

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 486

AN ORDINANCE, ordering the improvement of portions of N.E. 85th Street, N.E. 87th Street, and 161st Avenue N.E., within the City of Redmond, King County, Washington, by the construction and installation of improved, paved streets, curbs and gutters, storm drainage, sanitary sewers, water mains, and all necessary appurtenances; creating a Local Improvement District therefor; providing that payment for said improvements be made by special assessments against property benefited; and providing for the issuance and sale of Local Improvement District warrants and bonds.

WHEREAS, the City Council has received a petition from owners of property aggregating a majority of (1) the lineal frontage upon the improvement and (2) the area within the proposed district, petitioning for the construction and installation of street and utility improvements on portions of N.E. 85th Street, N.E. 87th Street, and 161st Avenue N.E.; as therein set forth, consisting of grading, surfacing with asphaltic concrete pavement, concrete curbs and gutters, sanitary sewers, storm drainage facilities and water mains, together with all necessary appurtenances consistent with good street and utility construction; and for the establishment, under the petition method, of an improvement district, the assessment district for which does not extend beyond the termini of the improvement; and the City Council has considered the public interest and convenience, the estimated cost and all other pertinent factors; and

WHEREAS, the City Engineer has caused an estimate to be made of the cost and expense of the proposed improvement and has certified the same to the City Council, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the district, a statement of the cost and expense of the improvement to 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, 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 purpose of general taxation; and

WHEREAS, the City Engineer has also determined the sufficiency of the petition and found that the facts set forth therein are true; and whereas estimates are on file in the office of the City Engineer together with a detailed copy of the preliminary assessment roll and assessment maps of the proposed improvement; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND DO ORDAIN AS FOLLOWS:

Section 1. Improvements ordered. The area described in Section 2 hereof shall be improved by the construction and installation of street and utility improvements on portions of N.E. 85th

Street, N.E. 87th Street and 161st ~~Street~~<sup>Avenue</sup> N.E. lying in the south-  
east west quarter of section 2, township 25 north, range 5 east, W.M.,  
in the City of Redmond, King County, Washington, as follows:

N.E. 85th Street: Construct a fifty-six (56) foot wide street within an eighty (80) foot right-of-way for a distance of approximately 2040 feet from the west line of the Plat of Pacific Plan, as recorded in volume 62 of Plats, page 100, records of King County, Washington, westerly to a point 160 feet east of the west line of the southeast quarter of section 2, township 25 north, range 5 east, W.M., in King County, Washington, and widen N.E. 85th Street within said Plat of Pacific Plan from its present improved width to a fifty-six (56) foot width within the present right-of-way;

N.E. 87th Street: Construct a forty-eight (48) foot wide street within a sixty (60) foot right-of-way for a distance of approximately 970 feet from the west line of 164th Avenue N.E. west to the west line of 161st Avenue N.E. as proposed in this project;

161st Avenue N.E.: Construct a fifty-six (56) foot wide street within a sixty-four (64) foot wide right-of-way from the north line of N.E. 80th Street north for a distance of approximately 1735 feet to the south line of N.E. 87th Street as proposed in this project;

such street and utility improvements to consist of grading, surfacing by asphaltic concrete pavement, concrete curbs and gutters, sanitary sewers, storm drainage facilities and water mains, together with all necessary appurtenances consistent with good street and utility construction; and in accordance with plans specifications to be submitted to and approved by the City Engineer and/or Public Works Director.

Section 2. Local Improvement District No. 69-ST-14 established. A local improvement district to be known as "Local Improvement District No. 69-ST-14" is hereby created and established, which district shall include an area described as follows, to wit:

BEGINNING at the southeast corner of Section 2, Township 25 North, Range 5 East W.M.;

THENCE west along the south line of the southeast quarter of said Section 2, which is also the centerline of N.E. 80th Street a distance of 1162.10 feet M/L;

THENCE north parallel to the east line of said southeast quarter of Section 2, a distance of 42.00 feet M/L to the True Point of Beginning;

THENCE continuing north parallel to said east line of the southeast quarter of Section 2 to a line 1,064.30 feet M/L south of and parallel to the westerly extension of the centerline of N.E. 85th Street as shown on the Plat of Pacific Plans, Inc. Addition No. 1, as recorded in Volume 62, Page 100 of Plats, Records of King County, Washington;

THENCE west along said line parallel to the westerly extension of the centerline of N.E. 85th Street to a line 1220.10 feet M/L west of and parallel to said east line of the southeast quarter of Section 2;

THENCE north along said line parallel to the east line of the southeast quarter of Section 2 to a line 670 feet M/L south of and parallel to the westerly extension of the centerline of N.E. 85th Street;

THENCE west along said line parallel to the westerly extension of the centerline of N.E. 85th Street to a line 60 feet east of and parallel to the west line of said southeast quarter of Section 2;

THENCE north along said line parallel to the west line of the southeast quarter of Section 2 to a line 670 feet north of and parallel to said westerly extension of the centerline of N.E. 85th Street;

THENCE east along said line parallel to the westerly extension of the centerline of N.E. 85th Street to a line 940 feet M/L west of and parallel to the east line of the southeast quarter of Section 2;

THENCE north along said line parallel to the east line of the southeast quarter of Section 2, to a line 700 feet M/L north of and parallel to the extension of said centerline of N.E. 85th Street;

THENCE east along said line parallel to the centerline of N.E. 85th Street to the westerly right-of-way line of 164th Avenue N.E. (AKA Redmond-Woodinville Road);

THENCE south along said westerly right-of-way line of 164th Avenue N.E. to a line 242.82 feet M/L north of and parallel to said centerline of N.E. 85th Street;

THENCE west along said line parallel to the centerline of N.E. 85th Street to a line 447.43 feet M/L west of and parallel to said east line of the southeast quarter of Section 2;

THENCE south along said line parallel to the east line of the southeast quarter of Section 2 to a line 670 feet south of and parallel to said centerline of N.E. 85th Street;

THENCE west along said line parallel to the centerline of N.E. 85th Street to a line 720.10 feet M/L west of and parallel to said east line of the southeast quarter of Section 2;

THENCE south along said line parallel to the east line of the southeast quarter of Section 2, to a line 1,064.30 feet M/L south of and parallel to said westerly extension of the centerline of N.E. 85th Street;

THENCE west along said line parallel to the westerly extension of the centerline of N.E. 85th Street to a line 778.10 feet M/L west of and parallel to said east line of the southeast quarter of Section 2;

THENCE south along said line parallel to the east line of the southeast quarter of Section 2 to a line 30 feet north of and parallel to said south line of the southeast quarter of Section 2 which is also the north right-of-way line of N.E. 80th Street at this point;

THENCE west along said line parallel to the south line of the southeast quarter of Section 2, to a line 938.10 feet M/L west of and parallel to said east line of the southeast quarter of Section 2;

THENCE north along said line parallel to the east line of the southeast quarter of Section 2 to a line 42 feet north of and parallel to said south line of the southeast quarter of Section 2;

THENCE west along said line parallel to the south line of the southeast quarter of Section 2 a distance of 224.00 feet M/L to the True Point of Beginning.

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

Section 3. Assessment of cost. All of the cost and expense in connection with the installation and construction of said improvement, including the estimated cost and expense of: (a) the improvement within street intersections, (b) all engineering and surveying necessary for the improvement, whether done under the supervision of the City Engineer or otherwise; (c) all legal work and opinions incidental thereto, (d) ascertaining the ownership of lots and parcels of land included within the assessment district, (e) appraisals, (f) advertising, mailing, posting and publishing all necessary notices, (g) accounting, clerical labor and of books and blanks, extended or used on the part of the City Clerk or Treasurer in connection with the improvement, (h) acquisition of rights-of-way, property, easements and other facilities; and all other expenses incidental thereto as required or provided by the laws of the State of Washington and ordinances of the City of Redmond shall be allocated to and borne by the properties within the improvement district in accordance with the special benefits conferred and shall be assessed against the individual lots in accordance with the statutory zone and termini method; Provided, That in the event the actual total cost and expense of said improvements to be charged to the property within the improvement district shall exceed by more than 10% the preliminary cost estimate of the City Engineer that can be legally charged to the property within the improvement district, the City may pay that portion of the actual cost and expense exceeding said 10%.

Section 4. Estimated cost. The estimated cost and expense of said street and utility improvements is hereby declared to be \$484,631.00.

Section 5. Assessment district. An assessment district is hereby created, consisting of all of the property within the Local Improvement District No. 69-ST-14 specially benefited by the improvements above ordered, which property shall be assessed to pay the portion of the cost and expense thereof, and in accordance with the special benefits conferred therein, in proportion to areas and distances back from the marginal line of the street improvements, all as provided in Section 3 above.

Section 6. Manner of assessment. The nature of the improvement herein ordered is such that the special benefits conferred upon the property to be assessed is fairly reflected by the use of the zone and termini method provided by statute.

Section 7. Bids and contracts. All of 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 of Redmond 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. 69-ST-14" in the City of Redmond, Washington.

Section 8. Fund created. There is hereby created and established in the office of the City Treasurer of the City of Redmond for Local Improvement District No. 69-ST-14, a special fund to be known and designated as "Local Improvement Fund, District No. 69-ST-14," into which fund shall be deposited (a) the proceeds from the sale of revenue warrants drawn against said fund which may be issued and sold by the City, (b) collections pertaining to

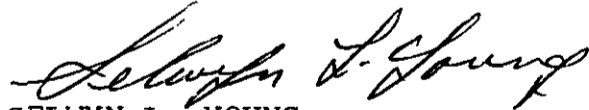
assessments and (c) funds contributed by City participation or by others, and against which fund shall be issued cash warrants to the contractor or contractors in payment for the work to be done by them in connection with said improvement and against which fund cash warrants shall be issued in payment of all other items of expense in connection with said improvement.

Section 9. Issuance and sale of local improvement district warrants and bonds. Local improvement district warrants shall be issued from time to time in such amounts as the City may determine in payment of or from which to obtain funds with which to pay the cost and expense of the improvements herein ordered. Such warrants shall be designated and payable out of the "Local Improvement Fund, District No. 69-ST-14," to bear interest from the date thereof at a rate to be hereafter fixed by ordinance, not in excess of 8% per annum and to be redeemed in cash or by Local Improvement District bonds herein authorized to be issued, said interest bearing warrants to be hereafter referred to as "revenue warrants." Bonds, bearing the same rate of interest, payable on or before twelve (12) years from date of issuance, the life of the improvement ordered being not less than twelve (12) years, shall be issued in exchange for and redemption of any and all revenue warrants issued hereunder not redeemed in cash within a period of not to exceed sixty (60) days after the first publication by the City Treasurer of notice that the assessment roll for Local Improvement District No. 69-ST-14 is in his hands for collection. Said bonds shall be redeemed by the collection of special assessments to be levied and assessed upon the property within said district, payable in ten (10) equal installments, with interest at the rate to be hereafter fixed by ordinance levying the assessment, not to exceed 8% per annum, under the mode of "Payment by Bonds" as defined by law and the ordinances of the City of Redmond. In case of default in the payment of any assessment when the same shall become due, the delinquent installments, in addition to the interest payable as provided by the ordinance levying assessments, shall be subject to a penalty charge of 5% levied upon both principal and interest due on such installment or installments. The exact amount, form, date and denomination of said bonds shall be fixed hereafter by ordinance of the City.

Section 10. Effective date. This ordinance shall take effect and be in force five (5) days after the date of its publication in the manner provided by law.


PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 4 day of February, 1969.

CITY OF REDMOND



SELWYN L. YOUNG  
MAYOR

ATTEST:



ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:



JOHN D. LAWSON  
CITY ATTORNEY

FEB 19 1969

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