King County Motion No. 5782, a public hearing was held on Aug. 22, 1983, on the petitions of property owners within the proposed district for 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 36.88.050. 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 petitions, including all additions thereto and withdrawals therefrom made prior to 5 o'clock p.m. of the business day before the hearing, are sufficient. It is further found that all requirements of RCW 36.88.020, 36.88.060, 36.88.410, and King County Motion No. 5782 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. 91" (hereinafter "RID 91"). Said District shall include all the territory described as follows: all properties in a strip of land 660 feet in width being 330 feet on each side of the centerline described as follows:

Commencing at a point on the centerline of 21st Avenue Southwest and its intersection with the centerline of Southwest 336th Street, said point being the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 24, Township 21 North, Range 3 East, W.M., King County, Washington; Thence S 88°46'15" E 641.38 feet to the true point of beginning; Thence continuing S 88°46'15" E 680.06 feet; Thence S 89°00'18" E 353.42 feet; Thence along a tangent curve to the right having a radius of 700.00 feet through a central angle of 60°59'59", an arc distance of 745.25 feet; Thence S 28°00'19" E 422.43 feet; Thence along a tangent curve to the left having a radius of

1 800.00 feet through a central angle of  $69^{\circ}19'15''$ , an arc distance  
2 of 967.90 feet; Thence along a tangent curve to the right having  
3 a radius of 660.00 feet through a central angle of  $83^{\circ}29'30''$ , an  
4 arc distance of 961.76 feet; Thence S  $13^{\circ}50'04''$  E 391.90 feet;  
5 Thence along a tangent curve to the left having a radius of  
6 800.00 feet through a central angle of  $67^{\circ}54'56''$ , an arc distance  
7 of 948.28 feet; Thence S  $81^{\circ}45'00''$  E 534.72 feet; Thence along a  
8 tangent curve to the right having a radius of 660.00 feet through  
9 a central angle of  $75^{\circ}07'35''$ , an arc distance of 865.40 feet;  
10 Thence S  $06^{\circ}37'25''$  E 386.46 feet; Thence along a tangent curve to  
11 the left having a radius of 400.00 feet through a central angle  
12 of  $82^{\circ}15'00''$ , an arc distance of 574.21 feet; Thence S  $88^{\circ}52'25''$   
13 E 150.00 feet to a terminus being S  $01^{\circ}08'58''$  W 1,318.14 feet  
14 from the East Quarter corner of Section 19, Township 21 North,  
15 Range 4 East, W.M., said terminus point also known as the  
16 intersection of First Avenue South and Southwest 348th Street.

17 EXCEPT that portion defined as commencing on the Easterly  
18 margin of 10th Avenue SW; Thence along the Northerly margin of  
19 the roadway with the centerline defined as: beginning at  
20 intersection of 10th Avenue SW and SW 336th Street; Thence along  
21 a tangent curve to the left having a radius of 800 feet, through  
22 a central angle of  $69^{\circ}19'15''$ , an arc distance of 967.90 feet;  
23 Thence along a tangent curve to the right having a radius of 660  
24 feet through a central angle of  $83^{\circ}29'30''$ , an arc distance of  
25 961.76 feet; Thence S  $31^{\circ}50'04''$  E 391.90 feet; Thence along a  
26 tangent curve to the left having a radius of 800 feet through a  
27 central angle of  $67^{\circ}54'56''$  an arc distance of 948.28 feet; Thence  
28 S  $81^{\circ}45'00''$  E 1,664.42 feet more or less to the West margin of  
29 1st Avenue S.

30 EXCEPT that portion defined as SE 1/4 of SE 1/4 Section 19,  
31 Township 21 North, Range 4 E, W.M. less E 30 feet.

32 EXCEPT that portion of property described in deed recorded  
33 under King County Auditor's file number 7310040281.

1           SECTION 2: The following described streets, which are  
2 wholly within RID 91, shall be improved by clearing, grubbing,  
3 grading, draining, ballasting, paving, street lighting,  
4 sidewalks, curbs and gutters, signalization, landscaping and such  
5 other work as may be incidental thereto, in accordance with the  
6 request on the petition (which improvements are hereinbefore and  
7 hereinafter referred to as the "Project"):

8           Southwest 336th Street, Southwest 344th Street and South-  
9 west 348th Street beginning at a point 640 feet  
10 Easterly of 21st Avenue Southwest to 1st Avenue South.

11           SECTION 3: The costs and expenses of accomplishing the  
12 project are now estimated to be \$2,700,000.00.

13           The costs and expenses of work to be done within the  
14 right-of-way will be borne by and assessed against the property  
15 within the Boundary of RID 91. The final amount of said costs  
16 and expense will be determined after the project has been  
17 completed.

18           It is further the intention of the Council that the property  
19 owners' share of the costs and expenses shall be computed based  
20 on the zone and termini method of assessment.

21           It is the intention that any engineering costs incurred by  
22 King County in the production of construction plans for this  
23 project prior to the formation of this road improvement district  
24 shall be payable by the district after its formation.

25           The final amount of the assessment against each parcel of  
26 property within RID 91 shall be dependent upon the final total of  
27 such costs and expenses incurred in accomplishing the Project and  
28 shall, upon confirmation of the assessment roll by the Council,  
29 become a lien against each such parcel of land within RID 91.  
30 Such assessments may be paid in full thereafter or at the option  
31 of the owner thereof, in twenty equal, annual and consecutive  
32 installments, together with interest on the diminishing principal  
33 at a rate which is one-half (1/2) of one percent (1%) higher than

1 the net effective interest rate on the bonds, which will be sold  
2 to pay the cost of the improvements within RID 91 per annum plus  
3 a penalty of ten percent on the principal amount of any  
4 delinquent installment plus ten percent of all the then accrued  
5 and unpaid interest on the principal balance of the assessment.  
6 The amount of the final assessment, together with interest and  
7 provisions for penalty, shall, upon confirmation of the  
8 assessment roll by the Council, become a lien upon each lot or  
9 building site within RID 91 from the time said assessment roll is  
10 placed in the hands of the Office of Finance for collection.

11 SECTION 4: It is hereby found that the plan for improvement  
12 or construction in RID 91 is feasible and that the benefits to be  
13 derived therefrom by the property within said District, together  
14 with the amount of any King County road fund participation,  
15 exceed the cost and expense of the formation of said District and  
16 the contemplated construction or improvement therein.

17 SECTION 5: The Director of the Department of Public Works  
18 is hereby authorized and directed to contract with the necessary  
19 parties for the design and construction of the Project. When the  
20 Project has been completed and all the costs and expenses are  
21 known or can be predicted with reasonable accuracy, said Director  
22 is further authorized and directed to prepare and file with the  
23 Clerk of the King County Council a final assessment roll setting  
24 forth that portion of the total costs and expenses of the Project  
25 to be assessed against all the property within RID 91 and the  
26 amount to be assessed against each lot or building site.

27 SECTION 6: There is hereby created on the books of the King  
28 County Office of Finance two funds of the County, to be desig-  
29 nated as the "King County Road Improvement District No. 91  
30 Construction Fund" and the "King County Road Improvement District  
31 No. 91 Bond Fund," respectively.  
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1 All moneys collected by the Office of Finance upon any  
2 assessment levied on property within RID 91 for the accomplish-  
3 ment of the Project shall be placed in the said Construction Fund  
4 during the thirty-day period allowed for payment of such  
5 assessment without penalty or interest, and shall be placed in  
6 the said Bond Fund thereafter. Moneys in said Funds shall be  
7 used for no other purpose than the payment of costs and expenses  
8 of accomplishing the Project and the payment of the principal of  
9 or interest on warrants drawn upon or bonds issued against said  
10 Funds.

11 SECTION 7: The Office of Finance, Accounting Section, is  
12 hereby authorized and directed to issue interest-bearing warrants  
13 against the King County Road Improvement District No. 91  
14 Construction Fund to pay costs and expenses of accomplishing the  
15 Project pending the redemption of said warrants with bonds issued  
16 for such purpose, as specified in RCW 36.88.330. Said warrants  
17 shall bear interest at a rate not exceeding the maximum allowable  
18 rate as shall be determined by said Office of Finance.

19 Following confirmation of the assessment roll by the Council  
20 and expiration of the thirty-day period for payment of assess-  
21 ments without penalty or interest, the Council will authorize the  
22 issuance of bonds sufficient in amount to redeem all the then  
23 outstanding warrants drawn against the RID 91 Construction Fund  
24 and to pay all other unpaid costs and expenses of accomplishing  
25 the Project.

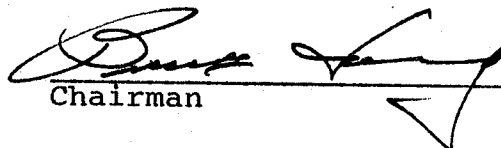
26 SECTION 8: "Costs and expenses of accomplishing the Pro-  
27 ject," as used herein and in any subsequent ordinance relating to  
28 RID 91, shall mean those costs and expenses described in RCW  
29 36.88.300, as follows: (1) The cost of all of the construction  
30 or improvement authorized in RID 91, including that portion of  
31 the construction or improvement within the limits of any street  
32 or road intersection, space, or spaces; (2) the estimated costs  
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1 and expenses of all engineering and surveying necessary to be  
 2 done by the County engineer or under his direction or by such  
 3 other engineer as may be employed by the County Council; (3) the  
 4 cost of all advertising, mailing, and publishing of all notices;  
 5 and (4) the cost of legal service and any other expenses incurred  
 6 by King County for RID 91 or in the formation thereof, or by said  
 7 District in connection with such construction of improvement and  
 8 in the financing thereof, including the issuance of bonds.

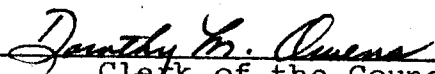
9 INTRODUCED AND READ for the first time this 5th day of  
 10 July, 1983.

11 PASSED this 2nd day of August, 1983.

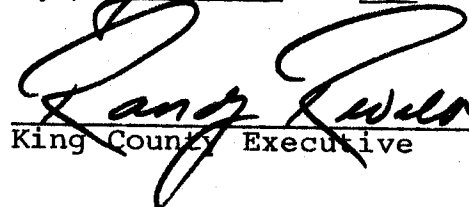
12 KING COUNTY COUNCIL  
 13 KING COUNTY, WASHINGTON

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 15 \_\_\_\_\_  
 16 Chairman

17 ATTEST:

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 19 \_\_\_\_\_  
 20 Clerk of the Council

21 APPROVED this 30th day of August, 1983.

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 23 \_\_\_\_\_  
 24 King County Executive