

## RESOLUTION 2026-04

### A RESOLUTION of the Board of Commissioners of Midway Sewer District

A RESOLUTION of the Board of Commissioners of the Midway Sewer District, declaring its intention to form Utility Local Improvement District No. 50 (ULID #50) for the purpose of extending public sanitary sewer service to the neighborhood between South 188th Street and South 190th Street, from 4th Avenue South to 8th Avenue South in Burien, Washington. The system will include four new 8-inch gravity sewer lines, manholes, and associated connections and fixing the time and place for a public hearing thereon.

WHEREAS, a petition has been filed by the Property Owners requesting the formation of a ULID; and

WHEREAS, the Board deems it in the best interest of the public health and safety to construct the following improvements: Installation of sanitary sewers for the residents in South 188<sup>th</sup> Street, 5<sup>th</sup> Avenue South, South 189<sup>th</sup> Street between 4<sup>th</sup> & 5<sup>th</sup> Avenue South, and 4<sup>th</sup> Avenue South from south of South 189<sup>th</sup> Street to South 188<sup>th</sup> Street; and

WHEREAS, the cost of said improvements is estimated to be \$4,428,097, with the proposed funding mechanism being through a Utility Local Improvement District (ULID) and District contribution through its reserve funds;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MIDWAY SEWER DISTRICT AS FOLLOWS:

- 1. Petition Sufficiency.** The Property Owner petition submitted to the Board properly set forth the nature and territorial extent of the proposed improvement area, was signed by owners of fifty-one percent of the area of land within the proposed improvement area based on King County Auditor Records and is sufficient under RCW 57.16.060.
- 2. Intent to Form:** That the Board intends to form a Utility Local Improvement District to be known as "Utility Local Improvement District No. 50."
- 3. Legal Description of Area:**  
ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
ALL IN SECTION 32, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M.

AND LOTS 2 THROUGH 19 INCLUSIVE OF THE PLAT OF MANHATTAN LANE AS RECORDED IN VOLUME 79 OF PLATS AT PAGE 15, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THE ROADS ADJOINING;

AND LOTS 2 THROUGH 17 INCLUSIVE OF THE PLAT OF GLADLEE ADDITION AS RECORDED IN VOLUME 83 OF PLATS AT PAGE 67, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THE ROADS ADJOINING;

CONTAINING 984,902 SQUARE FEET, OR 22.610 ACRES MORE OR LESS

SITUATE IN THE CITY OF BURIEN, KING COUNTY, WASHINGTON.

A map of the proposed ULID is available for inspection at the District Office.

- 4. Nature of Improvement:** The proposed ULID project will extend public sanitary sewer service to the neighborhood between S 188<sup>th</sup> Street and S 190<sup>th</sup> St, from 4<sup>th</sup> Avenue S to 8<sup>th</sup> Avenue S. The System will include four new 8-inch gravity sewer lines, manholes, and associated connections. The four sewer extensions will provide service as follows:

South 188<sup>th</sup> Street: A new pipe will run along South 188<sup>th</sup> Street from 4<sup>th</sup> Avenue South and connect to the existing sewer in 8<sup>th</sup> Avenue South; and

4<sup>th</sup> Avenue South/South 189<sup>th</sup> Street: A line will begin near 18916 4<sup>th</sup> Avenue South, run north to South 189<sup>th</sup> Street, then extend east along South 189<sup>th</sup> Street, continue north along 5<sup>th</sup> Avenue South, and connect to the new system in South 188<sup>th</sup> Street; and

South 190<sup>th</sup> Street: This line will serve homes on the west side of South 190<sup>th</sup> Street. It will run east from 4<sup>th</sup> Avenue South and tie into the existing lift station that serves the eastern portion of the street; and

South 189<sup>th</sup> Street East: A sewer extension will run east from the cul-de-sac on South 189<sup>th</sup> Street to 8<sup>th</sup> Avenue South, then continue north to connect with the existing sewer at South 188<sup>th</sup> Street. This portion includes replacing the existing sewer in 8<sup>th</sup> Avenue South. to achieve the proper depth for gravity flow.

5. **Estimated Cost:** The estimated cost and expense of design and construction costs for ULID are estimated to be \$4,428,097. Every property owner within the ULID boundary will be subject to pay \$25,500, with an interest rate set at 3% over a 20-year term. This \$25,500 is a sum of \$20,000 in ULID assessments and a \$5,500 General Facility Charge. These costs do not include the work on private property needed to connect to the system. Any costs beyond \$20,000 per property ULID assessment will be paid for by the District.
6. **Method of Assessment:** The assessment method will be based on total area to reflect the special benefit to the properties.
7. **NOTICE IS FURTHER GIVEN that a public hearing will be held before the Board of Commissioners at:**

Date:           **April 20, 2026**  
Time:           9:30am  
Location:       3030 S. 240<sup>th</sup> St., Kent, WA 98032

At the hearing, all persons who wish to object to the formation of the ULID or the proposed improvement will be heard.

Written protests may be filed with the Secretary of the District at or before the time fixed for the hearing and up to 10 days following the hearing date.

8. **Notice:** Mailed notice of this hearing will be provided to each owner or reputed owner of property within the proposed ULID as shown on the records of the County Treasurer at least fifteen (15) days prior to the hearing. Notice shall also be published in two consecutive issues of the Daily Journal of Commerce with the first publication date at least fifteen (15) days prior to the hearing.

ADOPTED by the Board of Commissioners of Midway Sewer District at a regular meeting thereof held this 11<sup>th</sup> day of March 2026.

COMMISSIONERS:

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JAMES L. BAILEY

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NICHOLAS FANNIN

\_\_\_\_\_  
VINCE KOESTER

\_\_\_\_\_  
SCOT SANBORN

\_\_\_\_\_  
JIM POLHAMUS