

4-10-62

CITY OF BELLEVUE, WASHINGTON

ORIGINAL

ORDINANCE NO. 515

AN ORDINANCE ordering the improvement of N.E. 8th Street from 116th Avenue N.E. to 120th Avenue N.E., Plus Bellevue-Redmond Road from N.E. 8th Street to 120th Avenue N.E., (hereinafter called "Unit A",) and the northwesterly portion of the Bellevue-Redmond Road, from 120th Avenue N.E. to 132nd Avenue N.E., (hereinafter called "Unit B",) in Bellevue, Washington, by paving and otherwise improving the same; creating a Local Improvement District therefor comprised of two (2) continuous units of the improvement; providing that payment for said improvement be made in part by special assessments of property benefited; providing for the issuance and sale of Local Improvement District warrants and bonds and calling for bids for the purchase thereof.

WHEREAS, by Resolution No. 901 adopted March 13, 1962, the City Council of the City of Bellevue declared its intention to order the improvement of N.E. 8th Street from 116th Avenue N.E. to 120th Avenue N.E., Plus Bellevue-Redmond Road from N.E. 8th Street to 120th Avenue N.E., (hereinafter called "Unit A",) and the northwesterly portion of the Bellevue-Redmond Road, from 120th Avenue N.E. to 132nd Avenue N.E. (hereinafter called "Unit B",) within two (2) continuous units of the improvement, by paving the same with asphalt cement concrete (commonly referred to as "plant mix"), including the securing of necessary easements and rights-of-way, and including grading, re-grading, filling, compacting, ballasting, surfacing and draining, and the installation of storm sewers, crosswalks, and other appurtenances consistent with good street construction; the right-of-way in Unit A to be 60 feet in width, and the traveled way to be 43 feet wide, and the Unit to have installed curbs, gutters and curb inlets; the right-of-way in Unit B to be 30 feet wide, and the traveled way to be 22 feet wide plus a two foot thickened edge, both measured northwesterly from the centerline of said street, which is the City limits of the City of Bellevue, and the Unit to have installed drain inlets; and for the establishment of an improvement district, the assessment districts for which do not extend beyond the termini of the improvement, and the improvement district for which shall be comprised of two (2) continuous units of the improvement as aforesaid; and did fix April 10, 1962, at 8:30 o'clock P.M., in the City Hall, Bellevue, Washington, as the time and place for hearing all matters relating to said proposed improvement and all objections thereto; and

WHEREAS, the City Manager has caused an estimate to be made of the cost and expense of the proposed improvement, including the cost and expense of each of the two (2) continuous units of the 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, descriptions of the boundaries of the two (2) continuous units of the improvement, a statement of what portion of the cost and expense of the improvement should be borne by the City, a statement of what portion of the cost and expense of the improvement should be borne by the two (2) continuous units of the

improvement 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 the hearing upon said Resolution No. 901 was given in the manner provided by law and said hearing was held by the City Council on April 10, 1962, and all written protests filed with the City Council on or before said date were duly considered and by it overruled and all persons appearing at said hearing were heard; and

WHEREAS, the City Council determined that it is in the best interests of the City and of the owners of property within the Local Improvement District that the City contribute from the proceeds of the sale of Street Improvement Bonds a portion, as hereinafter set forth, of the cost and expense of the improvement, and that said improvement, as hereinafter described, be carried out and that the Local Improvement District be created in connection therewith; now therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Improvements ordered. The areas described in Section 2 hereof shall be improved by the construction and installation of N.E. 8th Street from 116th Avenue N.E. to 120th Avenue N.E., Plus Bellevue-Redmond Road from N.E. 8th Street to 120th Avenue N.E., (hereinafter called "Unit A",) and the northwesterly portion of the Bellevue-Redmond Road, from 120th Avenue N.E. to 132nd Avenue N.E., (hereinafter called "Unit B",) within two (2) continuous units of the improvement, by paving the same with asphalt cement concrete (commonly referred to as "plant mix"), including the securing of necessary easements and rights-of-way, and including grading, re-grading, filling, compacting, ballasting, surfacing and draining, and the installation of storm sewers, crosswalks, and other appurtenances consistent with good street construction; the right-of-way in Unit A shall be 60 feet in width, and the traveled way shall be 43 feet wide, and the Unit shall have installed curbs, gutters and curb inlets; the right-of-way in Unit B shall be 30 feet wide, and the traveled way shall be 22 feet wide plus a two foot thickened edge, both measured northwesterly from the centerline of said street, which is the City limits of the City of Bellevue, and the Unit to have installed drain inlets. All of the foregoing shall be in accordance with plans and specifications to be submitted by the City Manager.

Section 2. Local Improvement District No. 61-S-21 established. A Local Improvement District to be known as "Local Improvement District No. 61-S-21" is hereby created and established, which district shall include an area comprised of the following two (2) continuous units of the improvement, to-wit:

UNIT A, (N.E. 8th Street from 116th Avenue N.E. to 120th Avenue N.E., plus Bellevue-Redmond Road from N.E. 8th Street to 120th Avenue N.E.,)

Beginning at the SW corner of Section 28, Township 25 N, Range 5 E, W.M.; thence northerly along the west line of said Section 28 to a point lying 150 feet northerly of said SW corner. Thence easterly along a line parallel with and 120 feet northerly of the north margin of NE 8th Street to an intersection with a curved line which lies 120 feet northerly of and is concentric with the northerly margin of the Redmond Bellevue revision road #1387. Thence northeasterly along said curve to a point of tangency with a line 120 feet northerly of and parallel to the north margin of the Redmond Bellevue revision road #1387. Thence northeasterly along said parallel line to an intersection with the centerline of 120th Avenue NE; thence southerly along said centerline and the southerly extension of said centerline to its intersection with the centerline of NE 8th Street; thence westerly along the centerline of NE 8th Street to its intersection with the northerly extension of the east line of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 33-25-5; thence southerly along said northerly extension of said east line and the east line to an intersection with a line that lies 120 feet southerly of and parallel to the south margin of NE 8th Street; thence westerly along said line to an intersection with the centerline of 116th Avenue NE; thence northerly along said centerline of 116th Avenue NE to the point of beginning.

UNIT B, (Bellevue-Redmond Road, from 120th Avenue N.E. to 132nd Avenue N.E.)

Beginning on the centerline of 120th Avenue NE at a point of intersection with a line that lies parallel to and 120 feet northerly of the north margin of the Redmond Bellevue revision road #1387; thence easterly along said parallel line to an intersection with a curved line which lies 120 feet northerly of and concentric with the north margin of the Otto Phetteplace Road #966. Thence easterly along said concentric line to an intersection with a line that lies 120 feet northerly of and parallel to the north margin of the Bellevue Redmond revision road #1387. Thence easterly along said parallel line to a point of tangency with a curved line that lies 120 feet northerly of and concentric with the north margin of the Redmond Bellevue revision road #1387; thence easterly along said concentric line to a point of tangency with a line that lies 120 feet northerly of and parallel to the north margin of the Redmond Bellevue revision road #1387; thence easterly along said parallel line to an intersection with the centerline of 132nd Avenue NE; thence southerly along said centerline to its intersection with the centerline of the Redmond Bellevue revision road #1387; thence southwesterly along said centerline to its intersection with the centerline of 120th Avenue NE; thence northerly along the centerline of 120th Avenue NE to the point of beginning.

Section 3. The right-of-way in each separate Unit shall either (1) be all donated to the City of Bellevue for street purposes by the property owners, at no cost whatsoever to the City and L.I.D., or (2) be all condemned by the City of Bellevue, with the cost thereof charged to that particular Unit of the said L.I.D.

Section 4. All of the cost and expense in connection with the installation and construction of said improvement, including the estimated cost and expense of: (a) The improvement within street intersections. (b) All engineering and surveying necessary for the improvement, whether done under the supervision of the City Manager or otherwise. (c) All legal work and opinions incidental thereto. (d) Ascertaining the ownership of lots or parcels of land included within the assessment districts. (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 ordinances of the City of Bellevue shall be allocated to and borne by the properties within the improvement district in accordance with the special benefits conferred, and the costs assessed against the individual lots in accordance with the statutory zone and termini method. Those costs mentioned above which are incurred for the benefit of one particular unit shall be charged to that unit only. Those costs mentioned above which are incurred for the benefit of the entire improvement shall be pro-rated to the separate continuous units according to the following formulae: The portion of the expense involved to be charged to a continuous unit shall be to the entire expense, as the total cost of the continuous unit bears to the total cost of the two (2) continuous units. PROVIDED HOWEVER, that the City shall pay sixteen per cent (16%) of the cost of said Local Improvement District exclusive of land acquisition; and PROVIDED FURTHER, that in the event the portion of the actual total cost and expense of said improvement to be charged to the property within the improvement district under the terms hereof shall exceed by more than ten per cent (10%) the portion of the preliminary cost estimate of the City Manager which can be legally charged to the property within the improvement district, the City shall pay that portion of said share of the actual total cost and expense which exceeds said ten per cent (10%). The City shall pay its aforementioned portion of the cost of the improvement from the proceeds of the sale of Street Improvement Bonds, sale of which was heretofore authorized by Ordinance No. 431 passed by the City Council on February 14, 1961.

Section 5. Estimated Cost. The estimated cost and expense of said street and sewers is hereby declared to be \$ 141,279.58, consisting of Unit A \$ 72,215.11 and Unit B \$ 69,064.47.

Section 6. Assessment Districts. There are hereby created two (2) assessment districts, comprised of the areas within the two (2) continuous units described above, and which two (2) continuous units comprise all of the property within Local Improvement District No. 61-S-21 specially benefited by the improvement above ordered. The property within each of the two (2) continuous units shall be assessed to pay the portion of the cost of the respective units to be borne by the property owners; the cost and expense of each assessment district to be borne by the property owners shall be ascertained separately, as near as may be, and the assessment rates shall be computed on the basis of the cost and expense of each assessment district to be borne by the property owners, and said cost and expense shall be assessed against the property within that district in accordance with the special benefits conferred thereon in proportion to areas and distances back from the marginal line of the street improvement, all as provided in Section 4 above.

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Section 7. Manner of Assessment. The nature of the improvement herein ordered is such that the special benefits conferred upon the property to be assessed is fairly reflected by the use of the termini and zone method provided by statute.

Section 8. Bids and Contract. 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 Bellevue shall have and reserve the right to reject any and all bids. The call for bids for work authorized pursuant to this ordinance shall include a statement that payment for said work shall be paid in cash warrants drawn upon the "Local Improvement Fund, District No. 61-S-21" in the City of Bellevue.

Section 9. Fund created. There is hereby created and established in the office of the City Treasurer of the City of Bellevue, for Local Improvement District No. 61-S-21, a special fund to be known and designated as "Local Improvement Fund, District No. 61-S-21", 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, 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 10. 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 improvement herein ordered. Such warrants shall be designated and payable out of the "Local Improvement Fund, District No. 61-S-21," to bear interest from the date thereof at a rate to be hereafter fixed by ordinance, not in excess of eight per cent (8%) per annum, 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 bearing the same rate of interest, payable on or before twelve (12) years from 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 City Treasurer of notice that the assessment roll for Local Improvement District No. 61-S-21 is in her 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 the ordinance levying the assessment, not to exceed eight per cent (8%) per annum, under the mode of "Payment by Bonds," as defined by law and the ordinances of the City of Bellevue. 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 the ordinance levying the assessment, shall be subject to a penalty charge of five per cent (5%) levied upon both principal and interest due on such installment or installments. The exact amount, form, date and denomination of said bonds shall be fixed hereafter by ordinance of the City Council.

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Section 11. Call for Bids on Warrants. The City Clerk is hereby directed to cause to be published once in the Daily Journal of Commerce of Seattle, Washington, and once in the Bellevue American of Bellevue, Washington, at least ten (10) days prior to the bid opening date, a notice of warrant sale calling for sealed bids for the purchase of said Local Improvement District revenue warrants, redeemable in cash and bonds as herein provided, to be received by the City Clerk at her office in the City Hall, Bellevue, Washington, until 8:30 o'clock p.m., on the 24th day of April, 1962, at which time all bids received will be publicly opened by said Clerk and the City Council. The bids submitted shall specify either (a) the lowest rate of interest and premium, if any, above par at which said bidder will purchase said revenue warrants, or (b) the lowest rate of interest at which the bidder will purchase said revenue warrants at par. The City reserves the right to reject any and all bids submitted. The City shall furnish the revenue warrants and bonds issued in redemption thereof, together with the approving legal opinion of Weter, Roberts & Shefelman, bond counsel of Seattle, Washington, without cost to the purchaser.

Section 12. This Ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication.

PASSED by the City Council on this 10th day of April, 1962, and signed in authentication of its passage this 10th day of April, 1962.

Kenneth J. Bates
Mayor Pro Tem

Approved as to Form:

[Signature]
City Attorney

(SEAL)

Attest:

[Signature]
City Clerk

Published April 12 1962

FILED NO. 1182
CITY OF BELLEVUE

DATE 4-11-62

CITY CLERK Laurie L. Mearns, Dy.