

August 24, 1987
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INTRODUCED BY:

PROPOSED NO.

87-585

8196

ORDINANCE NO.

AN ORDINANCE providing for the submission to the qualified electors of King County, at a special election to be held in conjunction with the general election on November 3, 1987, of a proposition seeking approval of the issuance by King County of not more than \$99,800,000 of unlimited tax general obligation bonds, the principal of and interest on which shall be payable from annual property tax levies in excess of regular property tax levies, maturing within a maximum term of 20 years, to finance certain capital improvement projects at Harborview and Pacific Medical Centers, and the Seattle-King County Health Department's Columbia, East, South, Southwest and Renton Clinics.

PREAMBLE:

Harborview Medical Center ("Harborview") includes the only trauma center in a four-state region providing level one emergency patient care. It serves as the major regional facility for referrals of critical injuries including burn cases and spinal cord and head injuries. Annual emergency room patient visits have increased from 31,000 in 1982 to over 40,000 in the 12 months ended June 1987.

Harborview plans an expansion and remodeling of its emergency trauma center to accommodate the increasing patient volume and to more efficiently locate emergency and other support services.

Currently nursing units with 92 beds for patients requiring acute nursing care are housed in a portion of the Harborview facility built in 1931. Harborview plans to relocate the nursing units to a modern facility to meet state regulations and to provide an efficient physical configuration for patient care.

All of Harborview's medical and surgical out-patient facilities are housed in aging facilities which lack adequate heating, ventilation and air conditioning and which contain inadequate clinic space which is inefficiently designed. Harborview intends to renovate its out-patient facilities to promote efficiency, increase capacity and meet contemporary standards.

Pacific Medical Center ("PMC") is public development authority which operates clinics in Seattle, Totem Lake, Renton and soon in Bellevue. Pursuant to written agreements, PMC is the provider of specialty and diagnostic medical services for low-income and uninsured patients referred from King County and Seattle community health clinics. It is also the Regional Uniformed Services Treatment Facility for active duty and retired

1 military personnel in King County under contract with
2 the Department of Defense. Structural improvements to
3 the PMC's Beacon Hill facility are necessary to meet the
4 Seattle seismic and other building codes to allow the
5 institution to continue fulfilling its major role in the
6 King County public health care delivery system. The
7 continuation of PMC's ability to contribute to the
8 public health care system is important to King County's
9 purposes to provide for the health and welfare of its
10 citizens.

11 The non-profit community clinic known as the "Community
12 Clinic System" has become the family doctor for more
13 than 70,000 low income residents of King County. The
14 Health Department plays a major role in planning,
15 development and support of the community clinic system,
16 as well as operating a network of health service centers
17 throughout the county providing specific public health
18 services focused on children, seniors and pregnant
19 women. In order to meet the needs of the growing
20 population, new facilities are needed immediately in the
21 East side, South King County and in Southeast Seattle
22 health department service areas. Furthermore,
23 co-locating non-profit community clinics with these
24 health department clinics provides the public both cost
25 efficiencies and better access to comprehensive family
26 services. The Renton and Southwest health department
27 service centers require improvements to correct building
28 deficiencies to promote their efficient operation.

29 It is the intent of King County to issue unlimited tax
30 general obligation bonds to finance the capital
31 improvements and to submit this proposal for approval by
32 the electorate.

33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. "Regional Health Care Capital Improvements
Project," as used herein, shall mean:

A. Capital improvements to Harborview for the purposes of
expanding and consolidating its emergency trauma center and other
key diagnostic and treatment departments, expanding, improving
and relocating patient and visitor services, and modernizing,
expanding and consolidating in-patient and out-patient facilities;
and

B. Capital improvements to PMC for the purpose of making
structural repairs and or additions which will bring its "Tower
Building" on Beacon Hill into compliance with the City of
Seattle's seismic and other building codes (the "PMC Project");
and

1 C. The following capital improvements to facilities operated
2 or to be operated in whole or in part (as more specifically noted
3 below) by the Health Department (collectively, the "Health
4 Department Clinic Project"):

5 1. A new Southeast Seattle Community Health Center in
6 Columbia City area intended to house the services of the Health
7 Department's existing Columbia Health Center and which may also
8 house (but shall not be required to do so) a co-located nonprofit
9 community health clinic; and

10 2. A new East District Public Health Center in east King
11 County intended to house the services of the Health Department's
12 existing East District Public Health Center and which may also
13 house (but shall not be required to do so) a co-located nonprofit
14 community health clinic, and may also include a satellite clinic
15 in north King County to be operated, in whole or in part, by the
16 Health Department; and

17 3. A new health center in south King County intended to
18 house the services of either the Health Department's existing
19 Auburn Health Center or an additional Health Department health
20 center, and, in either case, which may also house (but shall not
21 be required to do so) a co-located nonprofit community health
22 clinic; and

23 4. Expansion and remodeling of the Health Department's
24 existing Renton Health Center; and

25 5. Roof repairs at the Health Department's existing
26 Southwest Public Health Center.

27 SECTION 2. Subject to the approval of the qualified electors
28 of King County, the county council hereby authorizes the issuance
29 of unlimited tax general obligation bonds (the "Bonds") in an
30 aggregate principal amount not to exceed \$99,800,000 for the
31 purpose of providing all or part of the money necessary to pay
32 the capital costs of the Regional Health Care Capital
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1 Improvements Project. The term "capital costs," as used in the
2 foregoing sentence, shall be construed consistently with the term
3 "capital purposes" in Article VII, Section 2(b) of the Washington
4 Constitution and R.C.W. 84.52.056, but, subject thereto, may
5 include the costs of (i) property acquisition, site preparation
6 and demolition; (ii) development, design, engineering,
7 architecture, planning, financial, legal, relocation and other
8 services lawfully incurred incident to the development of the
9 components of the Regional Health Care Capital Improvements
10 Project and their financing; and (iii) construction, renovation,
11 remodeling, equipping and furnishing of the components of the
12 Regional Health Care Capital Improvements Project and their
13 financing, including its incidental costs and costs related to
14 the sale and issuance of the Bonds; however, the term "capital
15 costs" shall not include maintenance, operations or costs for
16 replacement of equipment.

17 The maximum amount of principal proceeds of the Bonds to be
18 made available to each component shall be as follows:

- 19 A. \$75,465,000 for the Harborview Project;
20 B. \$9,315,000 for the PMC Project; and
21 C. \$15,020,000 in the aggregate for the Health Department
22 Clinic Projects.

23 The Bonds shall bear such date or dates; shall mature at such
24 time or times not to exceed 20 years from the date of issuance
25 thereof; shall be issued in such denominations; shall bear such
26 terms, conditions and covenants; shall be in such form; shall
27 bear interest at such fixed or variable rate or rates; shall bear
28 such redemption and registration privileges; and shall be sold in
29 such manner, at such time or times, in such amounts and at such
30 price or prices as the county council shall hereafter determine
31 by ordinance. The Bonds may be issued in one or more series,
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1 either separately or in combination with other authorized general
2 obligation bonds of King County.

3 The Bonds shall be general obligations of King County and,
4 unless paid from other sources, both the principal thereof and
5 the interest thereon shall be payable from annual property tax
6 levies, if authorized by the qualified electors as provided in
7 section 5 of this ordinance, upon all taxable property within
8 King County in excess of the regular property tax levies without
9 limitation as to rate or amount.

10 SECTION 3. Subject to the approval by the qualified electors
11 of King County of the issuance of the Bonds for the purposes
12 described in section 2 of this ordinance, the county council may,
13 by ordinance, provide for the issuance of short-term obligations
14 in anticipation of the issuance of the Bonds in accordance with
15 the provisions of R.C.W. 39.50. The aggregate principal amount
16 of all such short-term obligations and Bonds outstanding at any
17 time shall not exceed \$99,800,000.

18 SECTION 4. No part of the Bonds or any short-term
19 obligations in anticipation thereof, the proceeds of which are
20 intended to finance the PMC Project, shall be issued or sold
21 unless and until the county council shall have approved and
22 authorized the execution of, and King County and the City of
23 Seattle's Pacific Hospital Preservation and Development Authority
24 have entered into, an appropriate interlocal cooperation
25 agreement, defining the rights and duties of the respective
26 parties with respect to the accomplishment of the PMC Project and
27 the use of the proceeds of Bonds or short-term obligations in
28 anticipation thereof.

29 SECTION 5. The county council finds that an urgent need
30 exists for the Regional Health Care Capital Improvements Project
31 and declares that an emergency exists requiring submission to the
32 qualified electors of King County of a proposition authorizing
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1 the issuance of the Bonds for the purposes described in section 2
2 of this ordinance at a special election to be held in conjunction
3 with the general municipal election to be held on November 3,
4 1987.

5 The King County manager of records and elections as ex
6 officio supervisor of elections is hereby requested to find the
7 existence of such emergency pursuant to R.C.W. 29.13, and is
8 requested to assume jurisdiction of and to call and conduct a
9 special election and to submit to the qualified electors of King
10 County the proposition set forth below. The clerk of the council
11 is hereby authorized and directed to certify said proposition to
12 the King County manager of records and elections in substantially
13 the following form, with such additions, deletions or
14 modifications as may be required by the King County prosecutor:

15 KING COUNTY

16 REGIONAL HEALTH CARE CAPITAL IMPROVEMENTS

17 PROPOSITION NO. _____

18 Shall King County, to finance Harborview Medical Center's
19 trauma center and certain capital improvements at Harborview
20 and Pacific Medical Centers, and the Health Department's
21 Columbia, East, South, Southwest and Renton Clinics, as
22 provided in King County Ordinance _____, issue up to
23 \$99,800,000 of unlimited tax general obligation bonds with a
24 maximum term of 20 years, on which principal and interest
25 shall, be payable from annual property tax levies in excess of
26 regular property tax levies?

27 BONDS, YES

28 BONDS, NO

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30 Certification of such proposition by the clerk of the council
31 to the King County manager of records and elections, in
32 accordance with law prior to the date of such election on
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1 November 3, 1987, and any other act consistent with the authority
2 of and prior to the effective date of this ordinance, are hereby
3 ratified and confirmed.

4 SECTION 6. If any one or more of the provisions of this
5 ordinance shall be declared unconstitutional or invalid for any
6 reason, such decision shall not affect the validity of the
7 remaining provisions of this ordinance, the Bonds or any
8 short-term obligations issued in anticipation thereof, and this
9 ordinance, the Bonds and any short-term obligations issued in
10 anticipation thereof shall be construed and enforced as if such
11 unconstitutional or invalid provision had not been contained
12 herein.

13 INTRODUCED AND READ for the first time this 10th day
14 of August, 1987.

15 PASSED this 24th day of August, 1987.

16 KING COUNTY COUNCIL
17 KING COUNTY, WASHINGTON

18 Gary Grant
19 Chair

20 ATTEST:

21 Dorothy M. Owens
22 Clerk of the Council

23 APPROVED this 3rd day of September, 1987.

24 Duin Hill
25 King County Executive