

# ORIGINAL

## ORDINANCE NO. 930

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ORDERING THE IMPROVEMENT OF CERTAIN PROPERTY IN THE CITY OF REDMOND BY ACQUISITION OF REQUIRED RIGHT-OF-WAY AND EASEMENTS IF ANY, CONSTRUCTING STANDARD CURBS AND GUTTERS, INSTALLING WALKWAYS, PAVING THE STREETS WITH ASPHALT CONCRETE PAVING, INSTALLING A STORM DRAINAGE SYSTEM, SANITARY SEWER MAIN, WATER MAIN, TRAFFIC SIGNALS AND CHANNELIZATION, RETAINING WALLS, TOGETHER WITH NECESSARY SUBGRADING OR BASE PREPARATION AND NECESSARY APPURTENANCES AND OTHER RELATED WORK NECESSARY TO MAKE A COMPLETE IMPROVEMENT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS; CREATING AN ASSESSMENT DISTRICT BEING LOCAL IMPROVEMENT DISTRICT NO. 80-ST-36; PROVIDING THAT PAYMENT OF A PORTION OF THE COST OF SAID IMPROVEMENTS BE MADE BY SPECIAL ASSESSMENTS ON THE PROPERTY IN SAID DISTRICT UNDER THE MODE OF "PAYMENT BY BONDS"; PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT DISTRICT WARRANTS AND LOCAL IMPROVEMENT DISTRICT BONDS; AND CREATING A SPECIAL IMPROVEMENT FUND, DISTRICT NO. 80-ST-36.

---

WHEREAS, by Resolution of Intention No. 542, adopted on June 16, 1980, the City Council of the City of Redmond, Washington, declared its intention to create a local improvement district as hereinafter set forth, and all work necessary to make a complete improvement in accordance with applicable City standards, and

WHEREAS, due notice of the hearing upon said Resolution of Intention No. 542 was given in the manner as provided by law and such hearing was held by the City Council as aforesaid, and all persons appearing at said hearing were heard, and all written protests filed with the City Council on and before said date were duly considered and rejected by the City Council, and

WHEREAS, the City Council has now determined it to be in the best interest of the City that 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, WASHINGTON,  
DO ORDAIN AS FOLLOWS:

Section 1. Improvements Ordered. That portion of Willows Road from its intersection with Redmond Way to its intersection with N.E. 124th Street in the City of Redmond, King County, Washington, shall be widened and improved by acquisition of required right-of-way and easements, if any, constructing standard curbs and gutters, installing walkways, paving the streets with asphalt concrete paving, installing a storm drainage system, sanitary sewer main, water main, traffic signals and channelization, retaining walls, together with necessary subgrading or base preparation and related work necessary to make a complete improvement in accordance with applicable City standards and consistent with good street and utility construction. The foregoing shall be carried out 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. 80-ST-36, Established. There is hereby created and established a local improvement district, to be called "Local Improvement District No. 80-ST-36, the boundaries of which are legally described on Exhibit "A", attached hereto and incorporated in full by this reference.

Section 3. Assessment of Costs. The estimated costs and expense of the said improvements is hereby declared to be \$3,006,000. A portion of the cost and expense of the street improvements ordered pursuant to this ordinance in the amount of \$616,000 shall be paid out of Transportation bond funds. The remaining costs and expense of said street improvements and the entire cost of the utility and other improvements ordered pursuant to this ordinance, including all labor and materials required to make a complete improvement, all engineering, surveying, legal, inspection, ascertaining ownership of the lots or parcels of land included in the assessment district, advertising,

mailing and publication of notices, accounting, administrative, printing, costs of acquisition and other expenses incidental thereto, and all other costs and expenses as required or authorized by the laws of the State of Washington and ordinances of the City of Redmond, shall be borne by and assessed against the property specially benefited by such improvement included in the local improvement district, embracing as near as may be, all property specially benefited by such improvement, PROVIDED, further, that at the time fixed for hearing objections to the confirmation of the assessment roll, and at times to which the hearing may be adjourned, the Council may correct, revise, raise, lower, change or modify the roll or any part thereof, or set aside the roll and order the assessment to be made de novo and at the conclusion thereof confirm the roll by ordinance.

Section 4. Issuance of Warrants & Bonds Authorized.

Local improvement district warrants shall be issued in payment of the portion of the cost and expense of the warrants to be payable out of the Local Improvement District Fund No. 80-ST-36, hereinafter created, to bear interest from the date thereof at a rate not to exceed the maximum permitted by law and to be redeemed in cash, and/or by local improvement district bonds, herein authorized to be issued. The costs and expenses of the improvement to be paid by assessments shall be defrayed by the issuance of bonds and the 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 annual installments with interest at a rate to be hereafter fixed by ordinance not exceeding the maximum permitted by law, payable on or before twelve (12) years after the date of issuance.

Section 5. Bids and Contracts. All 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 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. 80-ST-36 in the City of Redmond, Washington.

Section 6. 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. 80-ST-36, a special fund to be know and designated as "Local Improvement Fund, District No. 80-ST-36", into which fund shall be deposited (a) the proceeds from the sale of interest bearing warrants drawn against said fund which may be issued and sold by the City, (b) and the aggregate of the several amounts assessed, levied and collected on the several lots and parcels of land in Local Improvement District No. 80-ST-36 together with funds contributed by City participation or by others, and against wich funds shall be issued cash warrants for the costs and expenses incurred in connection with the improvement ordered by this ordinance as the same become due, and against which fund shall be paid the bonds and the interest thereon.

Section 7. This ordinance shall be in full force and effect five (5) days after its passage and publication as provided by law.

CITY OF REDMOND

*Christine T. Himes*

MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:

*Paul F. Kusakabe*  
CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY

*John D. Wallace*

FILED WITH THE CITY CLERK: July 9, 1980  
PASSED BY THE CITY COUNCIL: July 15, 1980  
SIGNED BY THE MAYOR: July 15, 1980  
PUBLISHED: July 23, 1980  
EFFECTIVE DATE: July 28, 1980

EXHIBIT "A"  
LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 27, 34, T26N, R5E, W.M., AND SECTIONS 2, 3, T25N, R5E, W.M. KING CO. WASH. DESCRIBED AS FOLLOWS:

BEG. AT THE CENTER OF SEC. 27, T26N, R5E, W.M.;

THENCE WEST ALONG THE N. LINE OF THE SW 1/4 OF SAID SEC. 27 145 FT. MORE OR LESS TO ITS INTERSECTION WITH THE EAST MARGIN OF WILLOWS RD. N.E. EXTENDED AND THE P.O.B.;

THENCE SOUTH ALONG THE E. MARGIN OF WILLOWS RD. N.E. TO ITS INTERSECTION WITH THE EXTENSION OF THE NORTH LINE OF LOT 1 WILLOWS INDUSTRIAL CENTER AS RECORDED IN VOL. 103 PAGES 2-5 IN SEC. 3, T25N, R5E, W.M. AS RECORDED IN KING CO. WASH.

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 OF SAID WILLOWS INDUSTRIAL CENTER 531 FT. MORE OR LESS, TO THE N.E. COR. OF SAID LOT 1;

THENCE SWLY ALONG THE SELY LINE EXTENDED, OF SAID LOT 1 445 FT. MORE OR LESS TO ITS INTERSECTION WITH EAST MARGIN OF WILLOWS ROAD N.E.;

THENCE SELY ALONG THE EAST MARGIN OF WILLOWS RD. N.E. 254 FT. MORE OR LESS TO ITS INTERSECTION WITH THE EXTENSION OF THE NWLY LINE OF LOT 2 OF SAID WILLOWS INDUSTRIAL CENTER;

THENCE NELY ALONG THE NWLY LINE OF SAID LOT 2 EXTENDED, OF SAID WILLOWS INDUSTRIAL CENTER 386 FT. MORE OR LESS TO THE NW CORNER OF SAID LOT 2;

THENCE EAST ALONG THE NORTH LINE OF LOTS 2 THRU 11 OF SAID WILLOWS INDUSTRIAL CENTER TO THE CENTERLINE OF 153RD AVE. N.E.;

THENCE NELY 355 FT. MORE OR LESS ALONG THE NWLY LINES OF LOT 1 AND LOT 2 OF REDMOND SHORT PLAT SS-79-5 AS RECORDED IN AUDITORS FILE NO. 7903210833;

THENCE EAST 175 FT. MORE OR LESS TO THE N.E. CORNER OF SAID LOT 2 OF SAID SHORT PLAT;

THENCE SOUTH ALONG A LINE PARALLEL TO AND 160 FT. DISTANT FROM THE CENTERLINE OF THE SAMMAMISH RIVER DRAINAGE DIST. NO. 3 TO THE NORTH MARGIN OF THE B.N.R.R. R/W;

THENCE NWLY ALONG THE NORTH MARGIN OF SAID B.N.R.R. R/W TO THE NORTH LINE OF THE SW 1/4, OF SW 1/4 OF SEC. 2, T25N, R5E, W.M.;

THENCE WEST 200 FT. MORE OR LESS ALONG SAID NORTH LINE OF SAID SW 1/4, OF SW 1/4 OF SAID SEC. 2 TO THE WEST MARGIN OF WILLOWS ROAD N.E.;

THENCE SELY ALONG THE WEST MARGIN OF WILLOWS ROAD N.E. TO THE NORTH MARGIN OF REDMOND-KIRKLAND ROAD;

THENCE WEST ALONG THE NORTH MARGIN OF REDMOND-KIRKLAND ROAD TO A PT. 55 FT. MORE OR LESS NORTH OF THE CENTERLINE OF SAID REDMOND-KIRKLAND RD. AND 528 FT. MORE OR LESS EAST OF THE WEST LINE OF SEC. 2, T25N, R5E, W.M.;

THENCE NORTH 581 FT. MORE OR LESS TO A PT. ON THE SOUTH LINE OF THE N 1/2, SW 1/4, SW 1/4, SEC. 2, T25N, R5E, W.M.;

THENCE WEST 526 FT. MORE OR LESS TO A PT. ON THE WEST LINE OF SAID SEC. 2 SAID PT. 660 FT. MORE OR LESS NORTH OF THE SW CORNER OF SAID SEC. 2;

THENCE NORTH ALONG THE WEST LINE OF SAID SEC. 2 328 FT. MORE OR LESS TO THE SOUTH LINE OF THE N 1/2, NE 1/4, SE 1/4, SE 1/4, Sec. 3, T25N, R5E, W.M.;

THENCE WEST 639 FT. MORE OR LESS TO A PT. ON THE EAST LINE OF THE W 1/2, E 1/2, SE 1/4, SEC. 3, T25N, R5E, W.M.;

THENCE NORTH 327 FT. MORE OR LESS TO A PT. ON THE SOUTH LINE OF N E 1/4, S E 1/4, OF SAID SEC. 3, SAID PT. BEING 654 FT. MORE OR LESS SOUTH OF THE CENTERLINE OF N E 87TH ST.;

THENCE WEST 642 FT. MORE OR LESS TO A PT. ON THE WEST LINE OF, E 1/2, S E 1/4 OF SAID SEC. 3, T25N, R5E, W.M.;

THENCE NORTH ALONG SAID WEST LINE OF E 1/2, SE 1/4, OF SAID SEC. 3, T25N, R5E, TO A PT. ON THE NORTH LINE OF THE S 1/2, S E 1/4, N E 1/4 OF SAID SEC. 3;

THENCE EAST ALONG THE NORTH LINE OF THE S 1/2, SE 1/4, NE 1/4, OF SAID SEC. 3 160 FT. MORE OR LESS TO A PT. LYING 700 FT. MEASURED ON A PERPENDICULAR FROM THE CENTERLINE OF WILLOWS RD. N.E.;

THENCE NWLY ALONG A LINE PARALLEL TO AND 700 FT. DISTANT FROM THE CENTERLINE OF WILLOWS RD. NE TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF SEC. 34, T26N, R5E, W.M.;

THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SEC. 34 TO A PT. 339 FT. MORE OR LESS NORTH OF THE CENTER OF SAID SEC. 34;

THENCE WEST PARALLEL TO THE SOUTH LINE OF THE N W 1/4, OF SAID SEC. 34, 200 FT. MORE OR LESS TO A PT. LYING 700 FT. MEASURED ON A PERPENDICULAR FROM THE CENTERLINE OF WILLOWS RD. N.E.;

THENCE NORTH ALONG A LINE PARALLEL TO AND 700 FT. DISTANT FROM THE CENTERLINE OF WILLOWS ROAD NE TO A PT. ON THE NORTH LINE OF THE SW 1/4 OF SEC. 27, T26N, R5E, W.M.;

THENCE EAST ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SEC. 27 735 FT. MORE OR LESS TO THE P.O.B.;

LESS DEDICATED STREETS

ALL SITUATED IN THE CITY OF REDMOND, KING COUNTY, WASHINGTON.