

ORIGINAL

Street & Utility Improvements
Portion of Avondale Road
LID 77-ST-26

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 811

AN ORDINANCE ordering the improvement of Avondale Road, extending from its intersection with Union Hill Road to its intersection with Redmond Way, and intersection improvements on N.E. 79th Street, extending from 170th Avenue N.E. to Avondale Road, in Redmond, King County, Washington, by the construction and installation of grading, surfacing with asphalt concrete paving, cement concrete curbs, gutters and sidewalks, landscaping and slope protection, traffic channelization, storm drainage facilities, retaining walls, street illumination and underground power, together with all necessary appurtenances consistent with good street and utility construction; 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. 457, adopted February 7, 1978, the City Council of the City of Redmond declared its intention to order the improvement of Avondale Road, extending from its intersection with Union Hill Road to its intersection with Redmond Way, and intersection improvements on N.E. 79th Street, extending from 170th Avenue N.E. to Avondale Road, 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 March 7, 1978, 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. 457 was given in the manner provided by law and said hearing was held by the City Council on March 7, 1978; 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 installation of street and utility improvements on Avondale Road, extending from its intersection with Union Hill Road to its intersection with Redmond Way, and intersection improvements on N.E. 79th Street, extending from 170th Avenue N.E. to Avondale Road, within the City of Redmond, King County, Washington, to provide for a street facility varying from three to five lanes, curb to curb, within a 70-foot right-of-way on Avondale Road, and a facility varying from two to three lanes, curb to curb within a 60-foot right-of-way on N.E. 79th Street, such street and utility improvements to consist of the construction, and installation of grading, surfacing with asphalt concrete paving, cement concrete curbs, gutters and sidewalks, landscaping and slope protection, traffic channelization, storm drainage facilities, retaining walls, 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. 77-ST-26 established. A local improvement district to be known as "Local Improvement District No. 77-ST-26" is hereby created and established, which district shall include the properties within the boundaries of the area described and set forth in Exhibit A and illustrated by the sketch in Exhibit B, both of which are attached hereto and by this reference incorporated herein.

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 \$145,000.00.

Section 5. Assessment district. An assessment district is hereby created, consisting of all of the property within the Local Improvement District No. 77-ST-26 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 payments for said work shall be paid in cash warrants drawn upon the "Local Improvement Fund, District No. 77-ST-26" in the City of Redmond, Washington.

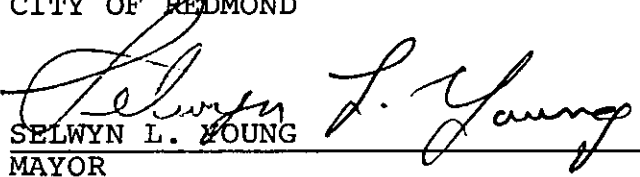
Section 8. Fund created. There is hereby created and established in the office of the Treasurer-Comptroller of the City of Redmond for Local Improvement District No. 77-ST-26, a special fund to be known and designated as "Local Improvement Fund, District No. 77-ST-26," into which fund shall be deposited (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. 77-ST-26," 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 twelve (12) years from the 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 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. 77-ST-26. 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, 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 due to 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 special meeting thereof, and APPROVED by the Mayor this 7th day of March, 1978.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

Published in the Sammamish Valley News on 3-15-78

EXHIBIT A

LEGAL DESCRIPTION
AVONDALE ROAD & N.E. 79TH STREET
L.I.D. 77-ST-26

That portion of the Northwest quarter and the Northeast quarter of Section 12, Township 25 North, Range 5 East, W.M., described as follows:

Commencing at the intersection of the centerline of Avondale Road and the East line of the Northwest quarter of Section 12;

Thence North along the East line of said Northwest quarter a distance of 244 feet, more or less, to a point on the South line of Lot 4, Way & Neslund Addition, Volume 58, page 52, records of King County, Washington, said point also being the True Point of Beginning;

Thence S. 89° 05' 50" W a distance of 45 feet to the Southwest corner of said Lot 4;

Thence continuing Westerly parallel to the North line of the Northwest quarter of said section a distance of 245 feet;

Thence Southerly parallel to the easterly margin of 171st Avenue N.E. a distance of 280 feet, more or less, to the Northerly margin of Avondale Road;

Thence Southwesterly along the Northerly margin of Avondale Road to a point on a line 179 feet East of and parallel to the Easterly margin of 171st Avenue N.E.;

Thence North along a line 179 feet East of and parallel to the Easterly margin of 171st Ave. N.E. a distance of 125 feet more or less;

Thence West along a line parallel to the North line of said Northwest quarter of said section a distance of 79 feet;

Thence Northerly along a line parallel to the Easterly margin of 171st Ave. N.E. a distance of 3 feet;

Thence Westerly along a line parallel to the North line of said Northwest quarter a distance of 100 feet to the Easterly margin of 171st Ave. N.E.;

Thence continuing Westerly a distance of 30 feet to the Westerly margin of 171st Ave. N.E.;

Thence North along the Westerly margin of 171st Ave. N.E. to the Northeast corner of Lot 9, Block 2, Sikes Third Addition, volume 21, page 37, records of King County, Washington;

Thence West along the North line of said Lot 9 a distance of 102.68 feet;

Thence South along the West line of Lots 9, 8, and 7, Block 2, of said Plat of Sikes Third Addition, a distance of 150 feet;

Thence Westerly parallel to the North line of the Northwest quarter of said section a

distance of 120 feet to the Easterly margin of 170th Ave. N.E.; said margin also being the West line of Lot 1 of said Plat of Sikes Third Addition;

Thence South along the West line of Lot 1 of said Plat of Sikes Third Addition to its intersection with the Northerly margin of N.E. 79th St.;

Thence continuing South along the west line extended at said Lot 1 to the Southerly margin at N.E. 79th Street;

Thence Northwesterly along the Southerly margin of N.E. 79th St. said margin also being the North line of Lots 2 and 3, Block 1, of said Plat of Sikes Third Addition, to the Northwest corner of Lot 3;

Thence South along the West line of Lots 3 and 1 of said Plat to the Northerly margin of Avondale Road;

Thence Southwesterly along the Northerly margin of Avondale Road to its intersection with the Northerly margin of Redmond Way (S.R. 202);

Thence Southeasterly along a line to the point of intersection of the Northerly margin of Redmond Way (S.R. 202) and the Southerly margin of Avondale Road;

Thence Southeasterly along the Northerly margin of Redmond Way (S.R. 202) to a point on said margin which is 340 feet Northwesterly of the East line of the Northwest quarter of said Section 12, as measured along the Northerly margin of Redmond Way;

Thence North $24^{\circ} 19' 57''$ East a distance of 99.78 feet;

Thence North $82^{\circ} 41' 43''$ East a distance of 156.72 feet;

Thence South $7^{\circ} 18' 17''$ East a distance of 12.52 feet;

Thence South $65^{\circ} 40' 03''$ East a distance of 130 feet, more or less, to the East line of the Northwest quarter of said Section 12;

Thence South along the East line of said Northwest quarter to its intersection with the Northerly margin of Redmond Way (S. R. 202);

Thence Southeasterly along the Northerly margin of Redmond Way (S.R. 202) a distance of 275.83 feet;

Thence North $24^{\circ} 08' 08''$ East a distance of 312.41 feet;

Thence North $41^{\circ} 53' 09''$ East a distance of 115.21 feet;

Thence North $01^{\circ} 18' 42''$ East a distance of 350.00 feet;

Thence North $33^{\circ} 15' 47''$ West a distance of 262.45 feet to the Southerly margin of Avondale Road;

Thence Northeasterly along the Easterly margin of Avondale Road to its intersection with the Southerly margin of Union Hill Road extended;

Thence continuing Northeasterly along the Easterly margin of Avondale Road extended to its intersection with the Northerly margin of Union Hill Road;

Thence Westerly along the Northerly margin of Union Hill Road extended to its intersection with the Westerly margin of Avondale Road;

Thence Southwesterly along the Westerly margin of Avondale Road to the Southwest corner of Lot 6 of said Plat of Way & Neslund Addition;

Thence North $14^{\circ} 24' 18''$ West a distance of 104.75 feet;

Thence South $89^{\circ} 05' 50''$ West a distance of 110.00 feet to a point on the west line of the Northeast quarter of said Section 12;

Thence North along the west line of the Northeast quarter of said Section 12 a distance of 62.70 feet to the True Point of Beginning;

Less all dedicated streets;

All situate in the City of Redmond, King County, Washington.

AVONDALE ROAD
STREET IMPROVEMENTS

PROJECT No. 76-ST-99
L.I.D. 77-ST-26

