

CITY OF REDMOND
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF REDMOND, WASHINGTON, ESTABLISHING NEW
CONNECTION CHARGE RATES

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

WHEREAS, the City Council has considered the recommendations of the Financial Planning Manager 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 Wastewater and Water Systems by property owners connecting to said systems; and

WHEREAS, the City Council has also determined that the Water and Wastewater Connection charges should reflect the City's cost of new connections to the City Water and Wastewater systems, and that the department director should be allowed to raise the fees administratively on an annual basis in an amount not exceeding the most recently published Consumer Price Index -

Wage Earners and Clerical workers for the Seattle-Tacoma area, in order to recapture the City's costs.

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 commercial, multi-family residential, cooling tower, and irrigation uses, and total living area for single family residential uses of the connection as shown below. There is no connection charge for meters used solely for fire protection purposes.

A. REDMOND SERVICE AREA

Residential

<u>Total Living Area</u>	<u>Single Family Residential</u>
Small Home - 1500 SF or less	\$4,230 3,050
Medium Home - 1500 SF to 2999 SF	5,380 4,510
Large Home - 3000 SF or more	7,130 6,290

Non-Residential

<u>Meter Size</u>	<u>Commercial/ Multi-Family Residential</u>		<u>Irrigation/ Cooling Towers</u>		<u>Exempt Irrigation/ Exempt Cooling Towers</u>
5/8" x 3/4"	\$9,070	4,560	\$14,300	13,670	\$9,070
1"	12,910	11,390	35,760	34,170	22,780
1-1/2"	19,320	22,780	71,520	68,350	45,570
2"	27,000	36,450	114,430	109,360	72,900
3"	47,400	72,900	228,800	218,700	145,800

4"	70,500	113,900	357,600	341,700	227,800
6"	134,500	227,800	715,200	683,500	455,700
8"	211,300	364,500	1,144,300	1,093,600	729,000

B. NOVELTY HILL SERVICE AREA

Residential

<u>Total Living Area</u>	<u>Single Family Residential</u>
Small Home - 2400 SF or less	\$60
Medium Home - 2,401 SF to 3,300 SF	90
Large Home - 3,301 SF or more	120

Non-Residential

<u>Meter Size</u>	<u>Commercial/ Multi-Family Residential</u>	<u>Irrigation/ Cooling Towers</u>	<u>Exempt Irrigation/ Exempt Cooling Towers</u>
5/8" x 3/4"	\$90	\$260	\$170
1"	220	650	440
1-1/2"	440	1,310	870
2"	700	2,090	1,390
3"	1,400	4,200	2,800
4"	2,200	6,500	4,400
6"	4,400	13,100	8,700
8"	7,000	20,900	13,900

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 for commercial, multi-family residential, cooling tower, and irrigation uses, and total living area for single family residential uses of the connection as follows:

Residential

<u>Total Living Area</u>	<u>Single Family Residential</u>
Small Home - 1500 SF or less	\$1,360 1,010
Medium Home - 1500 SF to 2999 SF	1,590 1,500
Large Home - 3000 SF or more	1,950 2,090

Non-Residential

<u>Meter Size</u>	<u>Commercial/ Multi-Family Residential</u>	<u>Irrigation/ Cooling Towers</u>	<u>Exempt Irrigation /Exempt Cooling Towers</u>
5/8" x 3/4"	\$2,950 1,510	\$2,890 4,540	\$3,030
1"	3,750 3,775	7,220 11,350	7,575
1-1/2"	5,080 7,550	14,430 22,700	15,150
2"	6,670 12,080	23,080 36,320	24,240
3"	10,900 24,160	46,100 72,640	48,480
4"	15,700 37,750	72,200 113,500	75,750
6"	29,000 75,500	144,300 227,000	151,500
8"	44,900 120,800	230,800 363,200	242,400

Section 3. The General Wastewater Connection Charge shall be collected for each separate connection to the city wastewater 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 shown below. There is no charge for irrigation, exempt irrigation, or exempt cooling tower uses. For wastewater connections that do not have a water supply, the Public Works

Director or his/her designee shall establish a residential equivalent or a meter size equivalent for the use.

Residential

<u>Type of Residence</u>	<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
Single Family Residence		
Small Home (<1500 SF)	\$2,470 2,890	\$90
Medium Home (1500-2999 SF)	3,050 2,890	90
Large Home (3000+ SF)	3,540 2,890	90
Duplex	3,940 4,620	140
Triplex	7,420 6,930	210
Fourplex	9,890 9,240	280
Larger than four units	1,920 1,850	60
	(per unit)	(per unit)
Mobile Home Park	3,050 2,89	90
	(per space)	(per space)
Residential Suites	1,060 800	
	(per unit)	

Commercial

<u>Meter Size</u>	<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
5/8"-3/4"	\$3,050 2,890	\$90
1"	7,630 7,220	220
1-1/2"	15,270 14,440	430
2"	24,430 23,110	690
3"	48,800 46,200	1,380
4"	76,300 72,200	2,160
6"	152,700 144,400	4,310
8"	244,300 231,100	6,900

Cooling Towers

<u>Meter Size</u>	<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
5/8"-3/4"	\$450 430	\$10
1"	1,140 1,080	30
1-1/2"	2,290 2,170	60
2"	3,660 3,470	100
3"	7,300 6,900	210
4"	11,400 10,800	320
6"	22,900 21,700	650
8"	36,600 34,700	1,040

Section 4. The General Wastewater Connection Charge for the Redmond Service Area in Section 3 above shall be reduced by a credit for wastewater 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		
Small Home (<1500 SF)	\$960	1,730
Medium Home (1500-2999 SF)	1,190	1,730
Large Home (3000+ SF)	1,380	1,730
Duplex	1,920	2,770
Triplex	2,890	4,160
Fourplex	3,850	5,540
Larger than four units	750	1,110 (per unit)
Mobile Home Park	1,190	1,730 (per space)
Residential Suites	410	430 (per unit)

Commercial

<u>Meter Size</u>	<u>Redmond Service Area</u>	
5/8"-3/4"	\$1,190	1,730
1"	2,970	4,330
1-1/2"	5,940	8,660
2"	9,500	13,870
3"	19,000	27,720
4"	29,700	43,320
6"	59,400	86,640
8"	95,000	138,660

Cooling Towers

<u>Meter Size</u>	<u>Redmond Service Area</u>	
5/8"-3/4"	\$170	260
1"	440	650
1-1/2"	890	1,300
2"	1,420	2,080
3"	2,900	4,140
4"	4,400	6,480

6"	8,900	13,020
8"	14,200	20,820

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) Wastewater Credit

Take the total cost of wastewater 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.

(3) Credit Amount per Lot

The credits for each lot are the amount calculated in Sections 1 and 2 above not exceeding the maximum credits specified in Section 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) Wastewater Credit

Take the total cost of wastewater 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.

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

(4) 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
8"	80

(5) Non-residential uses in a multi-family development or mobile home park, 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 wastewater 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) Wastewater Credit

Take the total costs of wastewater 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 wastewater 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.

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

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

(5) 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 wastewater 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 may provide an additional credit in the General Connection Charge for a multi-family complex or mobile home park that is currently served with a large master meter(s) that is converting to individual meters for each building. The intent of this section is that a conversion of this nature should not result in the imposition of additional connection charges.

Section 9. The Public Works Director or his/her designee shall make an additional General Wastewater Connection Charge for property which is currently served by wastewater 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 Wastewater Connection Charge calculated at the current rates before and after the change.

Section 10. The Public Works Director or his/her designee shall make an additional General Water Connection Charge for a single-family residential home which is currently served by water service when the total living area is increased beyond home size range it was previously in. The additional charge shall be the difference between the General Water

Connection Charge calculated at the current rates before and after the change.

Section 11. 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 12. This resolution shall become effective January 1, 2026.

ADOPTED by the Redmond City Council this _____ day of _____
_____, 2025.

APPROVED:

MAYOR, ANGELA BIRNEY

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO: