

# RESOLUTION 1983

## A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING SEWER LIFT STATION FROM TRI POINTE, FORMERLY QUADRANT HOMES, RELATING TO THE CEDAR LANDING SUBDIVISION

**WHEREAS**, on March 3, 2016, Quadrant Homes, now known as Tri Pointe (“Developer”), received preliminary plat approval to construct 124 single family residential lots on a 35.87-acre site known as the Cedar Landing; and

**WHEREAS**, on August 18, 2017, the City and Developer executed a Developer Extension Agreement for the Cedar Landing subdivision’s sewer, sewer lift station, storm drainage, and street improvements; and

**WHEREAS**, in September 2019 construction commenced on the Cedar Landing Phase 1 subdivision; and

**WHEREAS**, the Developer constructed certain sewer, storm drainage, and street improvements for the Cedar Landing subdivision (“Improvements”); and

**WHEREAS**, the City has inspected the Improvements, received as-builts, and manuals for the sewer lift station 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 sewer lift station improvements built for the Cedar Landing Subdivisions 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 sewer lift station 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 20<sup>TH</sup> DAY OF JULY, 2021.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

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**Rob McFarland, Mayor**

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**Michael R. Kenyon, City Attorney**

Effective: July 20, 2021  
Posted: July 21, 2021

**ATTEST/AUTHENTICATED:**

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**Susie Oppedal, City Clerk**