

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 602

AN ORDINANCE ordering the improvement of Bellevue-Redmond Road, extending from West Lake Sammamish Parkway N.E. to N.E. 40th Street, in Redmond, King County, Washington, by the installation of paving, curbs, gutters, sidewalks, driveways across sidewalks and necessary appurtenances thereto, and otherwise improving said street; creating a Local Improvement District to pay a portion of the cost thereof; providing that payment for said improvements be made by special assessments of property benefited; and providing for the issuance and sale of Local Improvement District warrants and bonds.

WHEREAS, by Resolution No. 305, adopted September 19, 1972, the City Council of the City of Redmond declared its intention to order the improvement of Bellevue-Redmond Road, extending from West Lake Sammamish Parkway N.E., to N.E. 40th Street, by the construction of grading, retaining walls (if necessary), curbs, gutters, sidewalks, driveways across sidewalks, storm drainage, asphalt paving and necessary appurtenances consistent with good street construction, all in accordance with plans and specifications to be submitted by the City Engineer; and for the establishment of an improvement district, the assessment district for which does not extend beyond the termini of the improvement; and did fix October 17, 1972, at 8:00 P.M., in the City Hall, Redmond, Washington, before the City Council as the time and place for hearing all matters relating to said proposed improvement and all objections thereof; and

WHEREAS, the City Engineer has caused an estimate to be made of the cost and expense of the proposed improvement, and has certified it 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 born 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 25% 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, said estimate is accompanied by a detailed copy of the preliminary assessment roll showing thereon the lots, tracts, parcels of land, and other property, together with the plans and assessment maps of the proposed improvement; and

WHEREAS, due notice of hearing upon said Resolution No. 305 was given in the manner provided by law and said hearing was held by the City Council on October 17, 1972; and

WHEREAS, the City Council has determined that it is in the best interests of the City and of the owners of property within the Local Improvement District that the 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 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 improvements on Bellevue-Redmond Road, extending from West Lake Sammamish Parkway N.E. to N.E. 40th Street within the City of Redmond,

Washington, consisting of grading, retaining walls, if necessary, curbs, gutters, sidewalks, driveways across sidewalks, storm drainage, asphalt paving, and necessary appurtenances consistent with good street construction; all in accordance with plans and specifications to be submitted by the City Engineer.

Section 2. Local improvement district No. 72-ST-18 established. A Local Improvement District to be known as "Local Improvement District No. 72-ST-18" is hereby established, which district shall include an area described as follows, to wit:

Part of the southwest 1/4 of section 13, township 25 north, range 5 east, W.M., in the City of Redmond, King County, Washington, described as follows:

A strip of land 380 feet in width, lying 190 feet on each side of the centerline of the Bellevue-Redmond Road, said strip of land extending from the south boundary of the plat of Miravista, as recorded in volume 28 of Plats, page 35, records of King County, Washington, to the north boundary of lot 2, block 2 of said plat EXCEPT that portion lying northeasterly of the centerline of West Lake Sammamish Parkway N.E.

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

Section 3. Assessment of costs. That portion of the cost and expense in connection with the installation and construction of said improvements to be paid by the property specially benefited, including the estimated cost and expense of those items set forth in RCW 35.44.020, and all other expense incidental thereto as required or provided by law of the State of Washington and ordinances of the City of Redmond, shall be allocated to and be borne by the properties within the improvement district, in accordance with the special benefits conferred, by the statutory zone and termini method or such other method or combination of methods as may be deemed to fairly reflect the special benefits to the properties being assessed pursuant to RCW 35.44.047, as the City Council may direct.

Section 4. Estimated cost. The total estimated cost and expense of said street improvement is hereby declared to be \$220,055; and the estimated cost and expense of said street and water system improvements to be charged to and borne by the properties within the improvement district is hereby declared to be \$28,000.

Section 5. Assessment district. An Assessment District is hereby created, consisting of all of the property within Local Improvement District No. 72-ST-18 specially benefited by the improvements above ordered and described in Section 2, which property shall be assessed to pay the portion of the cost and expense thereof, and in accordance with the special benefits conferred therein, all as provided in Section 3 above.

Section 6. Manner of assessment. The nature of the improvements herein ordered is such that the special benefits conferred upon the property to be assessed is fairly reflected on the statutory zone and termini method, which shall be the manner and method of assessment, provided, that the City Council, in its discretion and judgment, may direct the use of any other method or combination of methods as may fairly reflect the special benefits to the properties being assessed pursuant to the provisions of RCW 35.44.047.

Section 7. Bids and contracts. All of the works necessary to be done in connection with the making of said improvements 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. 72-ST-18" in the City of Redmond.

Section 8. Fund created. There is hereby created and established in

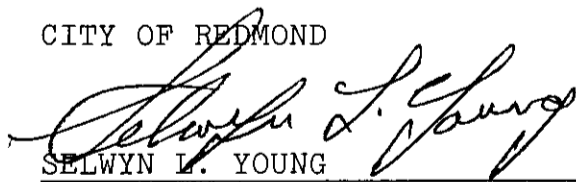
the office of the City Treasurer of the City of Redmond, for Local Improvement District No. 72-ST-18, a special fund to be known and designated as "Local Improvement Fund, District No. 72-ST-18" into which fund shall be deposited (a) the proceeds from the sale of revenue warrants drawn against said fund 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 improvements, 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 amount as the City may determine in payment of or from which to obtain funds with which to pay the cost and expense of the improvement herein ordered. Such warrants shall be designated and payable out of the "Local Improvement Fund, District No. 72-ST-18," 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. 72-ST-18 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 a rate to be hereafter fixed by the ordinance levying the assessment, not to exceed 8% per annum, under the mode of "Payment by Bonds," as defined by law and the ordinance 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 in the ordinance levying the assessment, 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 of Redmond.


Section 10. Effective date. This Ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication in the manner approved by law.

PASSED by the Council of the City of Redmond, Washington,
at a regular meeting thereof and APPROVED by the Mayor
this 7 day of November, 1972.

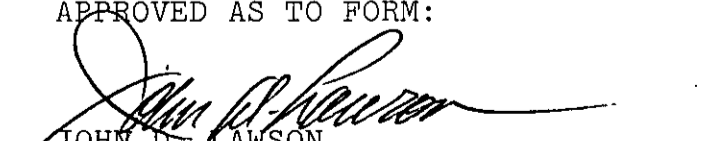
CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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