Ordinance No. 3793

(Amending or Repealing Ordinances)

CFN=1301 – LID 360
LID 360 Formation Ordinance

Recorder’s # 20060530000268

The date [<"Beginning July 1, 1998"] has led to confusion. This date will be deleted from cover sheets of ordinance/resolution revision pages. This cover sheet will be deleted on electronic pages only, no other deletions or changes have been made to the document – 6/21/2012.
ORDINANCE NO. 3793

AN ORDINANCE of the city council of the city of Kent, Washington, ordering the construction of an 8" sanitary sewer system with 6" side sewer stubs to the property line for each of the twelve properties included within the local improvement district, all in accordance with Resolution No. 1716 of the city council; establishing Local Improvement District No. 360 and ordering the carrying out of the proposed improvement; providing that payment for the improvement be made in part by special assessments upon the property in the District, payable by the mode of "payment by bonds"; and providing for the issuance and sale of local improvement district warrants redeemable in cash or other short-term financing and local improvement district bonds.

RECITALS

A. By Resolution No. 1716, adopted March 7, 2006, the city council declared its intention to order the construction of an 8" sanitary sewer system with 6" side sewer stubs to the property line for each of the twelve properties included within the proposed local improvement district, and fixed April 4, 2006, at 7:00 p.m., local time, in the council chambers of City Hall as the time and place for hearing all matters relating to the proposed improvement and all comments thereon and objections thereto and for determining the method of payment for the improvement.

B. The city's Public Works Director caused an estimate to be made of the cost and expense of the proposed improvement and certified that estimate to the city council, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the proposed local improvement district.
improvement district and a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed district.

C. That estimate is accompanied by a diagram of the proposed improvement showing thereon the lots, tracts, parcels of land, and other property which will be specially benefited by the proposed improvement and the estimated cost and expense thereof to be borne by each lot, tract and parcel of land or other property.

D. Due notice of the above hearing was given in the manner provided by law, and the hearing was held by the city council on the date and at the time above mentioned, all persons appearing at such hearing and wishing to be heard were heard and all objections to the proposed improvement were duly considered and overruled.

E. The city council has determined it to be in the best interests of the city that the improvement as hereinafter described be carried out and that a local improvement district be created in connection therewith.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The city council of the city of Kent, Washington, orders the improvement of the properties within the area described in Exhibit A, attached hereto and by this reference made a part hereof, by the construction of an 8" sanitary sewer system with 6" side sewer stubs to the property line for each of the twelve properties included within the boundaries of the local improvement district.

All of the foregoing shall be in accordance with the plans and specifications therefor prepared by the city's Public Works Director, and may be modified by the city council as long as such modification does not affect the purpose of the improvement.

SECTION 2. There is created and established a local improvement district to be called Local Improvement District No. 360 of the city of Kent, Washington (the
"District"), the boundaries or territorial extent of the District being more particularly described in Exhibit A, for the purpose of installing the improvements described in Exhibit B, attached hereto and by this reference incorporated herein.

**SECTION 3.** The total estimated cost and expense of the improvement is declared to be $216,000. All of the cost and expense shall be borne by and assessed against the property specially benefited by such improvement included in the District, which embraces as nearly as practicable all property specially benefited by such improvement.

**SECTION 4.** In accordance with the provisions of RCW 35.44.047, the city may use any method or combination of methods to compute assessments that may be deemed to more fairly reflect the special benefits to the properties being assessed than the statutory method of assessing the properties.

**SECTION 5.** No property, any portion of which is outside the District, may connect to those improvements constructed or made a part of such District unless either that property shall have been subject to the special assessments on the assessment roll for that District or the owners of that property shall have paid prior to such connection a charge in lieu of assessment, which shall be at least the equivalent of those assessments that would have been applied to that property had it been included within that District.

**SECTION 6.** Local improvement district warrants may be issued in payment of the cost and expense of the improvement herein ordered to be assessed, such warrants to be paid out of the Local Improvement Fund, District No. 360, hereinafter created and referred to as the Local Improvement Fund, and, until the bonds referred to in this section are issued and delivered to the purchaser thereof, to bear interest from the date thereof at a rate to be established hereafter by the city's Finance Department Director, as issuing officer, and to be redeemed in cash and/or by local improvement district bonds herein authorized to be issued, such interest-bearing warrants to be hereafter referred to as "revenue warrants." In the alternative, the city hereafter may provide by ordinance for the issuance of other short-term obligations pursuant to chapter 39.50 RCW.
If the city shall authorize expenditures to be made for such improvement (other than for any cost or expense expected to be borne by the city) prior to the date that any short-term obligations or local improvement district bonds are issued to finance the improvement, from proceeds of interfund loans or other funds that are not, and are not reasonably expected to be, reserved, allocated on a long-term basis or otherwise set aside to pay the cost of the improvement herein ordered to be assessed against the property specially benefited thereby, the city declares its official intent that those expenditures, to the extent not reimbursed with prepaid special benefit assessments, are to be reimbursed from proceeds of short-term obligations or local improvement district bonds that are expected to be issued for the improvement in a principal amount not exceeding $216,000.

The city is authorized to issue local improvement district bonds for the District that shall bear interest at a rate and be payable on or before a date to be hereafter fixed by ordinance. The bonds shall be issued in exchange for and/or in redemption of any and all revenue warrants issued hereunder or other short-term obligations hereafter authorized and not redeemed in cash within twenty (20) days after the expiration of the thirty-day period for the cash payment without interest of assessments on the assessment roll for the District. The bonds shall be paid and redeemed by the collection of special assessments to be levied and assessed against the property within the District, payable in annual installments, with interest at a rate to be hereafter fixed by ordinance under the mode of "payment by bonds," as defined by law and the ordinances of the city. The exact form, amount, date, interest rate, and denominations of such bonds hereafter shall be fixed by ordinance of the city council. Such bonds shall be sold in such manner as the city council hereafter shall determine.

**SECTION 7.** For the purpose of paying all or a part of the costs of carrying out the improvements within the District pending the receipt of the proceeds of the issuance and sale of the bonds or short-term obligations referred to in Section 5, interfund loans from the General Fund and/or Sewer Fund to the Local Improvement Fund in the maximum aggregate amount of $216,000 are authorized and approved, those loans to be repaid on or before the issuance of such bonds or obligations from
the proceeds thereof. Each of the interfund loans shall bear interest at a variable rate, adjusted the 15th and last day of each month, equal to the interest rate of the State of Washington Local Government Investment Pool on the 15th and last day of each month. The initial interest rate on the date of each interfund loan shall be determined as of the last preceding interest payment adjustment date.

**SECTION 8.** In all cases where the work necessary to be done in connection with the making of such improvement is carried out pursuant to contract upon competitive bids (and the city shall have and reserves the right to reject any and all bids), the call for bids shall include a statement that payment for such work will be made in cash warrants drawn upon the Local Improvement Fund.

**SECTION 9.** The Local Improvement Fund for the District is created and established in the office of the Finance Department Director of the city. The proceeds from the sale of revenue warrants or other short-term obligations drawn against the fund which may be issued and sold by the city and the collections of special assessments, interest and penalties thereon shall be deposited in the Local Improvement Fund. Cash warrants to the contractor or contractors in payment for the work to be done by them in connection with the improvement and cash warrants in payment for all other items of expense in connection with the improvement shall be issued against the Local Improvement Fund.

**SECTION 10.** Within fifteen (15) days of the passage of this ordinance there shall be filed with the Finance Department Director of the city the title of the improvement and District number, a copy of the diagram or print showing the boundaries of the District and the preliminary assessment roll or abstract of such roll showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of such improvement to be borne by each lot, tract or parcel of land. The Finance Department Director of the city immediately shall post the proposed assessment roll upon her index of local improvement assessments against the properties affected by the local improvement.
SECTION 11. This ordinance shall take effect and be in force five (5) days from and after its passage, approval, and publication as required by law.

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

FOSTER PEPPER PLLC
Special Counsel and Bond Counsel

Passed the 4th day of April, 2006.
Approved the 4th day of April, 2006.
Published the 8th day of April, 2006.
CERTIFICATION

I, the undersigned, city clerk of the city of Kent, Washington, hereby certify as follows:

1. The attached copy of Ordinance No. 31'13 is a full, true and correct copy of an ordinance duly passed at a regular meeting of the city council of the city held at the regular meeting place thereof on April 4, 2006, as that ordinance appears on the minute book of the city; and the ordinance will be in full force and effect five (5) days after the publication of its summary in the city's official newspaper; and

2. A quorum of the members of the city council was present throughout the meeting and a majority of those members present voted in the proper manner for the passage of the ordinance.

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of April, 2006.

CITY OF KENT, WASHINGTON

BRENDA JACOBER, City Clerk
Exhibit A

LID 360

Lots 1 through 6, inclusive, and Lots 8 through 13, inclusive, in the plat of Sunny Hill, as recorded in Volume 70 of plats, page 41, records of King County, Washington.
SANITARY SEWER IMPROVEMENTS

The proposed project is the construction of an 8" sanitary sewer system with 6" side sewer stubs to the property line for each of the 12 properties included in the L.I.D. boundary.

The construction will include 8" sanitary sewer at the following locations:

<table>
<thead>
<tr>
<th>ON</th>
<th>FROM</th>
<th>TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE 227th Place</td>
<td>Existing manhole approximately 95 feet west of 116th Ave. SE</td>
<td>Approximately 500 feet East of 116th Ave. SE</td>
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Reference Number(s): N/A

Grantor(s): City of Kent, a Washington municipal corporation

Grantee(s): The Public, Ordinance No. 3793

Abbreviated Legal Description:

Ptns. of Sec. 16; Twn. 22N, Rng 4E, W.M. King County, State of Washington

Additional legal description on Exhibit 'A' of document

Assessor's Property Tax Parcel/Account Number(s): 809920-0010, 809920-0020, 809920-0030, 809920-0040, 809920-0050, 809920-0060, 809920-0080, 809920-0090, 809920-0100, 809920-0110, 809920-0120, 809920-0130

Project Name: LID 360 Formation

Said document(s) were filed for record by Pacific Northwest Title as accommodation only. It has not been examined as to proper execution or as to its effect upon title.