

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 857

AN ORDINANCE ordering the improvement of N.E. 84th Street, extending from its intersection with 158th Avenue N.E. to its intersection with 160th Avenue N.E., 160th Avenue N.E., extending from its intersection with N.E. 85th Street southerly a distance of 987 feet, more or less, N.E. 83rd Street, extending from its intersection with 160th Avenue N.E. to its intersection with 161st Avenue N.E., and 158th Avenue N.E., extending from its intersection with N.E. 85th Street southerly a distance of 900 feet, more or less, in Redmond, King County, Washington, by the construction, and installation of grading, surfacing with asphalt concrete paving, cement concrete curbs and gutters, landscaping, traffic channelization, sanitary sewers, storm drainage facilities, water mains, 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. 486, adopted December 19, 1978, the City Council of the City of Redmond declared its intention to order the improvement of N.E. 84th Street, extending from its intersection with 158th Avenue N.E. to its intersection with 160th Avenue N.E., 160th Avenue N.E., extending from its intersection with N.E. 85th Street southerly a distance of 987 feet more or less, N.E. 83rd Street, extending from its intersection with 160th Avenue N.E. to its intersection with 161st Avenue N.E., and 158th Avenue N.E., extending from its intersection with N.E. 85th Street southerly a distance of 900 feet, more or less, 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 January 16, 1979, 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. 486 was given in the manner provided by law and said hearing was held by the City Council on January 16, 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 N.E. 84th Street, extending from its intersection with 158th Avenue N.E., to its intersection with 160th Avenue N.E., 160th Avenue N.E., extending from its intersection with N.E. 85th Street southerly a distance of 987 feet, more or less, N.E. 83rd Street, extending from its intersection with 160th Avenue N.E. to its intersection with 161st Avenue N.E., and 158th Avenue N.E., extending from its intersection with N.E. 85th Street southerly a distance of 900 feet, more or less, within the City of Redmond, King County, Washington, to provide for four-lane, forty-four (44') wide street, curb to curb, within a sixty foot (60') right-of-way, such street and utility improvements to consist of the construction, and installation of grading, surfacing with asphalt concrete paving, cement concrete curbs and gutters, landscaping, traffic channelization, sanitary sewers, storm drainage facilities, 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. 78-ST-30 established. A local improvement district to be known as "Local Improvement District No. 78-ST-30" 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 \$945,000.00.

Section 5. Assessment district. An assessment district is hereby created, consisting of all of the property within the Local Improvement District No. 78-ST-30 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. 78-ST-30" 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-30, a special fund to be known and designated as "Local Improvement Fund, District No. 78-ST-30," 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-30," 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-30 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 regular meeting thereof, and APPROVED by the Mayor this 16th day of January, 1979.

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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EXHIBIT A
REDMOND CENTER
LEGAL DESCRIPTION
L.I.D. 78-ST-30

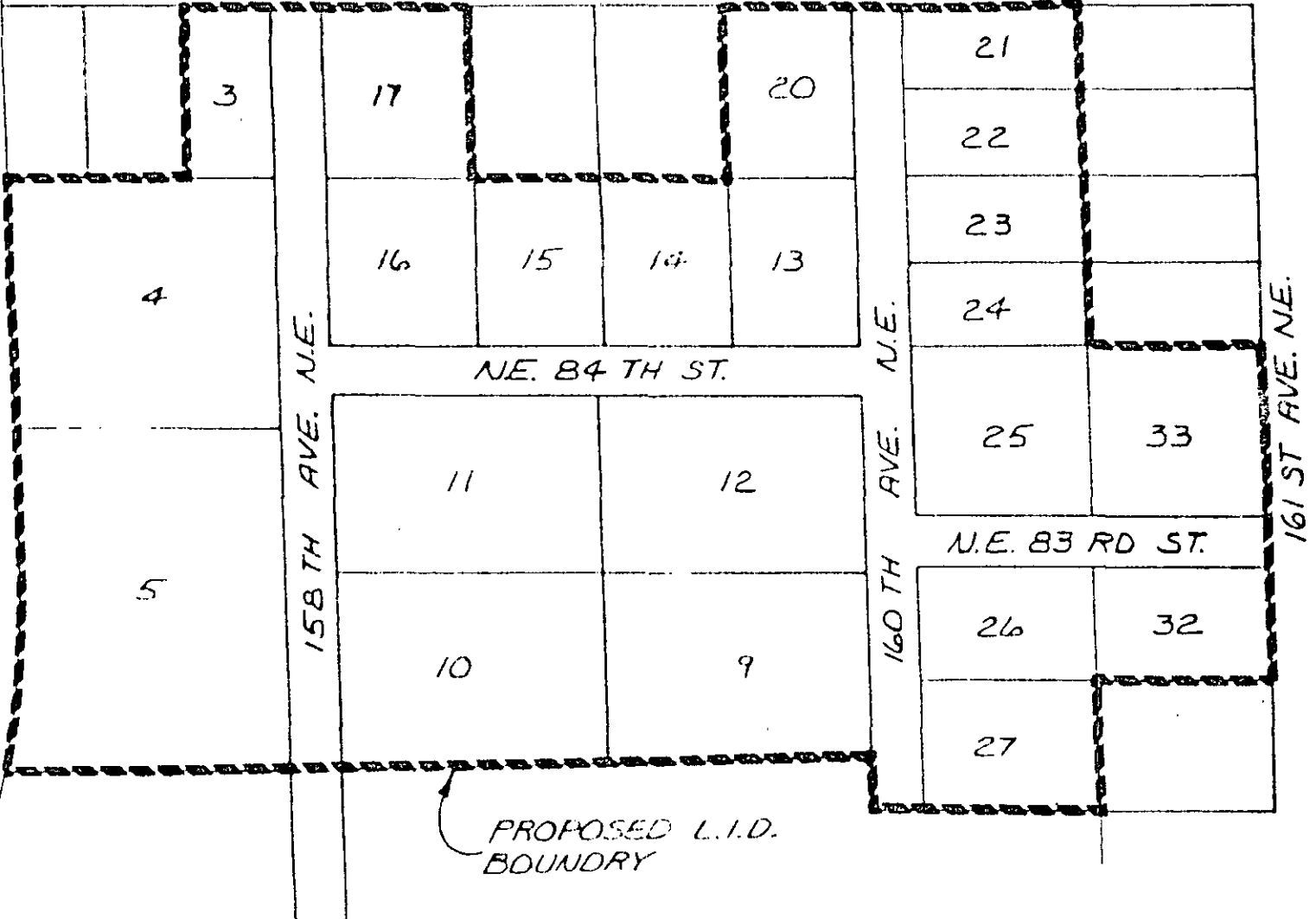
That portion of Section 2, Township 25 North, Range 5 East, W.M., described as follows:

Lot 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 32 and 33, Plat of Redmond Center, Volume 95 of Plats, pages 94-97, records of King County, Washington.

All situated in City of Redmond, King County, Washington.



N.E. 85 TH ST.



PROPOSED L.I.D.
BOUNDARY

REDMOND CENTER STREET IMPROVEMENTS

L.I.D. NO. 78-ST-30
RES. 486 EXHIBIT B