

PROPOSED NO. 84-334

6853

ORDINANCE NO. _____

AN ORDINANCE directing Executive Action
on 52 parcels of land offered for
participation and inclusion in the
Farmlands Preservation Program.

PREAMBLE:

The King County Council authorized a \$15 million Councilmanic bond issue which was sold by King County in December, 1982, with the proceeds devoted to the purchase of development rights in accord with objectives set forth in Ordinance 4341. Valid offers for the sale of development rights to properties eligible in the second selection round of the Farmlands Preservation program have been received by King County. The offers have been reviewed by the King County Executive and the Farmlands Preservation Program Selection Committee and both have transmitted recommendations for action to the King County Council. The King County Council has carefully reviewed the offers and the accompanying recommendations.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council accepts offers for the sale of development rights on the following properties described below at the values indicated. Exhibit A to this ordinance, incorporated herein by this reference, contains the offer documents which provide a more complete description of the subject properties. The council directs the executive to implement these contracts and complete all administrative, financial and legal actions necessary to close on the purchase of the identified development rights. At the election of the subject landowner, the executive is authorized to purchase the properties on installments not to exceed four annual payments at a maximum interest rate of eight percent on the declining principal balance.

	Landowner	King County Agriculture Program's Parcel Identification Number	Development Right Offer Value	Acreage
1	Hamakami, John	AUG-1-10	\$ 130,675	34.28
2	Santilli, Joe	AUG-1-29	\$ 126,325	60.00
3	Ginnaty, Gladys	AUG-2-05	\$ 439,625	105.89
4	Waddell, Carol	AUG-2-16	\$ 28,950	10.11
5	Vukich, Mark	AUG-2-15	\$ 17,500	5.00
6	Conlon, Elaine	ALG-2-02	\$1,053,050	98.98
7	MacBride Trust	ASM-1-18	\$5,230,000	400.00
8	Howe, Eugene	ASM-2-02	\$ 187,050	18.24
9	Consolidated Midlands	ASM-2-03	\$ 377,600	38.80
10	Ulrich, Louis	ASM-2-06	\$ 803,775	53.90

SECTION 2. The King County council agrees to purchase the development rights of the properties described below at the values indicated. The executive is directed to submit a new contract, containing the indicated value, to the landowner. Should the landowner agree to and sign said contract within thirty days of the adoption of this ordinance, the executive is directed to implement these contracts and complete all administrative, financial and legal actions necessary to close on the purchase of the identified development rights. Should the landowner reject the new contract, the existing offer will be reconsidered as money is obtained additional to the current remaining Farmlands Preservation Program fund balance.

	Landowner	King County Agriculture Program's Parcel Identification Number	Proposed Development Right Purchase Price	Acreage
27	Belmondo, John	ALG-1-02	\$ 70,000	7.00
28	Miskell, Lorinda	ALG-2-06	\$120,000	10.00
29	Miskell, William	ALG-2-07	\$120,000	10.00
30	Toyoshima, Shigeis	ALG-2-10	\$ 70,000	7.00

1 SECTION 3. The King County council accepts: (1) the offers
 2 for the sale of development rights on the properties described in
 3 Subsection A below on an installment basis at the total present
 4 values indicated and, (2) the offer for the sale of fee simple
 5 interest on the property described in subsection B below on an
 6 installment basis at the total present value indicated. Exhibit
 7 A to this ordinance, incorporated herein by this reference,
 8 contains the offer documents which provide a more complete de-
 9 scription of the subject properties and the installment payments
 10 of principal and interest. The council directs the executive to
 11 implement these contracts and complete all administrative, finan-
 12 cial and legal actions necessary to close on the purchase of the
 13 identified property interests.

14 A. Following are parcels from which the development rights
 15 are offered to King County.
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17 Landowner	King County Agriculture Program's Parcel Identification Number	Total Present Value	Acreage
20 Cross, Douglas	AUG-2-02	\$ 36,045	12.67
21 Metzler, Edith	AUG-2-07	\$ 52,250	11.00
22 Nishimoto, Joe	AUG-2-09A	\$ 129,685	35.00
23 Turley, Richard	AUG-2-14	\$ 121,250	32.08
24 Buhler, Bertha	ALG-2-01	\$ 348,125	40.69
25 Neff, Joe	ALG-2-08A	\$ 274,230	32.47
26 Neff, Joe	ALG-2-08B	\$ 642,875	62.94
27 Tudor/Hanssen	ASM-2-05	\$ 609,100	59.51
28 Fletcher, Douglas	AUG-1-09A	\$ 40,800	11.41
29 Fletcher, Sam	AUG-1-09B	\$ 55,900	13.55
30 McGraw, William	AUG-1-15	\$ 75,590	20.00
31 O'Connell, Thomas	ALG-1-16	\$ 435,000	29.00
32 Serres, William,	AFP-1-05	\$ 132,900	13.00

1	Tomajko, Frank	AFP-1-10	\$ 169,900	16.03
2	Wax, Johanna	AFP-1-12	\$ 563,250	124.00

3 B. Following is a parcel of which its fee simple interest is
4 offered to King County.

5	Wembley Enterprises	ALG-2-12	\$2,000,000	107.22
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6 SECTION 4. If inaccuracies are discovered in the legal
7 descriptions or identified acreages of any of the properties
8 identified in Sections 1, 2, or 3 above, the executive is
9 authorized to obtain a survey of the subject property. Where a
10 survey is required, the executive will adjust the final legal
11 description and acreage and pro-rate the contract amount of the
12 subject properties to reflect the findings of the survey.

13 SECTION 5. The King County council hereby declines to accept
14 any of the remaining offers not referenced in either Section 1,
15 2, or 3 of this ordinance and directs the executive to return
16 said offers to the landowners without action.

17 SECTION 6. Severability. Should any section, subsection,
18 paragraph, sentence, clause or phrase of this ordinance be de-
19 clared unconstitutional or invalid for any reason, that deter-
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1 mination shall not affect the validity of the remaining portions
2 of this ordinance.

3 INTRODUCED AND READ for the first time this 29th day of
4 May, 1984.

5 PASSED this 16th day of July, 1984.

6 KING COUNTY COUNCIL
7 KING COUNTY, WASHINGTON

8 Gary Grant
9 Chairman

10
11 ATTEST:

12
13 Jenety M. Lucas
14 Clerk of the Council

15 APPROVED this 24th day of July, 1984.

16
17 Randy Wells
18 King County Executive



RECEIVED

1984 JUL 26 PM 2:07

CLERK
KING COUNTY COUNCIL
King County Executive
Randy Revelle

July 24, 1984

The Honorable Gary Grant
Chairman, King County Council
C O U R T H O U S E

RE: Farmlands Preservation Program

Dear Mr. Chairman:

Enclosed is the signed Ordinance 6853 completing the second round of development rights purchases for the Farmlands Preservation Program. I am pleased the King County Councilmembers share my commitment to the timely and energetic implementation of this important program.

In my July 12, 1984 letter to the County Council, I questioned the fiscal prudence of immediately purchasing more parcels than can be financed by the Program's current capital balance. Despite my continuing concern, I have signed the Ordinance to emphasize my strong commitment to the Farmlands Preservation Program.

Ordinance 6853 directs the acquisition of the development rights, or fee interest, to eight parcels in addition to those recommended for immediate purchase by the Selection Committee and me. The proposed Round 2 acquisition ordinance I transmitted in May identified seven of these parcels as meriting preservation by the Farmlands Preservation Program.

My proposed ordinance, however, deferred accepting the offers on the parcels until our short-term \$35 million bond is sold. I encouraged the Council to adopt this acquisition schedule in order to minimize the financial hardships that may be faced by the County, pending sale of the bond. While I remain concerned about the timing of the seven additional acquisitions, I am gratified the Program continues to move forward.

The eighth additional parcel, parcel LG-116, is one I did not recommend for acquisition. In my May 25, 1984 recommendations to the Council, I stated that our decision on this parcel was a particularly close one. While I understand the open space value of its acquisition, especially at the price at which it was ultimately offered, I believe its purchase should have been delayed until the sale of the \$35 million bond.

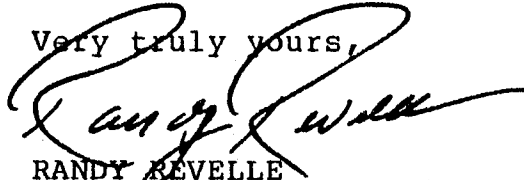
Over the next three years, Ordinance 6853 obligates King County to about \$4 million of principal and interest payments in excess of

The Honorable Gary Grant
July 24, 1984
Page Two

the Farmlands Preservation Program's current capital budget. The installment payments due in 1985 and later years should be financed from the proceeds from the sale of the \$35 million bond. In the event the bond is not sold next year, I have asked my staff to develop a contingent funding proposal. I look forward to the King County Council's cooperation when I transmit the funding proposal at a later date as well as your continued support of the Farmlands Preservation Program.

If you have any questions about the Farmlands Preservation Program, please contact Holly Miller at 344-7503 or Gene Duvernoy at 344-3983.

Very truly yours,



RANDY BEVELLE
King County Executive

RR:GD:jf

cc: Members, King County Council
Harry Thomas, Deputy County Executive
Holly Miller, Director, Department of Planning and Community
Development
ATTN: Gene Duvernoy, Administrator, Agriculture Program
Robert Cowan, Director, Finance Office
Shelly Yapp, Director, Budget Office
Tom Fitzsimmons, Manager, Program Development
ATTN: Rita Elway, Staff Assistant