

**CITY OF SNOHOMISH**  
**Snohomish, Washington**

**ORDINANCE 1847**

**AN ORDINANCE ORDERING THE IMPROVEMENT OF THE RIGHT-OF-WAY ADJACENT TO CERTAIN PROPERTIES WITHIN THE CITY, ALL IN ACCORDANCE WITH RESOLUTION NO. 912 OF THE CITY COUNCIL; ESTABLISHING LOCAL IMPROVEMENT DISTRICT NO. 97-1 AND ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENT; PROVIDING THAT PAYMENT FOR THE IMPROVEMENT BE MADE BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN THE DISTRICT, PAYABLE BY THE MODE OF "PAYMENT BY BONDS"; AND PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT DISTRICT WARRANTS REDEEMABLE IN CASH OR OTHER SHORT-TERM FINANCING AND LOCAL IMPROVEMENT DISTRICT BONDS.**

WHEREAS, by Resolution No. 912 adopted October 21, 1997, the City Council declared its intention to order the improvements to Pearl Street and Alder Avenue within the City, and fixed November 18, 1997, at 7:00 p.m., local time, in the George Gilbertson Board Room, at 1601 Avenue D, as the time and place for hearing all matters relating to the proposed improvement and all objections thereto and for determining the method of payment for the improvement; and

WHEREAS, the City Engineer caused an estimate to be made of the cost and expense of the proposed improvement and certified that estimate to the City Council, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the proposed local improvement district and a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed district; and

WHEREAS, that estimate is accompanied by a diagram of the proposed improvement showing thereon the lots, tracts, parcels of land, and other property which will be specially benefited by the proposed improvement and the estimated cost and expense thereof to be borne by each lot, tract and parcel of land or other property; and

WHEREAS, due notice of the above hearing was given in the manner provided by law, and the hearing was held by the City Council on the date and at the time above mentioned, and all objections to the proposed improvement were duly considered and overruled by the City Council, (Except that the boundaries of the proposed Local Improvement District were adjusted to reflect the improvements already made by the owners of the adjoining parcels.) and all persons appearing at such hearing and wishing to be heard were heard; and

WHEREAS, the City Council has determined it to be in the best interests of the City that the 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 SNOHOMISH, WASHINGTON, DO  
ORDAIN as follows:

Section 1. The City Council of the City of Snohomish, Washington (the "City"), orders the improvement of the properties described in Exhibit A attached hereto and by this reference made a part hereof and delineated on a map on file with the City Clerk by the construction improvements of right-of-way abutting such properties and making related improvements.

All of the foregoing shall be in accordance with the plans and specifications therefor prepared by the City Engineer, and may be modified by the City Council as long as such modification does not affect the purpose of the improvement.

Section 2. There is created and established a local improvement district to be called Local Improvement District No. 97-1 of the City of Snohomish, Washington (the "District"), the boundaries or territorial extent of which District are more particularly described in Exhibit A.

Section 3. The total estimated cost and expense of the improvement area is declared to be \$60,780. The entire cost and expense shall be borne by and assessed against the property specially benefited by such improvement included in the District which embraces as nearly as practicable all property specially benefited by such improvement.

Section 4. In accordance with 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 5. Local improvement district warrants may be issued in payment of the cost and expense of the improvement herein ordered to be assessed, such warrants to be paid out of the Local Improvement Fund, District No. 97-1, hereinafter created and referred to as the Local Improvement Fund, and, until the bonds referred to in this section are issued and delivered to the purchaser thereof, to bear interest from the date thereof at a rate to be established hereafter by the City Treasurer, as issuing officer, and to be redeemed in cash and/or by local improvement district bonds herein authorized to be issued, such interest-bearing warrants to thereafter referred to as "revenue warrants." In the alternative, the City hereafter may provide by ordinance for the issuance of other short-term obligations pursuant to Chapter 39.50 RCW.

The City is authorized to issue local improvement district bonds for the District which shall bear interest at a rate and be payable on or before a date to be hereafter fixed by ordinance. The bonds shall be issued in exchange for and/or in redemption of any and all revenue warrants issued hereunder or other short-term obligations hereafter authorized and not redeemed in cash within twenty days after the expiration of the thirty-day period for the cash payment without interest of assessments on the assessment roll for the District. The bonds shall be redeemed by the collection of special assessments to be Levied and assessed against the property within the District, payable in annual installments, with interest at a rate to be fixed hereafter by ordinance under the mode of "payment by bonds," as defined by law and the ordinances of the City. The exact form, amount, date, interest rate or rates and denominations of such bonds shall be hereafter fixed by ordinance of the City Council. Such bonds shall be sold in such manner as the City Council hereafter shall determine.

Section 6. In all cases where the work necessary to be done in connection with the

making of such improvement is carried out pursuant to contract upon competitive bids (and the City shall have and reserves the right to reject any and all bids), the call for bids shall include a statement that payment for such work will be made in cash warrants drawn upon the Local Improvement Fund.

Section 7. There is created and established in the office of the City Treasurer the Local Improvement Fund, into which fund shall be deposited the proceeds from the sale of revenue warrants or other short-term obligations drawn against the fund which may be issued and sold by the City and collections pertaining to assessments, 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 the improvement, and against which fund cash warrants shall be issued in payment for all other items of expense in connection with the improvement.

Section 8. Within fifteen (15) days of the passage of this ordinance there shall be filed with the City Treasurer the title of the improvement and District number, a copy of the diagram or print showing the boundaries of the District and the preliminary assessment roll or abstract of such roll showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of such improvement to be borne by each lot, tract or parcel of land. The City Treasurer shall immediately post the proposed assessment roll upon his index of local improvement assessments against the properties affected by the local improvement.

PASSED by the City Council and APPROVED by the Mayor of the City of Snohomish, Washington, at a regular open public meeting thereof, this 18th day of November, 1997.

CITY OF SNOHOMISH

By \_\_\_\_\_  
Jeff Soth, Mayor

Attest:

By \_\_\_\_\_  
Molly Linville, City Clerk

Approved as to form :

By \_\_\_\_\_  
Grant Weed, City Attorney

Date of Publication : \_\_\_\_\_

Effective Date (5 days after publication) : \_\_\_\_\_

**EXHIBIT A**

**PEARL STREET IMPROVEMENT PROJECT**  
City of Snohomish  
**LOCAL IMPROVEMENT DISTRICT: ESTIMATED COST**  
**112 Alder Avenue (a.k.a. 405 Pearl Street)**

**ORIGINAL QUANTITIES**

Revised: 24 July 1997

<b>Item Description</b>	<b>Estimated Quantity</b>	<b>Unit Type</b>	<b>Estimated Unit Cost</b>	<b>Total Cost</b>
Cleaning & Grubbing (incl. Mobilization)	11%	LS	26,500 \$	2,915
Roadway Excavation	200	CY	13 \$	2,600
Gravel Borrow	274	Ton	8 \$	2,192
Catch Basin	3	Each	800 \$	2,400
Storm Pipe	184	LF	24 \$	4,416
Crushed Surfacing	15	Ton	20 \$	300
Asphalt Treated Base	100	Ton	35 \$	3,500
Asphalt Class A	68	Ton	42 \$	2,856
Curb & Gutter	265	LF	9 \$	2,385
Concrete Sidewalk	147	SY	18 \$	2,646
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				<b>\$ 26,210</b>

**Partners**

Steve Lindberg  
Grant Lindberg  
David Shurman

**Contact Information**

20425 Little Bear Creek Road  
Woodinville, WA 98072  
424-481-5766

As Per LID Covenant, Dated: Aug. 24, 1988

**PEARL STREET IMPROVEMENT**  
City of Snohomish  
**LOCAL IMPROVEMENT DISTRICT: ESTIMATED COST**  
**109 & 113 Alder Avenue**

ORIGINAL QUANTITIES			Revised: 24 July 1997		
Item Description	Estimated Quantity	Unit Type	Estimated Unit Cost	Total Cost	
Cleaning & Grubbing (including Mobilization)	11%	LS	26,500	\$	2,915
Roadway Excavation	165	CY	13	\$	2,145
Gravel Borrow	250	Ton	8	\$	2,000
Catch Basin	2	Each	800	\$	1,600
Storm Pipe	75	LF	24	\$	1,800
Crushed Surfacing	15	Ton	20	\$	300
Asphalt Treated Base	88	Ton	35	\$	3,080
Asphalt Class A	65	Ton	42	\$	2,730
Curb & Gutter	268	LF	9	\$	2,412
Concrete Sidewalk	139	SY	18	\$	2,502
<b>TOTAL ESTIMATED CONTRUCTION COST</b>				<b>\$</b>	<b>21,484</b>

***C.D.J. Investments***

David G. Heckman  
Wilma J.W. Heckman  
Clint M. McCubbin JR  
Linda C. McCubbin  
Jeffery A. Heckman  
Lorraine S. Heckman

***Contact Information:***

10206 52nd Street S.E.  
Snohomish, WA 98290  
360-568-0881

As Per LID Covenant, Dated: Aug. 23, 1990

**PEARL STREET IMPROVEMENT**  
City of Snohomish  
**LOCAL IMPROVEMENT DISTRICT: ESTIMATED COST**  
**402 First Street**

ORIGINAL QUANTITIES			Revised: 24 July 1997		
Item Description	Estimated Quantity	Unit Type	Estimated Unit Cost	Total Cost	
Cleaning & Grubbing (including Mobilization)	5%	LS	26500	\$	1,325
Roadway Excavation	72	CY	13	\$	936
Gravel Borrow	120	Ton	8	\$	960
Retainage Structure	-	SF	15	\$	-
Catch Basin	-	Each	800	\$	-
Storm Pipe	-	LF	24	\$	-
Crushed Surfacing	7	Ton	20	\$	140
Asphalt Treated Base	42	Ton	35	\$	1,470
Asphalt Class B	30	Ton	42	\$	1,260
Curb & Gutter	121	LF	9	\$	1,089
Concrete Sidewalk	67	SY	18	\$	1,206
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				<b>\$</b>	<b>8,386</b>

*Robert James*

Contact Information:  
614 Logan Road  
Lynnwood, WA 98037  
206-672-7353

**PEARL STREET IMPROVEMENT**  
City of Snohomish  
LOCAL IMPROVEMENT DISTRICT: ESTIMATED COST  
**101 Alder Avenue**

ORIGINAL QUANTITIES			Revised: 24 July 1997		
Item Description	Estimated Quantity	Unit Type	Estimated Unit Cost	Total Cost	
Cleaning & Grubbing (including Mobilization)	3%	LS	26,500	\$	795
Roadway Excavation	55	CY	13	\$	715
Gravel Borrow	101	Ton	8	\$	808
Catch Basin	-	Each	800	\$	-
Storm Pipe	-	LF	24	\$	-
Crushed Surfacing	-	Ton	20	\$	-
Asphalt Treated Base	36	Ton	35	\$	1,260
Asphalt Class A	26	Ton	42	\$	1,092
Curb & Gutter	-	LF	9	\$	-
Concrete Sidewalk	-	SY	18	\$	-
<b>TOTAL ESTIMATED LID COST</b>				<b>\$</b>	<b>4,670</b>

***C.D.J. Investments***

David G. Heckman  
Clint M. McCubbin JR  
Jeffery A. Heckman

***Contact Information:***

10206 52nd Street S.E.  
Snohomish, WA 98290  
360-568-0881

PEARL STREET LID 97-1

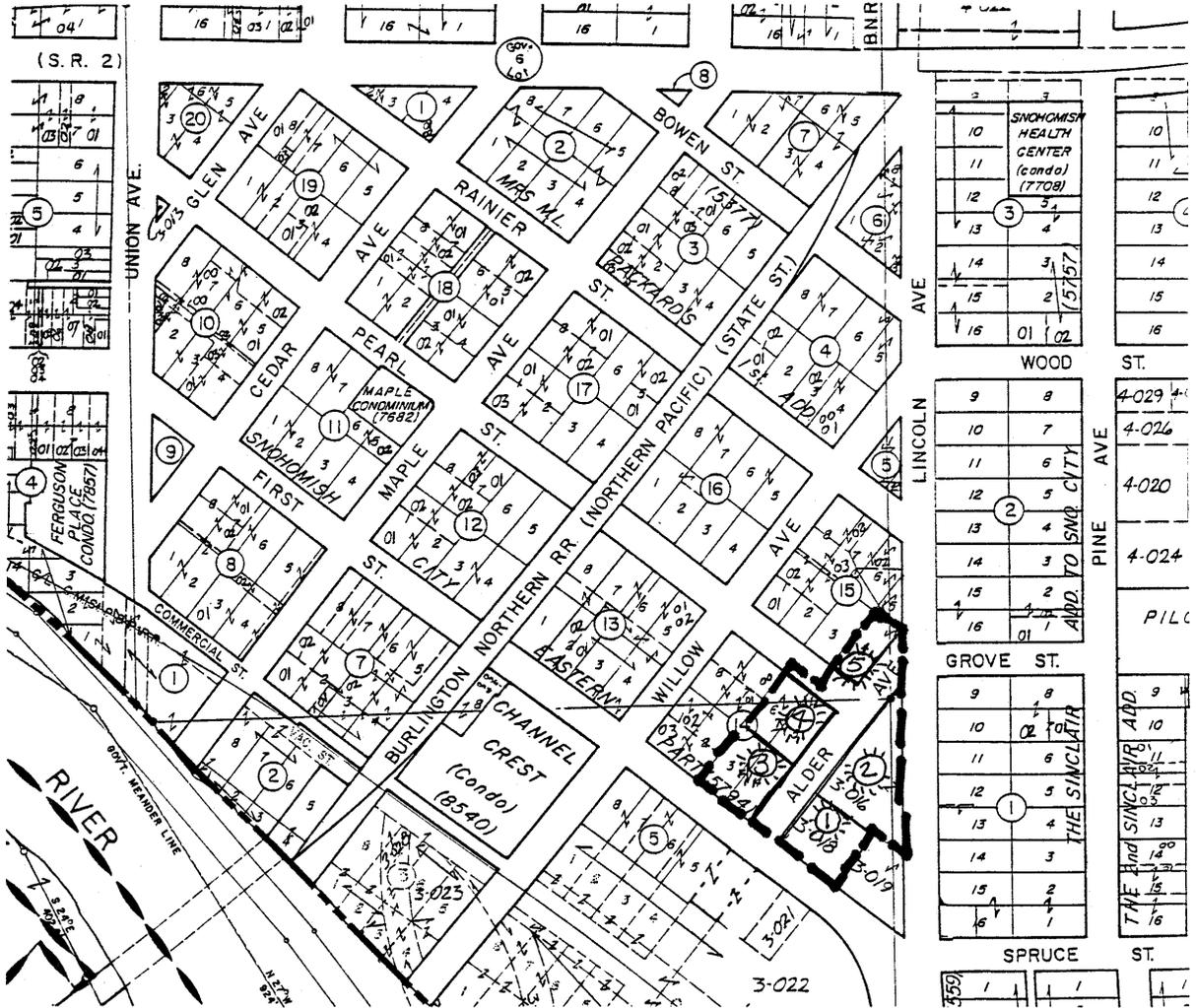
"EXHIBIT B"

PEARL STREET LID 97-1  
PROPERTY ASSESSMENT ROLL

NO.	OWNER	SITE ADDRESS	TAX PARCEL NO.	LEGAL DESCRIPTION
1	CDJ INVESTMENTS	101 ALDER AVE	182806 3-018-0004	Beg. At the SE cor. Of lot 4 blk 14 Snohomish City Western Part. Then SE along the south lot line extended on the North margin line of First Street a distance of 60 feet to the East line of Alder Ave and the true point of beg.then continuing along said first street north margin 190' then NErly parallel to Alder Avenue a distance of 120'. Then Nwerly parallel to First street 190' to the East margin o f Alder Avenue then Southerly along Said East margin to the point of beg.
2	CDJ INVESTMENTS	(113 ALDER AVE) VACANT LOT	182806-3-016-0005	Beg at the intersection of Lincoln Ave and Alder Ave then Southerly along the East margin of Alder Ave to a point 120' North of First Street then Serly parallel to and 120' north of First Street to the West Margin of Lincoln avenue, then Northerly along said West margin to the point of beginning.
3	ROBERT JAMES	400 FIRST STREET	5794-014-003-0001	LOTS 1 &2 BLOCK 14 SNOHOMISH CITY eastern PART
4	THREEFOLD DEVELOPMENT	112 ALDER AVE	5794-014-005-0001	LOT 5 & 6 Block 14 Snohomish city Eastern Part
5	CARL ALPERS	124 ALDER AVE	5794-O15-004-0002	Lot 4, block 15,Snohomish City Eastern Part.

PEARL STREET LID 97-1  
PARCEL MAP

"EXHIBIT B"



--- LOCAL IMPROVEMENT DISTRICT LIMITS



ITEM NUMBER