RESOLUTION NO. 1272

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, ESTABLISHING NEW CONNECTION CHARGE RATES AND REPEALING RESOLUTION NO. 1213 IN ITS ENTIRETY.

WHEREAS, RMC 13.11.030 establishes General Water and Sewer Connection Charges, and RMC 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, cooling tower, and irrigation uses of the connection as follows:

A. REDMOND SERVICE AREA

	Single Family	Multi Family	Irrigation/
Meter Size	Residential	Residential/Commercial	Cooling Towers
			See note 1
5/8" x 3/4"	\$ 3,690	\$ 3,740	\$ 8,900
1"	8,970	9,100	21,600
1-1/2"	17,770	18,040	42,700
2"	28,330	28,770	68,100
3"		57,400	135,800

4"	89,500	211,900
6"	178,900	423,400
8"	286,200	677,200

Note 1. Irrigation and cooling tower connection fees apply not only to city-owned meters but also apply to exempt meters. As an example if there is an installation of a 2 inch commercial meter with a 2 inch exempt irrigation meter downstream connection charges would apply to both meters.

B. NOVELTY HILL SERVICE AREA

Meter Size	<u>All C</u>	lasses
5/8" x 3/4"	\$	150
1"		380
1-1/2"		750
2"	1	,200
3"	2	,400
4"	3	,800
6"	7	,500
8"	12	,000

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:

	Single Family	Multifamily	<u>Irrigation/</u>
Meter Size	Residential	Residential/Commercial	Cooling Towers
5/8"-3/4"	\$ 1,340	\$ 1,340	\$ 3,270
1"	3,340	3,340	8,170

1-1/2"	6,680	6,680	16,300
2"	10,690	10,690	26,100
3"		21,400	52,300
4"		33,400	81,700
6"		66,800	163,400
8"		106,900	261,400

B. Water Storage Credit

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

	Single Family	Multifamily	Irrigation/
Meter Size	Residential	Residential/Commercial	Cooling Towers
5/8"-3/4"	\$ 540	\$ 590	\$ 670
1"	1,350	1,490	1,670
1-1/2"	2,700	2,970	3,330
2"	4,320	4,760	5,320
3"		9,500	10,640
4"		14,900	16,630
6"		29,700	33,260
8"		47,600	53,200

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

	Redmon	d	Novelty	Hill Hill
Type of Residence	Service Ar	rea	Service	<u>Area</u>
Single Family Residence	\$ 2,010		\$ 10	
Duplex	3,210		20	
Triplex	4,810		30	
Fourplex	6,420		40	
Larger than four units	1,280 (1	per unit)	10	(per unit)
Mobile Home Park	2,010 (1	per space)	10	(per space)

Commercial

	Redmond	Novelty Hill
Meter Size	Service Area	Service Area
5/8"-3/4"	\$ 2,010	\$ 10
1"	5,010	30
1-1/2"	10,030	50
2"	16,040	80
3"	32,100	200
4"	50,100	300
6"	100,300	500
8"	160,400	800

Cooling Towers

	Redmond	Novelty Hill
Meter Size	Service Area	Service Area
5/8"-3/4"	\$ 300	\$ 10
1"	750	30
1-1/2"	1,500	50
2"	2,410	80
3"	4,800	200
4"	7,500	300
6"	15,000	500
8"	24,100	800

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

	Redm	ond
Type of Residence	<u>Service</u>	Area
Single Family Residence	\$ 1,010	
Duplex	1,610	
Triplex	2,410	
Fourplex	3,210	
Larger than four units	640	(per unit)
Mobile Home Park	1,010	(per space)

Commercial

	Redmond
Meter Size	Service Area
5/8"-3/4"	\$ 1,010
1"	2,510
1-1/2"	5,020
2"	8,020
3"	16,050
4"	25,050
6"	50,150
8"	80,200

Cooling Towers

vice Area
150
380
750
210
400
750
500
050

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, and then 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.

(2) Water Storage Credit

Take the total cost of the storage 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.

(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, and then subtract any reimbursement agreement repayment amounts to be received, and 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 Storage Credit

Take the total cost of storage improvements, subtract any reimbursement agreement repayment amounts to be received, and 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, and 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:

Meter Size	Meter Flow Factor
5/8"-3/4"	1
1 "	2.5
1-1/2"	5
2"	8
3"	16
4"	25
6"	50
8"	80

(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 Storage Credit

Take the total costs of storage improvements, subtract any reimbursement agreement repayment amounts to be received, and 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, and 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 No. 1213 is hereby repealed in it's entirety.

Section 11. This Resolution shall become effective July 1, 2008. The provisions of this Resolution shall not apply, however, to initial water and sewer connections made after July 1, 2008, for buildings for which a building permit was issued before July 1, 2008, as long as such building permits remain active and are not withdrawn or expire. Water and sewer connections to buildings meeting the requirements of the preceding sentence shall be allowed upon the payment of the fees established by Resolution No. 1213, provided all other applicable City requirements are met.

ADOPTED by the Redmond City Council this 17 day of June, 2008.

CITY OF REDMOND

ATTEST/AUTHENTICATED:

(SEAL)

CITY CLERK

FILED WITH THE CITY CLERK: PASSSED BY THE CITY COUNCIL:

RESOLUTION NO. 1272

June 11, 2008

June 17, 2008