

ORIGINAL

Street & Utility Improvements
N.E. 95th St. & 153rd Ave. N.E.
(Willows Industrial Center)
LID 78-ST-29

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 826

AN ORDINANCE, ordering improvement of portions of N.E. 95th Street, extending from its intersection with Willows Road easterly a distance of 2880 feet, more or less, and 153rd Avenue N.E., extending from its intersection with N.E. 95th Street northerly a distance of 710 feet, more or less, within the City of Redmond, King County, Washington, by the construction and installation of grading, surfacing with asphalt concrete paving, cement concrete curbs, gutters and driveways, retaining walls, landscaping and slope protection, traffic channelization, water mains, sanitary sewers including a river crossing, storm drainage facilities, street illumination, underground power and telephone, and signalized railroad crossing, together with all necessary appurtenances; creating a Local Improvement District therefore; 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. 95th Street, extending from its intersection with Willows Road easterly a distance of 2880 feet, more or less, and 153rd Avenue N.E., extending from its intersection with N.E. 95th Street northerly a distance of 710 feet, more or less, consisting of grading, surfacing with asphalt concrete paving, cement concrete curbs, gutters and driveways, retaining walls, landscaping and slope protection, traffic channelization, water mains, sanitary sewers including a river crossing, storm drainage facilities, street illumination, underground power and telephone, and signalized railroad crossing, together with all necessary appurtenances consistent with good street and utility construction; and for the establishment, under the petition method of a local 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 has found that the facts set forth therein are true; and the estimates of the costs of such improvement 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 improvements, 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. 95th Street, extending from its intersection with Willows road easterly a distance of 2880 feet, more or less, to its easterly terminus, for a forty-foot (40') wide street within a sixty-foot (60') right-of-way, and 153rd Avenue N.E., extending from its intersection with N.E. 95th Street northerly a distance of 710 feet, more or less, to the southerly margin of the Puget Sound Power & Light Company transmission line right-of-way, for a forty-foot (40') wide street within a sixty-foot (60') right-of-way, all in the City of Redmond, King County, Washington, such street and utility improvements to consist of grading, surfacing with asphalt concrete paving, cement concrete curbs, gutters and driveways, retaining walls, landscaping and slope protection, traffic channelization, water mains, sanitary sewers including a river crossing, storm drainage facilities, street illumination, underground power and telephone, and signalized railroad crossing, 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. 78-ST-29 established. A local improvement district to be known as "Local Improvement District No. 78-ST-29" 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 are 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 \$804,000.

Section 5. Assessment district. An assessment district is hereby created, consisting of all of the property within the Local Improvement District No. 78-ST-29 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.

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 Funds, District No. 78-ST-29" in the City of Redmond, Washington.

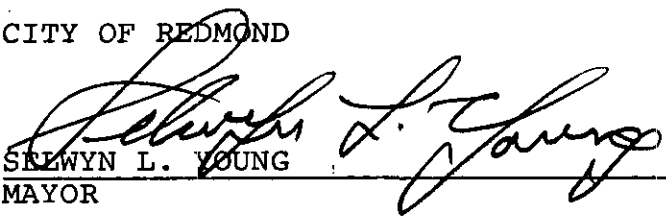
Section 8. Fund created. There is hereby created and established in the office of the Treasurer-Comptroller of the City of Redmond for Local Improvement District No. 78-ST-29, a special fund to be known and designated as "Local Improvement Fund, District No. 78-ST-29," into which fund shall be deposited (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. 78-ST-29," and 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. 78-ST-29 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.

Sectin 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 16th day of May, 1978.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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5-24-78

Ordinance No. 826

L.I.D. 78-ST-29
N.E. 95th St. & 153rd Ave. N.E.
Willows Industrial Center

LEGAL DESCRIPTION

That portion of Section 2 and 3, Township 25 North, Range 5 East, W.M., described as follows:

UNIT A

Lots 2 through 6, Plat of Willows Industrial Center, Volume 103, Pages 2-5 records of King County, Washington.

TOGETHER WITH; That portion of Section 2, Township 25 North, Range 5 East, W.M. described as follows:

The West 165 feet of the North 1/2 of the Northwest quarter of the Southwest quarter of the Northwest quarter; Tax Lot 127

AND, the East 30 feet of the North 1/2 of Northwest quarter of the Southwest quarter of the Northwest quarter; Tax Lot 105

AND, the North 1/2 of Northwest quarter of the Southwest quarter of Northwest quarter less the West 165 feet less the East 30 feet; Tax Lot 109

UNIT B

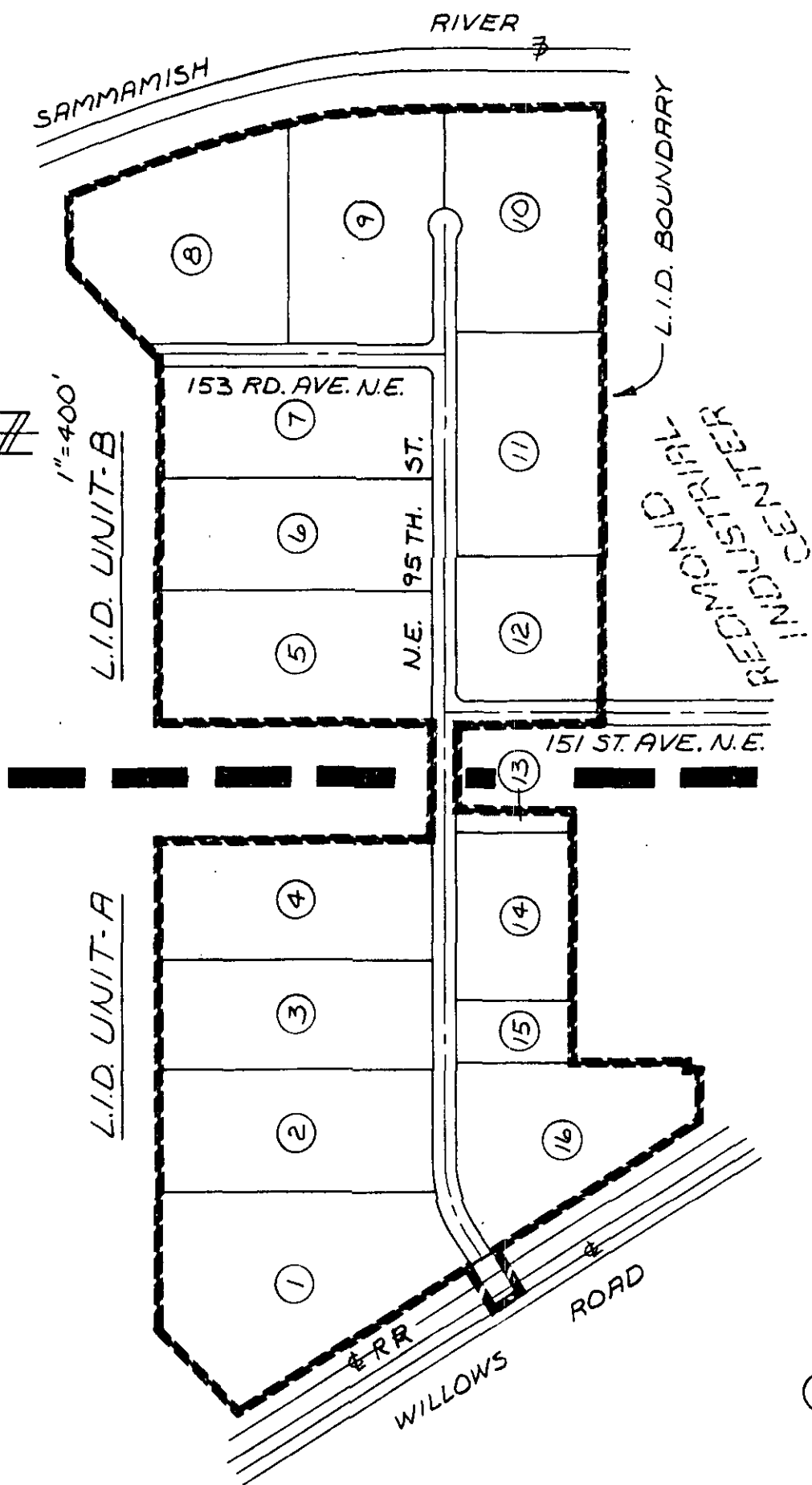
Lots 9 through 15, Plat of Willows Industrial Center, Volume 103, Pages 2-5 records of King County, Washington;

TOGETHER WITH; The North 409.72 feet of Lot 7, Plat of Redmond Industrial Center, Division I, Volume 96, Pages 34-36, records of King County, Washington;

Less all dedicated Street;

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

WILLOWS INDUSTRIAL CENTER
PROJECT NO. 78-ST-55
L.I.D. NO. 78-ST-29



ASSESSMENT MAP
MAY 8, 1978

① - L.I.D. PARCEL NO.