

February 8, 1993  
93-57.ORD

Introduced by: Ron Sims

Proposed No.: 93-57

ORDINANCE NO. **10728**

AN ORDINANCE creating the Major Maintenance Reserve Fund and defining the policies for its operation.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is hereby created a new county fund entitled Major Maintenance Reserve Fund. This fund shall be first tier fund as described in Chapter 4.10.020 of the King County Code. The county's finance director shall be the fund manager.

SECTION 2. Sufficient reserves shall be maintained in the Major Maintenance Reserve Fund to fund the county's ongoing major maintenance requirements for county-owned buildings and grounds, including the King County Courthouse, Administration Building, Yesler Building, and other county-owned buildings occupied by all county departments.

SECTION 3. The Major Maintenance Reserve Fund will be financed by:

- 1) Initiative 62 settlements received from the State;
- 2) Annual service charges against all county agencies housed in county-owned space;
- 3) A 1% major maintenance assessment against all ~~((general facility construction projects))~~ newly acquired or constructed above grade facilities;
- 4) Proceeds from the sale of county-owned real property;
- 5) Other appropriations and transfers as authorized by the county council.

SECTION 4. Beginning in 1994 the county shall establish a major maintenance service charge against all county agencies housed in county-owned space. The plan for this service charge shall be submitted to the council for review and approval by June 30, 1993. Changes to the annual service charge shall be submitted to the council for review and approval.

1           SECTION ((4))5. Any major repairs, or major maintenance  
2 projects called for in the County's general facilities major  
3 maintenance program shall be eligible for expenditures from the  
4 Major Maintenance Reserve. The general facilities major  
5 maintenance plan will provide 6-year major maintenance and  
6 rehabilitation plans for each of the county's general  
7 government facilities. These plans will be updated annually  
8 and will serve as the basis for requesting project  
9 appropriations from the Major Maintenance Reserve Fund.  
10 Requests to use the Major Maintenance Reserve Fund as a  
11 financing source for capital projects will be made in  
12 accordance with the County's annual Capital Improvement Program  
13 planning and budgeting process.

14           SECTION ((5))6. First priority for spending funds from  
15 the Major Maintenance Reserve Fund shall be for projects which  
16 improve safety for the public and county employees. Second  
17 priority shall be for projects which preserve facility  
18 integrity. Third priority shall be for projects which  
19 significantly reduce future maintenance costs, improve  
20 operational efficiencies or increase revenues. Fourth priority  
21 shall be for projects which improve the overall facility  
22 appearance and useability by the public.

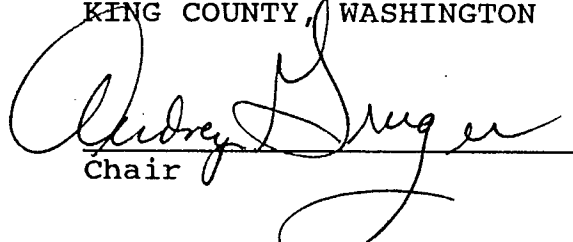
23           SECTION ((6))7. The County shall maintain a minimum fund  
24 balance in the Major Maintenance Reserve Fund of \$1,000,000, or  
25 a higher amount as determined by the council, as an emergency  
26 reserve to deal with unanticipated and emergency major  
27 maintenance projects. If used for emergency purposes, the  
28 minimum fund balance shall be restored within one year.

1 The fund balance should be systematically increased in  
2 anticipation of a significant outlay of funding during the  
3 later years of the 6-year capital planning cycle.

4 INTRODUCED AND READ for the first time this 25<sup>th</sup> day  
5 of January, 1993.

6 PASSED this 8<sup>th</sup> day of February, 1993

7 KING COUNTY COUNCIL  
8 KING COUNTY, WASHINGTON

9   
10 Chair

11 ATTEST:

12   
13 Clerk of the Council

14 APPROVED this 19<sup>th</sup> day of February, 1993.

15   
16 King County Executive

17 Attachments: