

## AGENDA

### Midway Sewer District ULID No. 50 Formation Public Hearing

Midway Sewer District Boardroom  
3030 S 240th St  
Kent, WA 98032  
April 20, 2026  
9:30 a.m.

1. Open Public Hearing
2. Statement of purpose
  - a. To consider formation of ULID No. 50 that includes extending public sanitary sewer service to the neighborhood between S. 188<sup>th</sup> Street and S. 190<sup>th</sup> Street from 4<sup>th</sup> Avenue S to 8<sup>th</sup> Avenue S. The system will include new 8-inch gravity sewer lines, manholes, and associated connections.
3. Preliminary Assessment Roll
  - a. Overview of the proposed ULID and project area
    - i. S 188<sup>th</sup> Street: A new pipe will run along S 188<sup>th</sup> Street from 4<sup>th</sup> Avenue S and connect to the existing sewer in 8<sup>th</sup> Avenue S.
    - ii. 4<sup>th</sup> Avenue S/S 189<sup>th</sup> Street: A line will begin near 18916 4<sup>th</sup> Avenue S, run north to S. 189<sup>th</sup> Street, then extend east along S. 189<sup>th</sup> Street, continue north along 5<sup>th</sup> Avenue S., and connect to the new system in S 188<sup>th</sup> Street.
    - iii. S 190<sup>th</sup> Street: This line will serve homes on the west side of S 190<sup>th</sup> Street. It will run east from 4<sup>th</sup> Avenue S and tie into the existing lift station that serves the eastern portion of the street.
    - iv. S 189<sup>th</sup> Street E: A sewer extension will run east from the cul-de-sac on S 189<sup>th</sup> Street to 8<sup>th</sup> Avenue S, then continue north to connect with the existing sewer at S 188<sup>th</sup> Street. This portion includes replacing the existing sewer in 8<sup>th</sup> Avenue S to achieve the proper depth for gravity flow.
  - b. Assessment methodology
    - i. Estimated \$4.4 million project
      1. \$250,000 per property + \$5,500 GFC at a 3% interest rate over a 20-year term
      2. Paid back to the District through annual payments through your property tax bill
    - ii. All other costs to be paid by the District
    - iii. Does not include the cost for individual side sewer construction from the house to the stub at the property line or District permit fee.
  - c. Auxiliary parcels included as one assessment - Non-buildable lots owned by the adjacent parcel owner
    - i. ULID Lot No. 35 and 35A – Roach, 18834 4<sup>th</sup> Ave S

- ii. ULID Lot No. 55 and 55A – Alfonzo, 18920 4<sup>th</sup> Ave S
- iii. ULID Lot No. 84 and 84A – McDaniel, 627 S 189<sup>th</sup> St
- iv. ULID Lot No. 85 and 85A – Hua/Star, 639 S 189<sup>th</sup> St

- 4. Public Comment Period
  - a. Open comment period
  - b. Invite property owners within the ULID to speak
  - c. Ask staff if any written comments have been received to be entered into the record.
  - d. Close comment period
- 5. Consideration and Action: Resolution to Form ULID No. 50
  - a. Reading of Resolution
  - b. Board discussion
  - c. Action: Motion to adopt Resolution
- 6. Close Public Hearing
- 7. Next Steps
  - a. 10-day Protest Period – discuss time frame and procedure
  - b. SEPA Checklist, review, and adoption of resolution of finding
  - c. Design and bidding process
  - d. Final Assessment Roll and Hearing
  - e. Final Assessment Roll 10-day Appeal Period
  - f. Construction contract awarded
  - g. Final Assessment Roll filed with King County

Attachments:

- Preliminary Assessment Roll
- Notice of Hearing – affidavit of hearing publication and mailing of notices
- Written Comments, if any

Commented [PC1]: District to provide

Commented [PC2]: District to provide