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Street & Utility Improvements
Portions of N.E. 76th Street &
185th Avenue N.E.
(Eastside Industrial Center)
LID 75-ST-24

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 689

AN ORDINANCE ordering the improvement of N.E. 76th Street, extending from its intersection with 180th Avenue N.E. to approximately 300 feet east of 185th Avenue N.E., and 185th Avenue N.E. from approximately 450 feet south of N.E. 76th Street to approximately 900 feet north of N.E. 76th Street, in Redmond, King County, Washington, by the installation of paving, curbs, gutters, sidewalks, landscaping, underground utilities and street lighting and necessary appurtenances thereto; creating a Local Improvement District to pay 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. 367, adopted April 15, 1975, the City Council of the City of Redmond declared its intention to order the improvement of N.E. 76th Street, extending from its intersection with 180th Avenue N.E. to approximately 300 feet east of 185th Avenue N.E., and 185th Avenue N.E. from approximately 450 feet south of N.E. 76th Street to approximately 900 feet north of N.E. 76th Street, 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 June 3, 1975, 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 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 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. 367 was given in the manner provided by law and said hearing was held by the City Council on June 3, 1975, and continued to June 17, 1975; and

WHEREAS, the City Council has determined that it is in the best interests of the City and other 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 intallation of street and utility improvements on N.E. 76th Street, extending from its intersection with 180th Avenue N.E. to approximately 300 feet east of 185th Avenue N.E., and 185th Avenue N.E. from approximately 450 feet south of N.E. 76th Street to approximately 900 feet north of N.E. 76th Street, within the City of Redmond, King County, Washington, to provide for a four-lane facility, 1667' of a forty-four foot (44') wide street, curb to curb, and 292' of a forty foot (40') wide street, curb to curb, within a 60' right-of-way on N.E. 76th Street and 460' of a forty-four foot (44') wide street, curb to curb, and 883' of a forty foot (40') wide street, curb to curb, within a 60' right-of-way on 185th Avenue N.E., such street and utility improvements to consist of grading, surfacing with asphalt concrete paving, cement concrete curbs, gutters, sidewalks and driveways across sidewalks, landscaping and slope protection, traffic channelization, sanitary sewers, storm drainage, water mains, street illumination and underground power, together with all necessary appurtenances consistent with good street and utility construction; and in accordance with the plans and specifications to be submitted to and approved by the City Engineer and/or Director of Public Works.

Section 2. Local Improvement District No. 75-ST-24 established. A local improvement district to be known as "Local Improvement District No. 75-ST-24" is hereby created and established, which district shall include an area described as follows, to wit:

That portion of the northwest quarter of section 7, township 25 north, range 6 east, W.M., King County, Washington, described as follows:
Commencing at the northwest corner of said northwest quarter of section 7; thence south along the west line of said northwest quarter a distance of 742.60 feet to the true point of beginning; thence north 69°09'09" east a distance of 2,021.74 feet to a point on the west line of the east half of the east half of said northwest quarter, said point lying 40.56 feet south of the north line of said northwest quarter; thence south along the west line of the east half of the east half of said northwest quarter a distance of 1402 feet, more or less, to a point on said west line lying 1247.61 feet north of the south line of said northwest quarter; thence westerly along a line 1247.61 feet north of and parallel to the south line of said northwest quarter a distance of 1863 feet, more or less, to a point on the easterly right-of-way margin of 180th Avenue N.E.; thence north along said margin a distance of 274.22 feet; thence north 29°38'47" west a distance of 58.10 feet to a point on the west line of said northwest quarter; thence north along said west line a distance of 343.44 feet to the true point of beginning, less all dedicated streets.
Situated 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 various cost items included in RCW 35.44.020, 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.

Section 4. Estimated cost. The estimated cost and expense of said street and utility improvements is hereby declared to be \$799,700.00.

Section 5. Assessment district. An assessment district is hereby created, consisting of all of the property within the Local Improvement District No. 75-ST-24 specially benefited by the improvements

above ordered, which property shall be assessed to pay the cost and expense thereof, and in accordance with the special benefits conferred therein.

Section 6. Method of assessment. Pursuant to the provisions of RCW 35.44.047, the City may use any method or combination of methods to compute assessments which may be deemed to fairly reflect the special benefits to the properties being assessed.

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. 75-ST-24" in the City of Redmond, Washington.

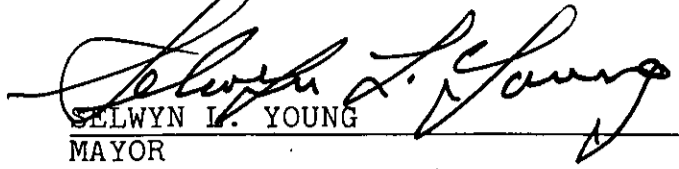
Section 8. Fund created. There is hereby created and established in the office of the Treasurer-Comptroller of the City of Redmond for Local Improvement District No. 75-ST-24, a special fund to be known and designated as "Local Improvement Fund, District No. 75-ST-24," into which fund shall be deposited (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. 75-ST-24," to bear interest from the date thereof at a rate to be hereafter fixed by ordinance or resolution, 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, payable on or before seventeen (17) years from the date of issuance, the life of the improvement ordered being not less than seventeen (17) 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 Treasurer-Comptroller, or his successor in office charged with the responsibility for collection of LID assessments, of notice that the assessment roll for Local Improvement District No. 75-ST-24 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 fifteen (15) equal installments with interest at the rate to be hereafter fixed by ordinance levying the assessment, 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 1 day of July, 1975.

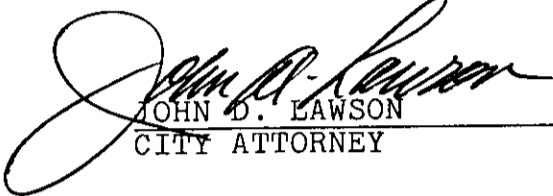
CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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