

ORDINANCE NO. 1020

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ORDERING THE IMPROVEMENT OF CERTAIN PROPERTY IN THE CITY OF REDMOND BY CONSTRUCTING STANDARD CONCRETE CURBS AND GUTTERS, INSTALLING A FIVE (5) FOOT WIDE CONCRETE SIDEWALK ON THE EASTERLY SIDE OF OLD REDMOND ROAD FROM 154TH AVENUE N.E. TO WEST LAKE SAMMAMISH PARKWAY N.E., PAVING THE STREET WITH ASPHALT PAVING, INSTALLING STORM DRAINAGE FACILITIES, INSTALLING STANDARD ASPHALT PAVED OR CONCRETE DRIVEWAY APRONS TO MATCH EXISTING DRIVEWAYS, REPLACING EXISTING INDIVIDUAL MAIL BOXES WITH STANDARD MAIL BOX STANDS, RIGHT-OF-WAY RESTORATION, SLOPE PROTECTION AND/OR EROSION CONTROL WHERE REQUIRED, SIGNING AND STREET STRIPING, ADJUSTMENT OF EXISTING UTILITIES, INSTALLATION OF UNDERGROUND POWER AND COMMUNICATIONS, IF REQUIRED AT THIS TIME, AND INSTALLATION OF STREET LIGHTS, INCLUDING NECESSARY DRAINAGE AND ACQUISITION OF REQUIRED RIGHT-OF-WAY AND EASEMENTS, IF ANY, TOGETHER WITH ALL NECESSARY APPURTENANCES; CREATING AN ASSESSMENT DISTRICT BEING LOCAL IMPROVEMENT DISTRICT NO. 81-ST-42; PROVIDING THAT PROVISION FOR PAYMENT OF THE COST OF SAID IMPROVEMENTS SHALL BE MADE BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN SAID DISTRICT, PAYABLE BY THE MODE OF "PAYMENT BY BONDS"; PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT DISTRICT WARRANTS AND LOCAL IMPROVEMENT DISTRICT BONDS: AND CREATING A SPECIAL IMPROVEMENT FUND, DISTRICT NO. LID 81-ST-42.

WHEREAS, a petition has been filed with the City Council, signed by the owners of the property aggregating a majority of (1) the lineal frontage upon the improvement, and (2) the area within the proposed district, setting forth the nature and territorial extent of the proposed improvement, the mode of payment and that a sufficient portion of lineal frontage upon the improvement and of the area within the proposed district is owned by the petitioners as shown by the records in the office of the Auditor of King County (Office of Records and Elections), petitioning for the construction and installation of street and utility improvements on Old Redmond Road between its intersection with 154th Avenue N.E. and its intersection with West Lake Sammamish Parkway N.E. all within the City of Redmond, Washington, and

WHEREAS, the Department of Public Works has caused an estimate to be made of the cost and expense of the proposed improvement and has certified said estimate to the City

Council together with all papers and information in its possession concerning the proposed improvement, a description of the boundaries of the district, a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed district, a statement in detail of the local improvement assessments outstanding and unpaid against the property in the proposed district, and a statement of the aggregate actual valuation of the real estate including twenty-five percent of the actual valuation of the improvements in the proposed district according to the valuation last placed upon it for the purposes of general taxation, and

WHEREAS, the Department of Public Works has determined that the petition is sufficient and that the facts set forth therein are true, and

WHEREAS, the City Council deems it in the best interest of the City and of the owners of the property within the local improvement district that said improvement petitioned for, 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 REDMOND, WASHINGTON
DO ORDAIN AS FOLLOWS:

Section 1. Old Redmond Road between its intersection with 154th Avenue N.E. and its intersection with West Lake Sammamish Parkway N.E. within the City of Redmond, Washington, is hereby ordered to be improved by constructing standard concrete curbs and gutters, installing a five (5) foot wide concrete sidewalk on the easterly side of Old Redmond Road from 154th Avenue N.E. to West Lake Sammamish Parkway N.E., paving the street with asphalt paving, installing storm drainage facilities, installing standard asphalt paved or concrete driveway aprons to match existing driveways, replacing existing individual mail boxes with standard mail box stands, right-of-way restoration, slope protection and/or erosion control where required, signing and street striping,

adjustment of existing utilities, installation of underground power and communications, if required at this time, and installation of street lights, including necessary drainage and acquisition of required right-of-way and easements, if any, together with related appurtenances and work necessary to make a complete improvement in accordance with applicable City standards. The foregoing improvements shall be carried out in accordance with the maps, plans and specifications therefore prepared by or at the direction of the City of Redmond, Department of Public Works and the same are hereby adopted.

Section 2. There is hereby created and established a local improvement district, to be called "Local Improvement District No. 81-ST-42", the boundaries of which are legally described on "Exhibit A", a copy of which is attached hereto and incorporated in full by this reference.

Section 3. The estimated total cost and expense of the said improvement is hereby declared to be \$201,000.00. All of the cost of construction of said improvement, including all labor and materials required to make a complete improvement, all engineering, surveying, inspection, ascertaining ownership of the lots or parcels of land included in the assessment district, and all advertising, mailing and publication of notices, accounting, administrative, printing, legal, interest and other expenses incidental thereto, shall be borne by and assessed against the property specially benefited by such improvement included in the local improvement district established, embracing as near as may be, all property specially benefited by such improvement, PROVIDED, further, that at the time fixed for hearing objections to the confirmation of the assessment roll, and at times to which the hearing may be adjourned, the Council may correct, revise, raise, lower, change or modify the roll or any part thereof, or set aside the roll and order the assessment to be made de novo and at the conclusion thereof confirm the roll by ordinance.

Section 4. Local improvement district warrants shall be issued in payment of the portion of the cost and expense of the warrants to be payable out of the Local Improvement District No. 81-ST-42, hereinafter created to bear interest from the date thereof at a rate not to exceed the maximum permitted by law and to be redeemed in cash, and/or by local improvement district bonds herein authorized to be issued. The portion of the costs and expenses of the improvement to be levied and assessed upon the property within said district shall be defrayed by the issuance of bonds and the bonds shall be redeemed by the collection of special assessments to be levied and assessed upon the property within said district, payable in ten equal annual installments, with interest at a rate to be hereafter fixed by ordinance not exceeding the maximum permitted by law, payable on or before 12 years after the date of issue

Section 5. All the work necessary to be done in connection with the making of said improvement shall be done by and made by contract upon competitive bids and the City shall have and reserve the right to reject any and all bids.

Section 6. There is hereby created and established for Local Improvement District No. 81-ST-42 a special fund to be known and designated as "Local Improvement Fund, District No. 81-ST-42", into which fund shall be deposited the proceeds from the sale of interest bearing warrants drawn against said fund which may be issued and sold by the City, and the aggregate of the several amounts assessed, levied and collected on the several lots and parcels of land in said local improvement district; and against which fund shall be issued cash warrants for the costs and expenses in connection

with said improvement as the same become due, and against
which fund shall be paid the bonds and the interest thereon.

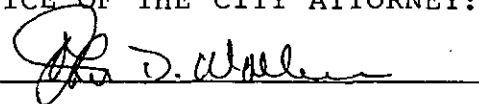
CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK:	January 4, 1982
PASSED BY THE CITY COUNCIL:	January 5, 1982
SIGNED BY THE MAYOR:	January 5, 1982
POSTED:	January 7, 1982
PUBLISHED:	January 13, 1982
EFFECTIVE DATE:	January 12, 1982

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 3, 4, 5, and 6 of Redmond Lot Line Revision to Short Plats 78-54, 78-55, 78-56 and 78-57, under Recording Number 8105289012, being that portion of Section 11, Township 25 North, Range 5 East, W.M., in King County, Washington.