

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2715

AN ORDINANCE ordering street, sanitary sewer and drainage improvements on S.E. 10th Street between 140th Avenue S.E. and 142nd Avenue S.E., creating Local Improvement District No. 240 to pay certain of the costs thereof; providing that payment for such improvements be made by special assessments against property benefited; and, providing for the issuance and sale of local improvement district warrants and bonds or installment notes.

WHEREAS, by Resolution No. 3329, adopted March 26, 1979, the City Council of the City of Bellevue, declared its intention to order the formation of a Local Improvement District for the construction of improvements within an area which includes the herein described area and by Resolution No. 3343, amending Resolution No. 3329, fixed the 14th day of May, 1979, at the hour of 8:00 P.M., at the Municipal Building of the City of Bellevue, Washington, before the City Council as the time and place for a public hearing on all legal matters relating to such proposed improvements and all objections thereto; and

WHEREAS, the City Manager has caused an estimate to be made of the costs and expenses of the proposed improvements, and has certified it to the City Council, together with all papers and information in his possession touching the proposed improvements, a description of the boundaries of the district, a statement of the costs and expenses of the improvements 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, 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 plans and assessment maps of the proposed improvements; and

WHEREAS, due notice of hearing upon said Resolution No. 3329 was given in the manner provided by law and said hearing was held by the City Council on May 14, 1979, and all persons appearing at such hearing were heard, and all written protests were duly considered; and

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WHEREAS, the City Council has determined that it is in the best interests of the City and of the owners of property within the area of the Local Improvement District, as hereinafter described, that the improvements 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 BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Improvements ordered. The area described in Section 2 hereof shall be improved by:

The construction of 290' of 8 inch PVC sanitary sewer, with two manholes and 9 stubs to 9 property lots (Improvement I), and the construction of approximately 350 feet of a two lane, asphalt concrete roadway with a width of 20 feet, said construction to include all necessary grading, surfacing, shoulders on both sides, roadway runoff control, storm drains and other services and appurtenances (Improvement II).

Said improvements constitute a continuous unit of improvement.

The above described improvements shall be made in accordance with plans and specifications prepared and/or approved by the Public Works and Utilities Department.

Section 2. Local Improvement District No. 240 established. Local Improvement District No. 240 is hereby established, which district shall include the property and boundaries of an area within the City, comprised of the following described continuous unit of improvement:

Improvement I

That portion of land lying within the W 1/3 of the NW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the SE corner of said subdivision; thence Nly along the E line of said subdivision; 357 feet more or less to the N line of the S 357 feet of the W 1/3 of the NW 1/4 of the NE 1/4 of said Section 3 and the true point of beginning; thence Wly along said N line 397.37 feet more or less to the E margin of 145th Pl. S.E. (A.K.A.

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Newcastle Road); thence NWly along said E margin to the N line of the S 97.48 feet of the N 442.48 feet of the W 1/3 of the NW 1/4 of the NE 1/4 of said Section 3, thence Ely along said N line to the E line of the W 1/3 of the NW 1/4 of the NE 1/4 of said Section 3, thence Sly along said E line 225.37 feet more or less to the TPOB. EXCEPT the E 68.59 feet of the W 1/3 of the NW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 5 E W.M. King County lying Sly of the N 472.48 feet of said subdivision.

Improvement II

That portion of land lying within the W 1/3 of the NW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the SE corner of said subdivision; thence Nly along the E line of said subdivision; 357 feet more or less to the N line of the S 357 feet of the W 1/3 of the NW 1/4 of the NE 1/4 of said Section 3 and the true point of beginning; thence Wly along said N line 397.37 feet more or less to the E margin of 145th Pl. S.E. (A.K.A. Newcastle Road); thence NWly along said E margin to the N line of the S 97.48 feet of the N 442.48 feet of the W 1/3 of the NW 1/4 of the NE 1/4 of said Section 3, thence Ely along said N line to the E line of the W 1/3 of the NW 1/4 of the NE 1/4 of said Section 3, thence Sly along said E line 225.37 feet more or less to the TPOB.

Section 3. Assessment of Costs. All of the costs and expenses in connection with the installation and construction of said improvements, including the estimated costs and expenses of: (a) the improvement within street intersections; (b) all engineering and surveying necessary for the improvement, whether done under the supervision of the City Engineer or otherwise; (c) all legal work and opinions incidental thereto; (d) ascertaining the ownership of lots or parcels of land included within the assessment district; (e) appraisals; (f) advertising, mailing, posting and publishing all necessary notices; (g) accounting, clerical labor and of books and blanks, extended or used on the part of the City Clerk or Treasurer in connection with the improvement; (h) acquisition of rights of way, property, easement and other facilities or rights of way, and all other expenses incidental thereto as required or provided by law of the State of Washington and

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ordinance of the City of Bellevue shall be allocated to and be borne by the properties within the improvement district, in accordance with the special benefits conferred, and the costs assessed against the individual properties in accordance with an assessment method which will fairly reflect the special benefits conferred, provided, however, that such portion of said costs and expenses, if any, which is paid by the City shall not be allocated to and be borne by said properties. The improvements shall be paid for by means of assessments against the various properties as aforesaid, and through the use of bonds (or in lieu thereof, installment notes), all as provided by statute and ordinance for local improvement districts.

Section 4. Estimated Costs. The total estimated costs and expenses of the improvements herein ordered is hereby declared to be \$48,555.00 (\$19,642.50 for Improvement I and \$28,912.50 for Improvement II), and the work hereby ordered constitutes one continuous unit of improvement.

Section 5. Assessment District. There is hereby created an assessment district, consisting of all of the property within Local Improvement District No. 240 especially benefited by the improvements above ordered, which property shall be assessed for the costs and expenses of the improvements in accordance with the special benefits conferred thereon as provided in Section 3 above.

Section 6. Fund Created. There is hereby created and established, for Local Improvement District No. 240, a special fund to be known and designated as "Local Improvement Fund, District No. 240," into which 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 against which funds shall be issued cash warrants to pay contractor or contractors in payment for the work to be done by them in connection with said improvements, and against which fund cash warrants shall be issued in payment of all other items of expense in connection with said improvements.

Section 7. Issuance and Sale of Local Improvement District Warrants and Bonds or Installment Notes. The Finance Director is hereby authorized to issue Local Improvement District warrants from time to time in such amounts as he/she may determine in payment, or from which to obtain funds, with which to pay the costs and expenses of the improvements herein ordered. Such warrants shall be designated and payable out of the "Local Improvement Fund, District No. 240," to bear interest from the date thereof at a rate to be hereafter fixed and to be redeemed in cash or by Local Improvement District bonds or installment notes herein authorized to be issued, said interest bearing warrants to be hereafter referred to as Revenue Warrants.

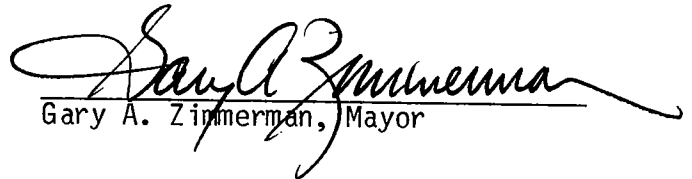
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Bonds payable on or before 20 years from the date of issuance may be issued in exchange for the redemption of any and all revenue warrants issued hereunder not redeemed and cashed. In lieu of such bonds, installment note(s) may be issued as provided by statute. Said bonds or installment notes shall be redeemed by the collection of special assessments to be levied and assessed upon the property within said district, payable in 18 equal installments, with interest at a rate to be hereafter fixed by ordinance levying the assessment. 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 in this ordinance, shall be subject to a penalty charge of 5% levied upon both principal and interest due on such installment or installments; foreclosure shall be accomplished in the manner provided by law and the ordinances of the City of Bellevue. The exact amount, form, date and denomination of said bonds shall be fixed hereafter by ordinance of the City of Bellevue.

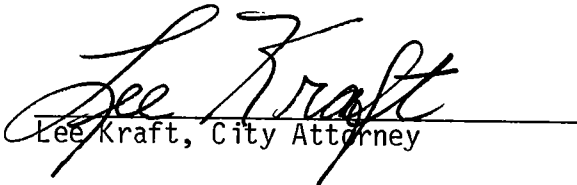
Section 8. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 21 day of May, 1979, and signed in authentication of its passage this 21 day of May, 1979.

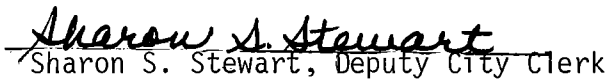
(SEAL)


Gary A. Zimmerman, Mayor

Approved as to form:


Lee Kraft, City Attorney

Attest:


Sharon S. Stewart, Deputy City Clerk

Published May 26, 1979