

ORDINANCE NO. 1787

CITY OF FIFE, WASHINGTON

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, APPROVING AND CONFIRMING THE ASSESSMENTS AND ASSESSMENT ROLL OF LOCAL IMPROVEMENT DISTRICT NO. 08-2 FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS TO THE CITY'S SANITARY SEWER, WATER AND STORM DRAINAGE SYSTEMS AS PROVIDED BY ORDINANCE NO. 1683, AND LEVYING AND ASSESSING THE COST AND EXPENSE THEREOF AGAINST THE SEVERAL LOTS, TRACTS, PARCELS OF LAND AND OTHER PROPERTY AS SHOWN ON THE ASSESSMENT ROLL**

WHEREAS, the assessment roll levying the special assessments against the property located in Local Improvement District ("LID") No. 08-2 in the City of Fife, Pierce County, Washington (the "City") has been filed with the City Clerk as mandated by law; and

WHEREAS, notice of the time and place of hearing and making objections to the assessment roll was published at and for the time and in the manner provided by law fixing the time and place of hearing for the 24th day of September, 2012 at the hour of 6:00 P.M. at Fife City Hall Council Chambers, 5411 23<sup>rd</sup> Street East, Fife, Washington, and further notice thereof was mailed by the City to each property owner shown on the assessment roll along with a copy of the proposed final assessment roll; and

WHEREAS, at the time and place fixed and designated in the notice, the final assessment hearing was held before the City Council sitting and acting for the purpose of considering the assessment roll and the special benefits to be received by each lot, parcel, and tract of land shown upon such assessment roll, including the increase and enhancement of the fair market value of each such parcel of land by reason of the improvement, and written objections were received and persons appeared at the hearing to provide testimony in support of their objections; and

WHEREAS, the City Council gave due consideration to said roll and to all written objections received, all persons appearing and testifying at the hearing, and to all evidence presented at the hearing; now, therefore

THE CITY COUNCIL OF THE CITY OF FIFE, WASHINGTON  
DO ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings and conclusions attached hereto as Exhibit A and incorporated herein by reference.

Section 2. The City Council, sitting as a board of equalization, and having made all revisions to the assessment roll as it deems necessary, and having heard and considered any objections of individual property owners, hereby finds and determines that the final assessment roll (the "Assessment Roll") for LID No. 08-2, which was created and established for the purpose of constructing improvements to the City's sanitary sewer, water, and storm drainage systems, including installation of sewer main and related appurtenances along portions of 70<sup>th</sup> Avenue East, 45<sup>th</sup> Street East, and 48<sup>th</sup> Street East, water main and related appurtenances along a portion of 48<sup>th</sup> Street East, and storm drainage piping, catch basins, open drainage ditch, and related appurtenances in the vicinity of 48<sup>th</sup> Street East, is just and equitable and that no assessment against property within LID No. 08-2 is greater than the special benefits to be derived from the improvements. Accordingly, the Assessment Roll, a copy of which is attached hereto as Exhibit B and incorporated by this reference, in the total amount of \$7,125,058, is hereby approved and confirmed, and the assessments set forth therein are hereby levied against each lot, tract, or parcel of land and other property appearing upon the Assessment Roll.

Section 3. No objections to the Assessment Roll were received by the City.

Section 4. The Assessment Roll as approved and confirmed shall be filed with the City Finance Director-Treasurer for collection and the City Finance Director-Treasurer is authorized and directed to publish notice as required by law stating that the Assessment Roll is in his hands for collection and that payment of any assessment thereon or any portion of such assessment can be made at anytime within thirty (30) days from the date of first publication of such notice without penalty, interest or cost, and thereafter that the sum remaining unpaid may be paid in fifteen (15) equal annual installments. The estimated interest rate is 6.9 percent per annum, with the exact interest rate to be fixed in the Ordinance authorizing the issuance and sale of the Local Improvement Bonds for LID No. 08-2. Interest shall commence on the 31<sup>st</sup> day following first publication of the above-described notice that the Assessment Roll is in the Finance Director-Treasurer's hands for collection.

Section 5. If the whole or any portion of the assessment remains unpaid after the first thirty (30) day period, interest upon the whole unpaid sum shall be charged at the rate as determined above, and each year thereafter one of the installments, together with interest upon the unpaid balance, shall be collected. The first installment of assessments on the Assessment Roll shall become due and payable during the 30-day period following the date one year after the date of first publication by the City Finance Director-Treasurer of notice that the Assessment Roll is in his hands for collection and annually thereafter each succeeding installment shall become due and payable in like manner. Annual installments, including interest and any penalty, shall be paid in full when due, and no partial payment shall be accepted by the City Finance Director-Treasurer.

Section 6. Any installment not paid prior to expiration of the thirty (30) day period during which such installment is due and payable shall thereupon become delinquent. Each delinquent installment shall be subject at the time of the delinquency to a penalty charge of twelve percent (12%) of the amount of the installment, including both principal and interest, from the date of the delinquency until paid. The collection of such delinquent installments shall be enforced in the manner provided by law.

Section 7. Should any property assessed under LID 08-2 fail to pay the yearly installments as they come due for two or more successive years, then the City may, at its discretion, accelerate the full amount of the remaining LID assessment and demand payment of that full amount. Should the City initiate litigation to foreclose on the lien of the LID assessment, then the City shall have the option to claim in that litigation the full amount of the unpaid LID accelerated assessment; provided, that payment of all the delinquent installments, together with interest, penalty and administrative costs at any time before entry of judgment and foreclosure shall extend the time of payment on the remainder of the assessment as if there had been no delinquency or foreclosure.

Section 8. Should it become necessary for the City to institute an action to foreclose on a property delinquent in its installment payments, then the City shall have the right to claim administrative costs for the prosecution of such assessment lien foreclosure proceeding. For the purposes of these foreclosure proceedings, "administrative costs" shall include all costs of the LID administrator, all costs associated with the filing, serving and processing of the suit and reasonable attorney's fees. Any judgment for attorney's fees and costs shall constitute a portion of the judgment to be enforced by foreclosing of the lien and such attorney's fees and costs shall be paid before the assessments shall be considered paid current.

Section 9. The lien of any assessment may be discharged at any time after the 30-day prepayment period by payment of the entire principal amount of the assessment remaining unpaid together with interest thereon to the due date of the next installment.

Section 10. Only property classified as Farm and Agricultural Land at the time LID 08-1 was created, and for which no waiver has been received, shall be exempt from assessment under RCW 84.34.320. Such property is identified in the Assessment Roll and shall remain exempt as long as the property remains in such classification, except as otherwise provided in RCW 84.34.360.

Section 11. Each and every provision of this ordinance shall be deemed severable. In the event that any portion of this ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof, provided the intent of this ordinance can still be furthered without the invalid provision.

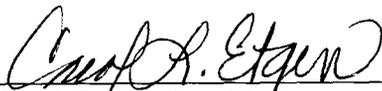
Section 12. This ordinance shall be in full force and effect five days after publication as required by law. A summary of this ordinance may be published in lieu of the entire ordinance, as authorized by state law.

Introduced on the 21<sup>st</sup> day of September, 2012.

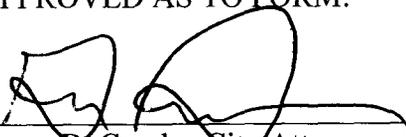
Passed by the City Council on the 24<sup>th</sup> day of September, 2012.

  
David K. Zabell, City Manager

ATTEST:

  
\_\_\_\_\_  
Carol Etgen, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Loren D. Combs, City Attorney  
assistant city attorney

Published: 9/26/12  
Effective Date: 10/1/12

**EXHIBIT A**  
**Ordinance No. 1787**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**  
**CITY OF FIFE LOCAL IMPROVEMENT DISTRICT 08-2**

I. FINDINGS OF FACT

1. Local Improvement District No. 08-2 was formed on October 28, 2008, by Ordinance No. 1683 for the installation of the following improvements:

Sewer Improvements

Installation of sewer main and related appurtenances along a portion of 70<sup>th</sup> Avenue East to approximately Levee Road East, along 48<sup>th</sup> Street East from 70<sup>th</sup> Avenue East to approximately half way to Freeman Road, and along 45<sup>th</sup> Street from 70<sup>th</sup> Avenue East.

Water Improvements

Installation of water main and related appurtenances along 48<sup>th</sup> Street East from 70<sup>th</sup> Avenue East to approximately half way to Freeman Road.

Storm Drainage Improvements

Installation of storm drainage pipe, catch basins, and open drainage ditch and related appurtenances in the vicinity of 48<sup>th</sup> Street East.

(Collectively "The LID Project")

2. The cost of the LID Project was estimated to be \$10,340,000.
3. The owners of at least 51% of the area of land included within the assessment area signed a petition requesting formation of the LID.
4. LID Project was put out for bids in accordance with all applicable bid laws, and the contract was awarded to Mid Mountain Contractors, Inc. by Resolution No. 1374 on August 10<sup>th</sup>, 2010.
5. The LID Project was accepted as complete by the Fife City Council on June 12, 2012 by Resolution No. 1476. Improvements constructed in the LID Project consist of the following:

Sewer Improvements

Installation of approximately 5,780 linear feet of sanitary sewer main and related appurtenances along a portion of 70<sup>th</sup> Avenue East to approximately North Levee Road East, along 48<sup>th</sup> Street East from 70<sup>th</sup> Avenue East to approximately half way to Freeman Road, and along 45<sup>th</sup> Street from 70<sup>th</sup> Avenue East.

### Water Improvements

Installation of approximately 2270 linear feet of 12-inch ductile iron water main; 6 fire hydrant assemblies; 9 water meter assemblies; and related appurtenances along 48<sup>th</sup> Street East from 70<sup>th</sup> Avenue East to approximately half way to Freeman Road.

### Storm Drainage Improvements

Installation of 1,900 linear feet of 12-inch and 1,500 feet of 36-inch storm sewer pipe, ten (type 1) catch basins, eight (type 2) catch basins, 1,550 feet of open drainage, and water quality ditch, in the vicinity of 48<sup>th</sup> Street East.

6. Final cost of the LID Project was \$7,125,058.
7. RCW 35.44.047 provides that, in addition to the zone and termini and square foot methods of assessment, any method or combination of methods to compute assessments which may be deemed to more fairly reflect the special benefits to the properties being assessed may be used. The City deemed that the buildable acre basis more fairly reflected the special benefits to the properties being assessed and thus, assessments were computed pro-rata on a buildable acre basis. Wetlands and other critical areas where building is prohibited were not considered buildable areas.
8. The City Council set the date for the hearing to consider the final assessment roll for LID No. 08-2 in Resolution No. 1495, approved August 28, 2012.
9. Notice of the hearing on the proposed final assessment roll and copies of the proposed final assessment roll were provided by mail to owners of the affected properties more than fifteen days prior to the hearing, and notice of the hearing was published in The News Tribune on August 31, 2012 and September 7, 2012.
10. The assessment area for the LID consists of 43 parcels, one of which is currently classified as Farm and Agricultural Land and is exempt from assessment pursuant to RCW 84.34.320. Properties in the assessment area are zoned Industrial, Community Commercial, Single Family Residential, or Medium Density Residential. Some of the parcels are developed, and others are undeveloped or partially developed.
11. The proposed Final Assessment Roll allocated the LID Project costs at \$44,134 per buildable acre for sewer assessments, \$7348 per buildable acre for water assessments, and \$14,221 per buildable acre for storm drainage assessments. Only those parcels within the LID that are benefited by the particular utility improvements are being assessed for that improvement.
12. Each of the properties to be assessed as proposed in the Final Assessment Roll are specially benefitted by the LID Project improvements in an amount that is at least equal to the amount of assessment of such parcel's assessment.

13. Each assessment is fair and equitable, and each property's assessment share is proportionate in relation to other parcels in the LID.

## II. CONCLUSIONS OF LAW

1. It is presumed that all property in the assessment area is specially benefitted by the improvement in an amount at least equal to the assessment contained in the final assessment roll, and that the assessments in the final assessment roll are imposed on each property equitably and in proportion to all other property in the assessment area. *Seattle v. Rogers Clothing*, 114 Wn.2d 213, 229 (1990). Competent evidence of appraisal values and benefits is necessary to rebut these presumptions. *Id.* at 229-230.

2. RCW 35.44.250, which regulates appeals from the City's adoption of an assessment roll to Superior Court, provides that the court shall confirm the assessment roll "unless the court shall find from the evidence that such assessment is founded upon a fundamentally wrong basis and/or the decision of the council or other legislative body thereon was arbitrary or capricious . . . ."

3. All procedures required prior to confirmation of the final assessment roll by RCW Chapters 35.43 and 35.44, the Fife Municipal Code and the Ordinances and Resolutions of the City relating to LID No. 08-2 have been followed.

4. All property in the assessment area is specially benefitted by the improvement in an amount at least equal to the assessment contained in the final assessment roll.

5. The assessments in the final assessment roll are imposed on each property equitably and in proportion to all other property in the assessment area.

6. No property owner filed an objection or provided testimony at the hearing.

7. The Final Assessment Roll for LID 08-2 should be confirmed.

8. Any Finding of Fact that should be denominated a Conclusion of Law shall be deemed to be a Conclusion of Law. Any Conclusion of Law that should be denominated a Finding of Fact shall be deemed to be a Finding of Fact.

CITY OF FIFE  
LOCAL IMPROVEMENT DISTRICT 08-2  
FOR  
WATER, SEWER AND DRAINAGE  
ALONG  
70TH AVENUE EAST AND 45TH AND 48TH STREETS EAST

**LID No. 08-2 - Proposed Final Assessment Roll August 31, 2012**

Lot #:	Taxpayer Name:	Parcel Number	Total Acres	Buildable Acres	Buildable % of Parcel	Final Sewer Assess	Final Water Assess	Final Storm Assess	Final Total Assess
1 & 2	ProLogis LP	0420184130	2.43	2.43	100.0%	\$107,247	0.00	\$0	\$107,247
3	AMB Property LP	0420184038	0.46	0.46	100.0%	\$20,302	0.00	\$0	\$20,302
4	Cralisting LLC	0420177004	4.00	3.80	95.0%	\$167,711	0.00	\$0	\$167,711
5A	Choo Choo Investments LLC	0420177005	3.23	2.99	92.6%	\$131,962	0.00	\$0	\$131,962
5B	Choo Choo Investments LLC	0420177006	4.90	4.36	89.0%	\$192,426	0.00	\$0	\$192,426
6A	A Forty-Fifth Street Terminal LLC	0420173049	17.98	17.98	100.0%	\$793,537	0.00	\$0	\$793,537
6B	A Forty-Fifth Street Terminal LLC	0420173050	1.53	1.53	100.0%	\$67,526	0.00	\$0	\$67,526
7	Choo Choo Investments LLC	0420177002	3.72	3.68	98.9%	\$162,415	0.00	\$0	\$162,415
8	Service Steel Aerospace Corp	0420177001	2.90	2.90	100.0%	\$127,990	0.00	\$0	\$127,990
9	Service Steel Aerospace Corp	0420173044	5.40	5.84	100.0%	\$257,745	0.00	\$0	\$257,745
10	Murrey's Disposal Co Inc	0420184043	0.17	0.17	100.0%	\$7,503	0.00	\$0	\$7,503
11	Murrey's Disposal Co Inc	0420184039	0.60	0.60	100.0%	\$26,481	0.00	\$0	\$26,481
12	Murrey's Disposal Co Inc Etal	0420184018	6.23	6.23	100.0%	\$274,958	0.00	\$0	\$274,958
13	Murrey's Disposal Co Inc Etal	0420184041	0.40	0.40	100.0%	\$17,654	0.00	\$0	\$17,654
14	Murrey's Disposal Inc	0420184036	0.65	0.65	100.0%	\$28,687	0.00	\$0	\$28,687
15	Murrey's Disposal Inc	0420191020	0.22	0.22	100.0%	\$9,710	0.00	\$0	\$9,710
16	Murreys Disposal Co Inc	0420173027	0.35	0.35	100.0%	\$15,447	0.00	\$0	\$15,447
17	Murrey's Disposal Co Inc	0420173021	0.93	0.93	100.0%	\$41,045	0.00	\$0	\$41,045
18	Murrey's Disposal Co Inc	0420173020	1.86	1.86	100.0%	\$82,090	0.00	\$0	\$82,090
19	Murrey's Disposal Co Inc	0420202089	0.85	0.85	100.0%	\$37,514	0.00	\$0	\$37,514
20	D M Disposal Co Inc	0420184020	4.34	4.34	100.0%	\$191,544	0.00	\$0	\$191,544
21	D M Disposal Co Inc	0420191000	0.48	0.48	100.0%	\$21,185	0.00	\$0	\$21,185
22	O Neill & Martin	0420202035	8.20	8.20	100.0%	\$361,902	8.20	\$60,258	\$422,160
23	Murrey Trust	0420202040	3.86	3.86	100.0%	\$170,359	0.00	\$0	\$170,359
24	Whitefish LP	0420173047	1.00	1.00	100.0%	\$44,134	1.00	\$7,348	\$51,482
25	Whitefish LP	0420173048	1.92	1.92	100.0%	\$84,738	1.92	\$14,109	\$98,847
26	Whitefish LP	0420173008	1.92	1.92	100.0%	\$84,738	1.92	\$14,109	\$98,847
27	Knudson Family Trust	0420173024	1.95	1.95	100.0%	\$86,062	1.95	\$14,330	\$100,392
28	**Duris Gerald F TTEE	0420173025	1.95	1.95	100.0%	\$86,062	1.95	\$14,330	\$100,392
29	Richter Joan E	0420173018	2.53	2.53	100.0%	\$111,660	2.53	\$18,592	\$130,252

CITY OF FIFE  
LOCAL IMPROVEMENT DISTRICT 08-2  
FOR  
WATER, SEWER AND DRAINAGE  
ALONG  
70TH AVENUE EAST AND 45TH AND 48TH STREETS EAST

**LID No. 08-2 - Proposed Final Assessment Roll August 31, 2012**

Lot #:	Taxpayer Name:	Parcel Number	Total Acres	Buildable Acres	Buildable % of Parcel	Final iter Sewer Assess	Build Acres Water Assess	Final Storm Build Acres Storm Assess	Final Total Assess		
A - 30, 31, 32, 33, 34, 35 & 36	City Of Fife	0420202095	21.21	18.32	86.4%	\$808,543	18.32	\$134,624	18.32	\$260,524	\$1,203,691
B - 30, 31, 32, 33, 34, 35 & 36	City Of Fife	0420202096	5.25	5.25	100.0%	\$231,706	5.25	\$38,580	5.25	\$74,659	\$344,945
37 & 38	City Of Fife	0420202094	0.75	0.75	100.0%	\$33,101	0.75	\$5,511	0.75	\$10,666	\$49,278
39	City Of Fife	0420202704	1.04	1.04	100.0%	\$45,900	1.04	\$7,642	1.04	\$14,790	\$68,332
40 & 41	City Of Fife	0420202092	14.09	14.09	100.0%	\$621,854	14.09	\$103,540	14.09	\$200,370	\$925,764
42	Rees Dale M & Marla J Ttee	0420173039	1.86	1.86	100.0%	\$82,090	1.86	\$13,668	0.00	\$0	\$95,758
43	Rees Dale M & Marla J Ttee	0420173037	1.65	1.65	100.0%	\$72,822	1.65	\$12,125	0.00	\$0	\$84,947
44	Rees Dale M & Marla J Ttee	0420173038	0.35	0.35	100.0%	\$15,447	0.35	\$2,572	0.00	\$0	\$18,019
45	Rees Dale M & Marla J Ttee	0420173029	0.35	0.35	100.0%	\$15,447	0.35	\$2,572	0.00	\$0	\$18,019
46	Rees Dale M & Marla J Ttee	0420173031	2.15	2.15	100.0%	\$94,889	2.15	\$15,799	0.00	\$0	\$110,688
47	Olympus View, LLC	0420206001	0.53	0.53	100.0%	\$23,391	0.53	\$3,895	0.00	\$0	\$27,286
48	Olympus View, LLC	0420206002	3.87	3.87	100.0%	\$170,800	3.87	\$28,439	0.00	\$0	\$199,239
49	Graffis Jerry W & Patricia	0420173040	0.46	0.46	100.0%	\$20,302	0.46	\$3,380	0.00	\$0	\$23,682
		<b>TOTAL COSTS</b>	<b>140.52</b>	<b>137.05</b>	<b>97.5%</b>	<b>\$6,048,626</b>	<b>70.14</b>	<b>\$515,422</b>	<b>39.45</b>	<b>\$561,008</b>	<b>\$7,125,058</b>
		\$/Acre				\$ 44,134/ac		\$ 7,348/ac		\$ 14,221/ac	\$ 65,704/ac
		\$/Sq Ft				\$ 1.01/sf		\$ 0.17/sf		\$ 0.33/sf	\$ 1.51/sf

\*\*This parcel is classified as Farm and Agricultural Land and is exempt from assessment pursuant to RCW 84.34.320. The assessment totals for this parcel represents the amount of assessment which would have been levied against the property if it had not been exempted or if the exemption had been waived. See RCW 84.34.310-.380



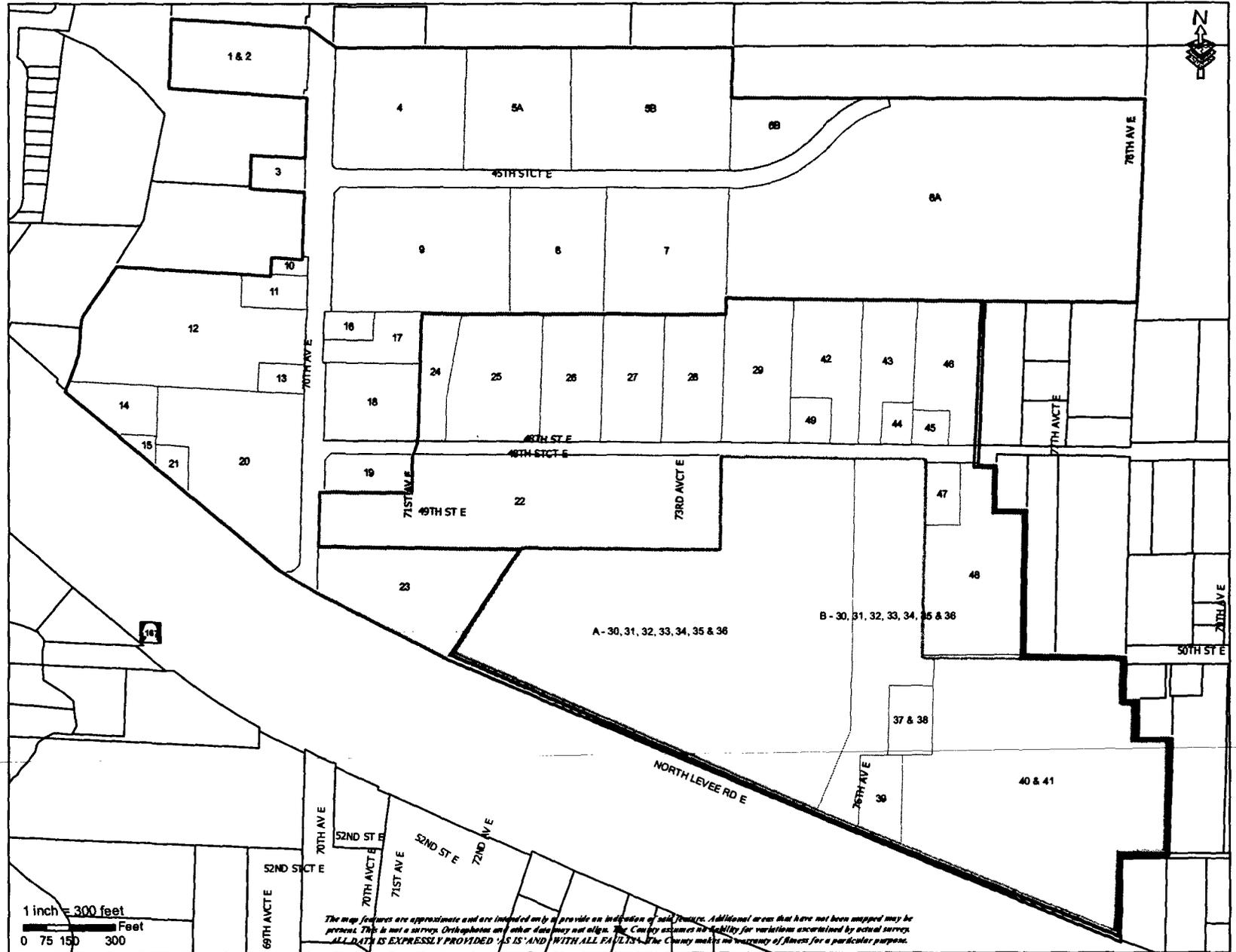
CITY OF FIFE

City of Fife  
LID No. 08-2  
Valley Ave. East  
Exhibit B  
LID Boundary

Legend

- Sewer LID Boundary
- Sewer & Water LID Boundary
- Sewer, Water & Storm LID Boundary
- Sewer LID Parcels
- Sewer & Water LID Parcels
- Sewer, Water & Storm LID Parcels

Lot #	Parcel
1 & 2	0420184130
3	0420184038
4	0420177004
5A	0420177005
5B	0420177006
6A	0420173049
6B	0420173050
7	0420177002
8	0420177001
9	0420173044
10	0420184043
11	0420184039
12	0420184018
13	0420184041
14	0420184038
15	0420191020
16	0420173027
17	0420173021
18	0420173020
19	0420202089
20	0420184020
21	0420191000
22	0420202035
23	0420202040
24	0420173047
25	0420173048
26	0420173008
27	0420173024
28	0420173025
29	0420173018
A - 30, 31, 32, 33, 34, 35 & 36	0420202085
B - 30, 31, 32, 33, 34, 35 & 36	0420202086
37 & 38	0420202094
39	0420202704
40 & 41	0420202092
42	0420173039
43	0420173037
44	0420173038
45	0420173029
46	0420173031
47	0420206001
48	0420206002
49	0420173040



Ad Order Confirmation

Ad Order Number 0001339673  
PO Number ORD 1786  
Customer Account 220218AIM  
Customer CITY OF FIFE  
ACCOUNTS PAYABLE,5411 23RD ST E,  
FIFE WA 98424-2061 USA

Phone Number 253-922-2489  
Phone Number 2  
Customer Fax

Payment Method  
Total Amount \$225.59  
Payment Amt \$0.00  
Amount Due \$225.59

Ad Number 0001339673-01  
Sales Rep. legals  
Blind Box  
Tear Sheets 3  
Proofs 0  
Ad Size 1.0 X 39 Li  
Invoice Text: ORD 1786  
Affidavits 1  
Placement Legal  
Position Legals-001

Product	Start Date	Stop Date	# Inserts
The News Tribune	9/26/2012	9/26/2012	1

NOTICE OF ORDINANCES PASSED BY  
THE CITY OF FIFE  
ORDINANCE NO. 1786  
AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF FIFE, PIERCE COUNTY, WASHINGTON  
APPROVING AND CONFIRMING THE  
ASSESSMENTS AND ASSIGNMENT ROLL OF  
LOCAL IMPROVEMENT DISTRICT NO. 00-1 FOR  
THE CONSTRUCTION OF CERTAIN  
IMPROVEMENTS TO THE CITY'S SANITARIAN  
SEWER SYSTEM AND WATER SYSTEM AS  
PROVIDED BY ORDINANCE NO. 1686, AND  
LEVYING AND ASSIGNING THE COST AND  
EXPENSE THEREOF AGAINST THE SEVERAL  
LOTS, TRACTS, PARCELS OF LAND AND OTHER  
PROPERTY AS SHOWN ON THE ASSIGNMENT  
ROLL.

A COMPLETE COPY OF THE ORDINANCES IS ON  
THE City of Fife website, www.cityoffife.org  
Carol Elgen  
City Clerk

ORDINANCE NO. 1787  
AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF FIFE, PIERCE COUNTY, WASHINGTON  
APPROVING AND CONFIRMING THE  
ASSESSMENTS AND ASSIGNMENT ROLL OF  
LOCAL IMPROVEMENT DISTRICT NO. 00-2 FOR  
THE CONSTRUCTION OF CERTAIN  
IMPROVEMENTS TO THE CITY'S SANITARIAN  
SEWER, WATER AND STORM DRAINAGE  
SYSTEMS AS PROVIDED BY ORDINANCE NO.  
1486, AND LEVYING AND ASSIGNING THE COST  
AND EXPENSE THEREOF AGAINST THE SEVERAL  
LOTS, TRACTS, PARCELS OF LAND AND OTHER  
PROPERTY AS SHOWN ON THE ASSIGNMENT  
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