

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 adopted new connection charge rates with Resolution No. 1497; and

WHEREAS, Additional Connection Charges proposed in this Resolution are recommended to be an allowed cost in calculating credits for General Water and Wastewater Connection Charges.

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 General Water Connection Charge shall be based on the meter size for commercial, multi family residential, cooling tower, irrigation uses, and single family residential uses

(based on square footage) as shown below. There is no connection charge for meters used solely for fire protection purposes.

A. REDMOND SERVICE AREA

Single-Family Residential

Total Living Area

Small Home - 2400 SF or less
Medium Home - 2,401 SF to 3,300 SF
Large Home - 3,301 SF or more

Single Family
Residential

\$ 3,050
4,510
6,290

Non-Single-Family 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"	\$ 4,560	\$ 13,670	\$ 9,110
1"	11,390	34,170	22,780
1-1/2"	22,780	68,350	45,570
2"	36,450	109,360	72,900
3"	72,900	218,700	145,800
4"	113,900	341,700	227,800
6"	227,800	683,500	455,700
8"	364,500	1,093,600	729,000

B. NOVELTY HILL SERVICE AREA

Single-Family Residential

Total Living Area

Small Home - 2400 SF or less
Medium Home - 2,401 SF to 3,300 SF
Large Home - 3,301 SF or more

Single Family
Residential

\$ 60
90
120

Non-Single-Family 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, by Additional Connection Charges, 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, irrigation uses, and single family residential uses (based on square footage) as follows:

Single-Family Residential

Total Living Area

Small Home - 2400 SF or less
Medium Home - 2,401 SF to 3,300 SF
Large Home - 3,301 SF or more

Single Family
Residential

\$ 1,010
1,500
2 090

Non-Single-Family 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"	\$ 1,510	\$ 4,540	\$ 3,030
1"	3,775	11,350	7,575
1-1/2"	7,550	22,700	15,150
2"	12,080	36,320	24,240
3"	24,160	72,640	48,480
4"	37,750	113,500	75,750
6"	75,500	227,000	151,500
8"	120,800	363,200	242,400

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 for commercial, multi family residential, cooling tower, irrigation uses, and single family residential uses (based on square footage) as follows:

Single-Family Residential

<u>Total Living Area</u>	<u>Single Family Residential</u>
Small Home - 2400 SF or less	\$ 270
Medium Home - 2,401 SF to 3,300 SF	390
Large Home - 3,301 SF or more	550

Non-Single-Family 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"	\$ 400	\$ 1,200	\$ 800
1"	1,000	3,000	2,000
1-1/2"	2,000	6,000	4,000
2"	3,200	9,600	6,400
3"	6,400	19,200	12,800
4"	10,000	30,000	20,000
6"	20,000	60,000	40,000
8"	32,000	96,000	64,000

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	\$ 2,890	\$ 90
Duplex	4,620	140
Triplex	6,930	210
Fourplex	9,240	280
Larger than four units	1,850 (per unit)	60 (per unit)
Residential Suite	925 (per unit)	30 (per unit)
Mobile Home Park	2,890 (per space)	90 (per space)

Commercial

<u>Meter Size</u>	<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
5/8"-3/4"	\$ 2,890	\$ 90
1"	7,220	220
1-1/2"	14,440	430
2"	23,110	690
3"	46,200	1,380
4"	72,200	2,160

6"	144,400	4,310
8"	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"	\$ 430	\$ 10
1"	1,080	30
1-1/2"	2,170	60
2"	3,470	100
3"	6,900	210
4"	10,800	320
6"	21,700	650
8"	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, by Additional Connection Charges, 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	\$ 1,730
Duplex	2,770
Triplex	4,160
Fourplex	5,540
Larger than four units	1,110 (per unit)
Residential Suite	555 (per unit)
Mobile Home Park	1,730 (per space)

Commercial

<u>Meter Size</u>	<u>Redmond Service Area</u>
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5/8"-3/4"	\$ 1,730
1"	4,330
1-1/2"	8,660
2"	13,870
3"	27,720
4"	43,320
6"	86,640
8"	138,660

Cooling Towers

<u>Meter Size</u>	<u>Redmond Service Area</u>
5/8"-3/4"	\$ 260
1"	650
1-1/2"	1,300
2"	2,080
3"	4,140
4"	6,480
6"	13,020
8"	20,820

Section 5. The amount of the General Wastewater Connection Charge 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 cost 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) 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.

(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) 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.

(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
8"	80

(6) 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) 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) 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.

(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 General Connection Charge credit 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 General Connection Charge credit 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 General Connection Charge credit. If a property owner does not accept the amount of credit determined by the City, the owner shall submit 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. Resolution No. 1419 and No. 1497 are hereby superseded by passage of this resolution.

Section 13. This resolution shall become effective upon adoption. The provisions of this resolution shall not apply, however, to initial water and wastewater connections made after adoption, for buildings for which a building permit was issued before June 15, 2018, as long as such building permits remain

active and are not withdrawn or expired. Water and wastewater connections to buildings meeting the requirements of the preceding sentence shall be allowed upon the payment of the fees established by Resolution No. 1419, unless the applicant chooses to have the new rate apply, provided all other applicable City requirements are met.

ADOPTED by the Redmond City Council this _____ day of _____, 2018.

APPROVED:

MAYOR, JOHN MARCHIONE

ATTEST/AUTHENTICATED:

MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

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