



Legislation Text

File #: 2003-0202, Version: 1

Clerk 04/29/2003

AN ORDINANCE confirming King County Road Improvement District 129 reassessment roll for the improvement of a portion of SE 145th Street and 209th Avenue SE and levying assessments against property within said district; and amending Ordinance 14243, Section 4 and Ordinance 14243, Section 5.

STATEMENT OF FACTS

1. Pursuant to King County Motion _____, a public hearing was held on _____, 2003, on the reassessment of properties within King County Road Improvement District 129.
2. Notice of said hearing was duly published and was duly mailed to each property owner pursuant to the requirements of RCW 36.88.090.
3. A diagram showing the properties specially benefited by the project and the cost and expense to be borne by each lot or building site was considered by the council.
4. All written and verbal protests for the reassessment roll were considered.
5. The King County council, sitting as a board of equalization for such purpose considered the reassessment roll and all timely filled written objections made to the confirmation thereof.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 14243, Section 4, is hereby amended to read as follows:

Total costs and expenses of accomplishing the project are estimated to be (~~(\$249,524.00)~~) \$99,607.

Approximately fifty percent of the estimated cost for the improvement will be borne by and assessed against property within the boundary of RID 129. The portion of the total costs and expenses to be assessed the

properties within RID 129 shall not exceed (~~(\$124,762.04)~~) \$49,803.50. King County shall contribute the remaining balance of the costs to construct SE 145th Street and 209th Avenue Southeast. The property owner's share of the costs and expenses shall be assessed (~~(\$9,597.08)~~) \$3,831.04 per building lot within the boundary of RID 129.

The actual amount of the final assessment against each parcel of property within RID 129 shall include a portion of the actual total of such costs and expenses incurred in completing the project and shall become a lien against each such parcel of land within RID 129, upon confirmation of the assessment roll by the council. The assessments may be paid in full within thirty days following confirmation of the final assessment roll and notification by the office of finance, treasury division. The amount of any assessment or any portion thereof against property in RID 129 not paid within the thirty-day period shall be paid in five annual and consecutive installments, together with interest on the diminishing principal balance of such assessment which will be set at one-half of one percent higher than the net effective interest rate on the loan obtained to pay the costs of the improvements on RID 129.

Interest shall commence on the thirtieth day following first publication of the office of finance's notice described in Ordinance 14243, (~~(s)~~)Section 8 (~~(of this ordinance)~~) and the first installment shall be due one year from said date. Interest on the assessment amount due shall be calculated on an annual basis based on the interest bearing warrant rate established by the county's service bank, currently ninety percent of the bank's prime borrowing rate, at the time of confirmation of the final assessment roll. Interest will be added annually to the assessed amount due, beginning from the end of the thirty-day prepay period (the estimated net effective interest rate plus one-half of one percent is seven percent). Following expiration of thirty days after said first publication, the principal balance of the assessment, together with accrued interest and penalty, if any, may be prepaid only at the times and in the manner determined by the King County office of finance, treasury division; provided, that any prepayment made on any date other than an installment due date shall be accompanied by interest on the amount prepaid to and including the date of maturity of the installment next falling due. Any

installment which is not paid when due is therefore delinquent. Thereafter, such delinquent installment shall be subject, at the time of delinquency, to a charge of ten percent penalty levied on both principal and interest due upon that installment, and all delinquent installments also shall be charged interest at the rate as determined above. The collection of such delinquent installments shall be enforced in the manner provided by law. The amount of the final assessment, together with interest and provisions for penalty, shall, upon confirmation of the assessment roll by the council, become a lien upon each lot or building site within RID 129 from the time said assessment roll is placed in the hands of the office of finance, treasury division, for collection.

SECTION 2. Ordinance 14243, Section 5, is hereby amended to read as follows:

The council, sitting as a board of equalization and having made all revisions to the assessment roll it deems necessary, hereby finds that the assessment roll for RID 129 is just and equitable and that no assessment against any property within RID 129 is greater than the special benefits to be derived from the improvement made to such property. Accordingly, said assessment roll, totaling ((~~\$124,762.04~~)) \$49,803.50, is hereby

confirmed and the assessments set forth therein are hereby levied against each parcel of property described in said roll.

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Hearing: June 23, 2003