

RESOLUTION NO. 1159

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, ESTABLISHING NEW CONNECTION CHARGE RATES FOR THE NOVELTY HILL SERVICE AREA, MAINTAINING CURRENT CONNECTION CHARGE RATES FOR THE REDMOND SERVICE AREA AND REPEALING RESOLUTION NUMBER 1129 AND NUMBER 1132.

WHEREAS, section 13.11.030 of the Redmond Municipal Code establishes General Water and Sewer Connection Charges, and Section 13.11.060 provides that the rate of the General Water and Sewer connection Charge shall be determined by the City Council, and

WHEREAS, the City Council has considered the recommendations of the Public Works Director and a consultant to the City, and based upon such information the City Council has determined that the following charges will result in payment of an equitable share of the costs of the City Sewer and Water Systems by property owners connecting to said systems, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The General Water Connection Charge shall be collected for each separate connection to the city water system and is in addition to any other required permit or meter installation fees. The charge shall be based on the meter size for single family residential, commercial/multi family residential, and irrigation uses of the connection as follows:

A. REDMOND SERVICE AREA

<u>Meter Size</u>	<u>Single Family Residential</u>	<u>Multi Family Residential/Commercial</u>	<u>Irrigation</u>
5/8" x 3/4"	\$ 3,225	\$ 3,370	\$ 3,175
1"	7,460	7,820	7,330
1-1/2"	14,470	15,190	14,210
2"	22,960	24,110	22,540
3"		48,500	45,300
4"		75,200	70,300
6"		149,300	139,500

B. NOVELTY HILL SERVICE AREA

<u>Meter Size</u>	<u>All Classes</u>
5/8" x 3/4"	\$110
1"	275
1-1/2"	550
2"	880
3"	1,760
4"	2,750
6"	5,500

Section 2. The General Water Connection Charge for the Redmond Service Area in Section 1 above shall be reduced by credits for water system improvements constructed to serve the property by the property developer, by Local Improvement District, or for which reimbursement fees are paid.

The maximum credits shall be as follows:

A. Water Distribution Credit

If water system improvements consist of hydrants, transmission and distribution mains and pump facilities, a credit shall be given in an amount not to exceed the following as determined by meter size:

<u>Meter Size</u>	<u>Single Family Residential</u>	<u>Multifamily Residential/Commercial</u>	<u>Irrigation</u>
5/8"-3/4"	\$ 1,125	\$ 1,175	\$ 1,110
1"	2,605	2,730	2,560
1-1/2"	5,050	5,300	4,950
2"	8,000	8,400	7,850
3"		16,950	15,850
4"		26,300	24,550
6"		52,200	48,800

B. Water Source and Storage Credit

If water system improvements consist of source of supply and/or storage improvements, a credit shall be given in an amount not to exceed the following as determined by meter size:

<u>Meter Size</u>	<u>Single Family Residential</u>	<u>Multifamily Residential/Commercial</u>	<u>Irrigation</u>
5/8"-3/4"	\$ 400	\$ 420	\$ 395
1"	930	975	915
1-1/2"	1,805	1,875	1,775
2"	2,850	3,000	2,800
3"		6,000	5,600
4"		9,300	8,700
6"		18,600	17,400

Section 3. The General Sewer Connection Charge shall be collected for each separate connection to the city sewer system and is in addition to any other required permit or inspection fees. The charge shall apply to each building/structure/use based on the meter size for commercial uses and living units for single and multi family residential as follows:

Residential

<u>Type of Residence</u>	<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
Single Family Residence	\$ 1,425	\$45
Duplex	2,280	75
Triplex	3,420	110
Fourplex	4,560	145
Larger than four units	920 (per unit)	30 (per unit)
Mobile Home Park	1,425 (per space)	45 (per space)

Commercial

<u>Meter Size</u>	<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
5/8"-3/4"	\$ 1,425	\$ 45
1"	3,570	115
1-1/2"	7,130	225
2"	11,400	360
3"	22,800	720
4"	35,700	1,125
6"	71,300	2,250

For sewer connections that do not have a water supply, the Public Works Director or his/her designee shall establish a meter size equivalent for the use.

Section 4. The General Sewer Connection Charge for the Redmond Service Area in 3 above shall be reduced by a credit for sewer system improvements constructed to serve the property by the property developer, by Local Improvement District, or for which reimbursement fees are paid. The maximum credit shall be as follows:

Residential

<u>Type of Residence</u>	<u>Redmond Service Area</u>
Single Family Residence	\$ 710
Duplex	1,135
Triplex	1,705
Fourplex	2,275
Larger than four units	455 (per unit)
Mobile Home Park	710 (per space)

Commercial

<u>Meter Size</u>	<u>Redmond Service Area</u>
5/8"-3/4"	\$ 710
1"	1,780
1-1/2"	3,560
2"	5,695
3"	11,390
4"	17,800
6"	35,600

Section 5. The amount of the credit shall be determined for each parcel, subdivision, development or connection by allocating system improvement costs to the anticipated connections as follows:

A. Residential Plats/Short Plats

(1) Water Distribution Credit

Take the total costs of hydrants, transmission and distribution mains, and pump facilities, then subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the number of lots in the plat or short plat.

(2) Water Source and Storage Credit

Take the total cost of the source and storage improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the number of lots in the plat or short plat.

(3) Sewer Credit

Take the total cost of sewer system improvements, subtract any reimbursement agreement repayment amounts to be received, and then divide the remainder by the number of lots in the plat or short plat.

(4) Credit Amount per Lot

The credits for each lot are the amount calculated in Sections 1, 2 and 3 above not exceeding the maximum credits specified in Sections 2 and 4 above.

B. Multi Family Residential and Mobile Home Parks

(1) Water Distribution Credit

Take the total costs of hydrants, transmission and distribution mains, and pump facilities, then subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factor for all meters in the multi family or mobile home park development, including irrigation meters. Then multiply this resultant figure by the meter flow factor for each individual meter in the development to determine the credit for each meter.

(2) Water Source and Storage Credit

Take the total cost of source and storage improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factor for all meters in the multi family or mobile home park development, including irrigation meters. Then multiply this resultant figure by the meter flow factor for each individual meter in the development to determine the credit for each meter.

(3) Sewer Credit

Take the total cost of sewer system improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the adjusted number of units or spaces in the development, then multiply this resultant figure by the number of units in each building/structure to determine the credit for each building/structure.

(4) The credits are the amount calculated not exceeding the maximum credits specified in sections 2 and 4 above.

(5) The meter flow factors are as follows:

<u>Meter Size</u>	<u>Meter Flow Factor</u>
5/8"-3/4"	1
1"	2.5
1-1/2"	5
2"	8
3"	16
4"	25
6"	50

(6) Non-residential uses in a multi family development or mobile home part such as recreation buildings and laundry buildings shall be converted into equivalent multi family units in the amount of the meter flow factor. These equivalent units shall be added to the actual number of units and this sum shall be the adjusted number of units/spaces for which the sewer credit is calculated.

C. Commercial Developments, Structures and Buildings

(1) Water Distribution Credit

Take the total costs of hydrants, transmission and distribution mains, and pump facilities, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factors for all meters in the development, including irrigation meters, then multiply this resultant figure by the meter flow

factor for each individual meter in the development to determine the credit for each meter.

(2) Water Source and Storage Credit

Take the total costs of source and storage improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factor for all meters in the multi family or mobile home park development including irrigation meters. Then multiply this resultant figure by the meter flow factor for each individual meter in the development to determine the credit for each meter.

(3) Sewer Credit

Take the total costs of sewer system improvements, subtract any reimbursement agreement repayment amounts to be received, then divide the remainder by the sum of the meter flow factor for all meters which feed connections to the sewer system. Then multiply this resultant figure by the meter flow factor for each individual meter in the development to determine the credit for each meter.

(4) The credits are the amount calculated not exceeding the maximum credits specified in sections 2 and 4 above.

(5) The meter flow factors are as listed above.

(6) For commercial zone subdivisions, credits for plat improvement shall be determined as for residential plats above and may be added to credits for on-site improvements except that the total credit amounts shall not exceed the maximum credits specified in Sections 2 and 4 above.

Section 6. Costs of system improvement from which credits are calculated shall not include costs of side sewers, water meters and services, private fire protection systems or any part of the improvement which does not become part of the City owned and operated system.

Section 7. The Public Works Director or his/her designee may provide an additional credit in the General Connection Charge for new connections on property which is being redeveloped and where water and/or sewer service had previously been provided. Factors to be considered in establishing the amount of this additional credit include: size of previous meters, number of previous units, previous quantity of flow, length of time previous development existed, length of time property is vacant from previous use and, other such factors as may apply.

Section 8. The Public Works Director or his/her designee shall make an additional General Sewer Connection Charge for property which is currently served by

sewer service when a new water service or an increased size water service is installed for the property. The additional charge shall be the difference between the General Sewer Connection Charge calculated at the current rates before and after the change.

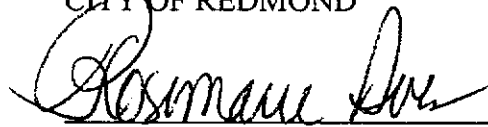
Section 9. For new connections in older developments where construction costs are not available to calculate credits, the Public Works Department shall estimate the value of the improvements at the time of construction and determine a credit. If a property owner does not accept the amount of credit determined by the City, the owner may submit such additional information for the City to consider in establishing the credit. Upon review of the additional information, the Director of Public Works or his/her designee shall set the amount of the credit.

Section 10. Resolution number 1129 is hereby repealed and Resolution number 1132 is hereby repealed.

Section 11. This Resolution shall become effective January 1, 2003.

RESOLVED this 25th day of November, 2002.

CITY OF REDMOND



MAYOR ROSEMARIE M. IVES

ATTEST/AUTHENTICATED:



CITY CLERK BONNIE MATTSON

FILED WITH THE CITY CLERK: November 15, 2002
PASSED BY THE CITY COUNCIL: November 25, 2002
RESOLUTION NO. 1159