

RESOLUTION 1973

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING WATER, SEWER, STORM DRAINAGE, AND STREET IMPROVEMENTS FROM PULTE HOMES OF WASHINGTON, INC. RELATING TO RIVER GLEN, A 99-LOT SUBDIVISION

WHEREAS, on June 24, 2015, Pulte Homes of Washington, Inc. (“Developer”) received preliminary plat approval to construct 105 single-family residential lots on a 32.92-acre site known as River Glen. The Developer reduced the lot count to 99 single-family residential lots for the two separate phases of Final Plat Approval. Final Plat Approval for Phase 1 occurred February 21, 2017 and Phase 2 received approval on June 20, 2017; and

WHEREAS, on October 20, 2015, the City and the Developer executed a Developer Extension Agreement for the River Glen water, sewer, storm drainage, and street improvements; and

WHEREAS, the Developer constructed certain water, sewer, storm drainage, and street improvements for the River Glen subdivision (“Improvements”); and

WHEREAS, the City has inspected the Improvements, received mylar as-builts, and a GIS disk as required by North Bend Municipal Code (“NBMC”); and

WHEREAS, the NBMC requires certain improvements of the subdivision to be dedicated to the City for future ownership, operation and maintenance; and

WHEREAS, the Developer has provided the City with the market value for the Improvements and a related Bill of Sale; and

WHEREAS, the City Council of the City of North Bend finds that the Improvements meet the standards of the City, and that the value assigned by the Developer for said Improvements reflects a fair market value;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council of the City of North Bend hereby accepts the water, sewer, storm drainage, and street Improvements built for the River Glen subdivision as depicted in the attached **Exhibit A** to this Resolution, which is incorporated herein by reference.

Section 2. The Mayor is authorized to execute the Bill of Sale accepting the water, sewer, storm drainage, and street Improvements on behalf of the City of North Bend, in the form

attached hereto as **Exhibit B** or in a substantially similar form, in a final form acceptable to the City Attorney.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 4TH DAY OF MAY, 2021.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Rob McFarland, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective: May 4, 2021
Posted: May 5, 2021

Susie Oppedal, City Clerk