

ORDINANCE NO. 1036

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ORDERING THE IMPROVEMENT OF CERTAIN PROPERTY IN THE CITY OF REDMOND BY ACQUIRING AND/OR INSTALLING A SANITARY SEWER MAIN INCLUDING PIPELINES, MANHOLES, STUB OUTS TO THE RIGHT-OF-WAY MARGINS, PUMP STATION, STREET RESTORATION, AND A WATER MAIN, INCLUDING PIPELINES, VALVES, FIRE HYDRANTS, STUB OUTS TO THE RIGHT-OF-WAY MARGINS, STREET RESTORATION, TOGETHER WITH NECESSARY APPURTENANCES AND RELATED WORK NECESSARY TO MAKE A COMPLETE IMPROVEMENT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS AND ACQUISITION OF REQUIRED RIGHT-OF-WAY AND EASEMENTS, IF ANY; CREATING AN ASSESSMENT DISTRICT BEING LOCAL IMPROVEMENT DISTRICT NO. 82-WS-43; 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 82-WS-43.

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, installation, acquisition and/or extension of sewer mains and water mains, together with related improvements more particularly set forth hereinafter, 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. Sanitary sewer and water main improvements shall be made as hereinafter set forth in the City of Redmond, Washington, by acquiring and/or installing sanitary sewers and water mains on a portion of East Sammamish Road, and N.E. 65th Street, 176th Avenue N.E., a Public Easement, N.E. 70th Street, N.E. 76th Court, and the Redmond Fall City Road (SR 202), lying in the Southeast quarter and Northeast quarter of Section 12, Township 25 North, Range 5 E., W. M., in the city of Redmond, King County, Washington as follows:

East Sammamish Road water and sewer mains extending from the intersection of 180th Avenue N.E. and the Redmond-Fall City Road (SR-202) to approximately 200 feet southerly of N.E. 65th Street a distance of 1030 feet more or less.

Redmond-Fall City Road (Sr-202) water main only extending southwesterly from N.E. 70th St. to 180th Avenue N.E. a distance of 700 feet more or less and extending northwesterly from N.E. 70th Street a distance of 700 feet more or less.

N.E. 70th Street, water and sewer mains, extending from the Redmond-Fall City Road (SR 202) westerly to the easterly

margin of State Route 920, a distance of 1900 feet more or less.

Public Easement sewer main only, extending along a public easement lying parallel and adjacent to the northeasterly margin of Burlington Northern Railroad right-of-way extending southeasterly a distance of 1260 feet more or less and extending northeasterly a distance of 250 feet, more or less from N.E. 70th Street.

176th Avenue N.E., sanitary sewer pump station, sanitary sewer gravity and force mains, water mains, extending from N.E. 65th Street to N.E. 70th Street, a distance of 1320 feet more or less.

N.E. 67th Court, water and sewer mains, extending from its intersection with 176th Avenue N.E. westerly a distance of 600 feet more or less and extending easterly a distance of 450 more or less.

N.E. 65th Street, water and sewer mains, extending from its intersection with 176th Avenue N.E. easterly to its intersection with East Lake Sammamish Road, a distance of 1430 feet more or less.

Section 2. There is hereby created and established a local improvement district, to be called "Local Improvement District No. 82-WS-43", 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 \$735,000.00. 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. 82-WS-43, 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. 82-WS-43 a special fund to be known and designated as "Local Improvement Fund, District No. 82-WS-43", 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:	February 11, 1982
PASSED BY THE CITY COUNCIL:	February 16, 1982
SIGNED BY THE MAYOR:	February 16, 1982
POSTED:	February 18, 1982
PUBLISHED:	February 24, 1982
EFFECTIVE DATE:	March 1, 1982

LEGAL DESCRIPTION

That portion of the northeast and southeast quarters of Section 12, Township 25 North, Range 5 East, W.M., together with that portion of the southwest quarter of Section 7, Township 25 North, Range 6 East, W.M., described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 12;

THENCE NORTH $0^{\circ}56'19''$ EAST, 655.94 FEET ALONG THE EAST LINE OF SAID SECTION 12 TO THE NORTHEAST CORNER OF SAID NORTH HALF;

THENCE SOUTH $89^{\circ}13'42''$ EAST, 10.5 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 4 IN SAID SOUTHWEST QUARTER OF SECTION 7 TO THE NORTHEAST MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY;

THENCE SOUTH $37^{\circ}13'45''$ EAST ALONG SAID NORTHEAST MARGIN TO A POINT OF CUSP WITH A TANGENT CURVE IN THE SOUTHWEST MARGIN OF EAST LAKE SAMMAMISH PARKWAY N.E.;

THENCE NORTH $52^{\circ}46'15''$ EAST, 60.00 FEET TO THE NORTHEAST MARGIN OF SAID LAKE SAMMAMISH PARKWAY N.E.;

THENCE NORTHWESTERLY ALONG SAID NORTHEAST MARGIN TO A POINT DISTANT THEREON SOUTHERLY 163.48 FEET FROM ITS INTERSECTION WITH SAID NORTH LINE OF GOVERNMENT LOT 4;

THENCE NORTHEASTERLY TO THE INTERSECTION OF SAID NORTH LINE OF GOVERNMENT LOT 4 WITH THE SOUTHWEST LINE OF REDMOND-FALL CITY ROAD;

THENCE NORTHWESTERLY ALONG SAID SOUTHWEST LINE OF REDMOND-FALL CITY ROAD TO THE SOUTHEAST LINE OF STATE SIGN ROUTE 520 (SR 520);

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHEAST LINE OF SR 520 TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH $1^{\circ}18'42''$ WEST ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH $88^{\circ}12'44''$ EAST, 1328.77 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH $1^{\circ}07'26''$ WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12;

THENCE EASTERLY 1330.96 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF TO THE POINT OF BEGINNING.

LESS ALL DEDICATED STREETS.

LESS BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY.

SITUATED IN THE CITY OF REDMOND, KING COUNTY, WASHINGTON.

EXHIBIT "A"