

ORDINANCE NO. 1024

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ORDERING THE IMPROVEMENT OF CERTAIN PROPERTY IN THE CITY OF REDMOND BY CONSTRUCTING STANDARD CURBS AND GUTTERS AND SIDEWALKS, DRIVEWAYS ACROSS SIDEWALKS, PAVING THE STREETS WITH ASPHALT CONCRETE PAVING, INSTALLING A STORM DRAIN SYSTEM, SANITARY SEWER MAIN AND WATER MAIN STUBS, TRAFFIC SIGNALS AND CHANNELIZATION, RETAINING WALLS, LANDSCAPING, STREET ILLUMINATION, UNDERGROUND POWER AND COMMUNICATIONS, INSTALLING PUBLIC PARKING AREAS, AND ACQUISITION OF REQUIRED RIGHTS-OF-WAY AND EASEMENTS, IF ANY, AND OTHER RELATED WORK NECESSARY TO MAKE A COMPLETE IMPROVEMENT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS; CREATING AN ASSESSMENT DISTRICT BEING LOCAL IMPROVEMENT DISTRICT NO. 81-ST-41; PROVIDING THAT PAYMENT OF A PORTION OF THE COST OF SAID IMPROVEMENTS BE MADE BY SPECIAL ASSESSMENTS ON THE PROPERTY IN SAID DISTRICT UNDER THE MODE OF "PAYMENT BY BONDS"; PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT DISTRICT WARRANTS AND LOCAL IMPROVEMENT DISTRICT BONDS; CREATING A SPECIAL IMPROVEMENT FUND, DISTRICT NO. 81-ST-41; CREATING A RESERVE FUND AND ALLOCATING FUNDS FROM THE TRANSPORTATION BOND FUND TO SAID RESERVE FUND; AND REPEALING ORDINANCE NO. 1016.

---

WHEREAS, by Resolution of Intention No. 604, adopted on November 17, 1981, the City Council of the City of Redmond, Washington, declared its intention to create a local improvement district as hereinafter set forth, and all work necessary to make a complete improvement in accordance with applicable City standards, and

WHEREAS, due notice of the hearing upon said Resolution of Intention No. 604 was given in the manner as provided by law and such hearing was held by the City Council as aforesaid, and all persons appearing at said hearing were heard, and all written protests filed with the City Council on and before said date were duly considered and rejected by the City Council, and

WHEREAS, each of those property owners who filed written protest of the formation of a local improvement district pursuant to Ordinance No. 1016, passed by the City Council on December 15, 1981, has withdrawn said protest, and

WHEREAS, subsequent to withdrawal of said protests, the City Council reconsidered formation of a local

improvement district pursuant to the above-referenced Resolution of Intention No. 604 at a public meeting of said body and determined that it is in the best interest of the City that said improvement 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. Improvements Ordered. Those portions of the streets located within the City of Redmond, King County, Washington, described below shall be improved by constructing standard curbs and gutters and sidewalks, driveways across sidewalks, paving the streets with asphalt concrete paving, installing a storm drain system, sanitary sewer main and water main stubs, traffic signals and channelization, retaining walls, landscaping, street illumination, underground power and communications, installing public parking areas, and acquisition of required rights-of-way and easements, if any, and related work necessary to make a complete improvement in accordance with applicable City standards and consistent with good street and utility construction. The foregoing shall be carried out in accordance with the plans and specifications to be submitted to and approved by the City Engineer and/or Director of Public Works on the following streets:

Cleveland Street (Retaining two-way traffic pattern), extending from the northerly margin of the intersection of Cleveland Street and Redmond Way beyond 164th Avenue N.E. on a new alignment, intersecting N.E. 77th Street vicinity of 166th Avenue N.E.

N.E. 77th Street, extending from the westerly margin of the intersection of N.E. 77th Street and 164th Avenue N.E. to its intersection with Redmond Way.

166th Avenue N.E., extending from the northerly margin of the intersection of 166th Avenue N.E. and Redmond Way to its intersection with N.E. 77th Street (Railway Avenue).

Redmond Way (Retaining two-way traffic pattern), extending from its intersection with Cleveland Street to its intersection with N.E. 77th Street (Railway Avenue).

164th Avenue N.E., extending from the northerly margin of the intersection of 164th Avenue N.E. and N.E. 80th Street to its intersection with N.E. 77th Street.

Section 2. Local Improvement District No. 81-ST-41, Established. There is hereby created and established a local improvement district, to be called "Local Improvement District No. 81-ST-41, the boundaries of which are legally described on Exhibit A, attached hereto and incorporated in full by this reference.

Section 3. Assessment of Costs. The estimated costs and expense of the said improvements is hereby declared to be \$ Two million thirty-five thousand dollars (\$2,035,000.00). \$ Six hundred thirty-five thousand dollars (\$635,000.00). of the cost of the street improvements only ordered pursuant to this ordinance shall be paid out of the City Transportation Bond Funds. The remaining cost and expense of said street improvements and the entire cost of the utility and other improvements ordered pursuant to this ordinance, including all labor and materials required to make a complete improvement, all engineering, surveying, legal, inspection, ascertaining ownership of the lots or parcels of land included in the assessment district, advertising, mailing and publication of notices, accounting, administration, printing, costs of acquisition and other expenses incidental thereto, and all other costs and expenses as required or authorized by the laws of the State of Washington and ordinances of the City of Redmond, shall be borne by and assessed against the property specially benefited by such improvement included in the local improvement district, 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. Issuance of Warrants and Bonds Authorized. 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 Fund, District No. 81-ST-41, 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 costs and expenses of the improvement to be paid by assessments shall be defrayed by the issuance of bonds and the bonds shall be redeemed by collection of special assessments to be levied and assessed upon the property within said district, payable in ten (10) 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 twelve (12) years after the date of issuance.

Section 5. Bids and Contracts. All the work necessary to be done in connection with the making of said competitive bids and the City shall have and reserve the right to reject any and all bids. The call for bids for work pursuant to this ordinance shall include a statement that payment for said work shall be paid in cash warrants drawn upon the Local Improvement Fund, District No. 81-ST-41 in the City of Redmond, Washington.

Section 6. Fund Created. There is hereby created and established in the office of the Treasurer-Comptroller of the City of Redmond for Local Improvement District No. 81-ST-41, a special fund to be known and designated as "Local Improvement Fund, District No. 81-ST-41," into which fund shall be deposited (a) the proceeds from the sale of interest bearing warrants drawn against said fund which may be issued and sold by the City, (b) the aggregate of the several amounts assessed, levied and collected on the several lots and parcels of land in Local Improvement District No. 81-ST-41, together with funds contributed by City participation or by others, and against which funds shall be issued cash warrants for the cost and expenses incurred in connection with the improvement ordered by this ordinance as the same

become due, and against which fund shall be paid the bonds and the interest thereon.

Section 7. Reserve Fund Created. There is hereby created and established in the office of the Treasurer-Comptroller of the City of Redmond a Reserve Fund to be known and designated as "Local Improvement District No. 81-ST-41 Reserve Fund," into which shall be deposited the sum of \$100,000 which is hereby allocated from the City Transportation Bond Fund, to be used for conversion of the traffic pattern on the streets improved pursuant to the local improvement ordered by this ordinance to a one-way couplet traffic pattern if and when such action is determined necessary by the City Council, or for such other purposes, consistent with the limitations upon expenditure of such Transportation Bond funds, as may hereafter be directed by the City Council.

Section 8. Ordinance No. 1016 Repealed. Ordinance No. 1016, adopted by the City Council on December 15, 1981, is hereby repealed.

Section 9. This ordinance shall be in full force and effect five (5) days after its passage and publication as provided by law.

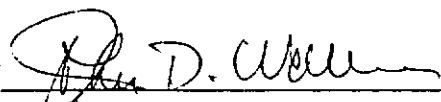
CITY OF REDMOND.

  
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 12, 1982  
PASSED BY THE CITY COUNCIL: January 19, 1982  
SIGNED BY THE MAYOR: January 19, 1982  
POSTED: January 21, 1982  
PUBLISHED: January 27, 1982  
EFFECTIVE DATE: February 1, 1982

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain land situated in the Southeast Quarter of Section 2, the Northeast Quarter of Section 11 and the Northwest Quarter of Section 12, all in Township 25 North, Range 5 East, W.M., in the City of Redmond, King County, Washington, described as follows:

Beginning at the northwest corner of Lot 8 of Redmond Center, per plat thereof recorded in Volume 95, Pages 94 through 97 of Plats, Records of said King County:

THENCE easterly along the north line of said lot to the most northerly northeast corner thereof;

THENCE southerly and easterly along the boundary line of said lot to the northwest corner of Lot 28 of said Redmond Center:

THENCE easterly along the north line of said lot to the northeast corner thereof;

THENCE southerly along the east line of said lot to the southeast corner thereof;

THENCE easterly along the south line of Lot 30 of said Redmond Center to a line that is parallel with and westerly 1198.10 feet from the east line of said southeast quarter of Section 2;

THENCE southerly along said parallel line to the north line of Lot 10 in Block 6 of Sikes Second Addition to the town of Redmond, per plat thereof recorded in Volume 14, page 4 of said plats;

THENCE easterly along the north line of said Block 6 to an angle point in the north line of Lot 14 of said block;

THENCE easterly along a straight line to the northwest corner of Lot 8 in Block 5 of said Sikes Second Addition;

THENCE easterly along the north line of said Block 5 to the east line of the west 12.68 feet of Lot 3 of said Block 5;

THENCE southerly along said east line to the south line of said Block 5;

THENCE westerly along said south line to the northerly prolongation of the west line of the east 5 feet of Lot 7 in Block 4 of said Sikes Second Addition;

THENCE southerly along said prolongation and along said west line to the south line of said Lot 7;

THENCE easterly along said south line and along the south line of Lots 8 and 9 in said Block 4 to the most southerly corner of said Lot 9;

THENCE northerly along the east line of said Lot 9 to the most westerly corner of Lot 10 in said Block 4;

THENCE easterly along the south line of Lots 10, 11, and 12 in said Block 4 to the most southerly corner of said Lot 12, said corner also being the most westerly corner of Lot 9 in Block 4 of Sikes First Addition to Redmond, per plat thereof recorded in Volume 9, page 23 of said plats;

THENCE easterly along the south line of said Lot 9 to the most southerly corner thereof;

THENCE easterly along a straight line to the most westerly corner of Lot 4 in Block 5 of the Town of Redmond, per plat thereof recorded in Volume 7, page 74 of said plats;

THENCE easterly along the south line of said Lot 4 and along the south line of Lot 3 in said Block 5 to the most southerly corner of said Lot 3;

THENCE easterly along a straight line to the most northerly corner of Lot 3 in Block 6 of said Town of Redmond;

THENCE easterly along the north line of said Lot 3 and along the north line of Lots 2 and 1 in said Block 6 to the northeast corner of said Lot 1, said corner being on the west margin of 164th Avenue N.E. (formerly First Avenue);

THENCE easterly at right angles to said west margin to the east margin of said 164th Avenue N.E.;

THENCE northerly along said east margin to the southwest margin of Redmond Way (State Road No. 2);

THENCE southeasterly along said southwest margin and the southeasterly prolongation thereof to the west line of the east half of said northwest quarter of Section 12;

THENCE continuing southeasterly along said southwest margin to its intersection with the north margin of N.E. 77th Street (formerly Railway Avenue, County Road No. 164);

THENCE southeasterly along a straight line to the intersection of the south margin of said N.E. 77th Street with said southwest margin of Redmond Way;

THENCE southeasterly along said southwest margin of Redmond Way to the northeasterly prolongation of the northwest line of Lot 2 of City of Redmond Short Plat No. SS-77-18, recorded under Auditor's File No. 7710190712, records of said King County;

THENCE southwesterly along said prolongation and along said northwest line to the most westerly corner of said Lot 2, said corner being on the northeast right-of-way line of the Northern Pacific Railway Company;

THENCE northwesterly along said northeast right-of-way line to an angle point therein, said point being on said west line of the east half of the northwest quarter of Section 12;

THENCE northerly along said west line to an angle point in said northeast right-of-way line of the Northern Pacific Railway Company;

THENCE northwesterly along said northeast right-of-way line to the southwest corner of Parcel 1 of City of Redmond Short Plat No. SS-76-16, recorded under Auditor's File No. 7810250672;

THENCE northerly along the west line of said Parcel 1 and along the northerly prolongation of said west line to the center line of Redmond Way as shown on said plat of Redmond Center;

THENCE westerly along said center line to its intersection with the southerly prolongation of that certain course in the west boundary of said Lot 8 of Redmond Center shown on said plat as having a bearing of N.00° 49' 10" E., and a length of 210.00 feet;

THENCE northerly along said prolongation and along said certain course to its northerly terminus;

THENCE westerly and northerly along the boundary line of Lot 8 to the northwest corner thereof, being the point of beginning.

EXCEPT ALL DEDICATED STREETS.

Situate in the City of Redmond, King County, Washington.