

ORIGINAL

ORDINANCE NO. 981

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, CONSTRUCTION OF STANDARD CURBS AND GUTTERS, PAVING WITH ASPHALT CONCRETE PAVING, INSTALLATION OF A STORM DRAINAGE SYSTEM, SANITARY SEWER MAIN, WATER MAIN, STREET CHANNELIZATION, UNDERGROUND POWER AND STREET LIGHTS, TOGETHER WITH ALL NECESSARY APPURTENANCES TO MAKE A COMPLETE IMPROVEMENT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS; CREATING AN ASSESSMENT DISTRICT BEING LOCAL IMPROVEMENT DISTRICT NO. 80-ST-37; PROVIDING THAT PAYMENT OF THE COST AND EXPENSE OF SAID IMPROVEMENTS BE MADE BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN SAID DISTRICT, PAYABLE BY 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-37.

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WHEREAS, a petition has been filed with the City Council, signed by the owners of the property aggregating a majority of (1) the lineal frontage upon the improvement, and (2) the area within the proposed district, setting forth the nature and territorial extent of the proposed improvement, the mode of payment and that a sufficient portion of lineal frontage upon the improvement and of the area within the proposed district is owned by the petitioners as shown by the records in the office of the Auditor of King County (Office of Records and Elections), petitioning for the construction and installation of street and utility improvements on and along certain streets described hereinafter, all within the City of Redmond, Washington, and

WHEREAS, the Department of Public Works has caused an estimate to be made of the cost and expense of the proposed improvement and has certified said estimate to the City Council together with all papers and information in its possession concerning the proposed improvement, a description of the boundaries of the district, a statement of what portion of the cost and expense of the improvement should 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, and 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 purposes of general taxation, and

WHEREAS, the Department of Public Works has determined that the petition is sufficient and that the facts set forth therein are true, and

WHEREAS, the City Council deems it in the best interest of the City and of the owners of the property within the local improvement district that said improvement petitioned for, as herein after described, be carried out and that 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. The following property within the City of Redmond, Washington, is hereby ordered to be improved by acquisition of required right-of-way and easements, if any, construction of standard curbs and gutters, paving with asphalt concrete paving, installation of a storm drainage system, sanitary sewer main, water main, street channelization, underground power and street lights, together with all necessary appurtenances to make a complete improvement in accordance with applicable City standards;

158th Avenue N.E. from its intersection with N.E. 85th Street southerly a distance of 900 feet, more or less;

N.E. 83rd from its intersection with 160th Avenue N.E. to its intersection with 161st Avenue N.E.;

160th Avenue N.E. from its intersection with N.E. 85th Street southerly a distance of 987 feet, more or less.

The foregoing improvements shall be carried out in accordance with the maps, plans and specifications therefore prepared

by or at the directions of the City of Redmond Department of Public Works and the same are hereby adopted.

Section 2. There is hereby created and established a local improvement district, to be called "Local Improvement District No. 80-ST37", the boundaries of which are legally described on Exhibit "A", a copy of which is attached hereto and incorporated in full by this reference.

Section 3. The costs and expense of said improvements shall be assessed on all property in the district in accordance with a method of assessment as provided by law.

Section 4. The estimated total cost and expense of the said improvement is hereby declared to be \$750,000. The entire cost and expense of said improvement, including construction of said improvement, including all labor and materials required to make a complete improvement, all engineering, surveying, inspection, ascertaining ownership of the lots or parcels of land included in the assessment district, and all advertising, mailing and publication of notices, accounting, administrative, printing, legal, interest and other expenses incidental thereto, shall be borne by and assessed against the property specially benefited by such improvement included in the local improvement district established, 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 5. 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 No. 80-ST-37, 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 12 years after the date of issue.

Section 6. 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.

Section 7. There is hereby created and established for Local Improvement District No. 80-ST-37 a special fund to be known and designated as "Local Improvement Fund, District No. 80-ST-37", into which fund shall be deposited the proceeds from the sale of interest bearing warrants drawn against said fund which may be issued and sold by the City, and the aggregate of the several amounts assessed, levied and collected on the several lots and parcels of land in said local improvement district; and against which fund shall be issued cash warrants for the costs and expenses in connection with said improvement as the same become due, and against which fund shall be paid the bonds and the interest thereon.

Section 8. This ordinance shall be in full force and effect five (5) days after its passage and publication as provided by law.

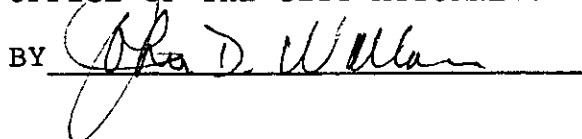
CITY OF REDMOND

  
MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:

  
CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: July 9, 1980  
PASSED BY THE CITY COUNCIL: May 5, 1981  
SIGNED BY THE MAYOR: May 5, 1981  
PUBLISHED: May 14, 1981  
EFFECTIVE DATE: May 19, 1981  
*POSTED*: May 7, 1981

EXHIBIT A  
LEGAL DESCRIPTION

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