

CITY OF REDMOND
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF REDMOND, WASHINGTON, ESTABLISHING THE
AMOUNT OF ADDITIONAL CONNECTION CHARGES FOR
THE WILLOWS ROAD WATER MAIN EXTENSION AREA

WHEREAS, Ordinance 2950, adopted by City Council on March 5, 2019, increased the allowable density on property at the southwest corner of NE 124th Street and Willows Road; and

WHEREAS, the 2011 Water System Plan identifies that additional water system improvements are required to support the added density, and will be necessary to accommodate future development of six other adjacent parcels along Willows Road; and

WHEREAS, the City of Redmond is constructing water infrastructure improvements in the Willows Road area; and

WHEREAS, RCW 35.92.025 and Redmond Municipal Code Section 13.11.035 authorize the City to collect from any person desiring to connect to the water system or to develop a property for which the water improvements were provided, the costs incurred by the City in designing and constructing the water system improvements; and

WHEREAS, Redmond Municipal Code Section 13.11.035 states that the Additional Connection Charge amount shall be established by resolution of the City Council; and

WHEREAS, the City of Redmond Director of Public Works has recommended Additional Connection Charge amounts to the City Council for the property within the Willows Road Water System Improvement Area; and

WHEREAS, the City Council, after reviewing these amounts, finds the Additional Connection Charge amounts are reasonable; and

WHEREAS, RCW 35.92.025 and Redmond Municipal Code Section 13.11.100 authorize the City to collect interest on the amount of each Additional Connection Charge from the date of construction of the water system improvements which serve the property until payment of the Additional Connection Charge, not to exceed ten (10) years.

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

Section 1. Additional Connection Charge Amount. Pursuant to RCW 35.92.025 and Redmond Municipal Code Section 13.11.035, any person who desires to connect to the City's water system within the Willows Road Water System Improvement Area, or develop a property for which the water system improvements were provided, shall make payment to the City of the City's costs incurred in constructing the water system improvements. The Additional Connection Charges for the Willows Road Water System Improvement

Area shall be as set forth in Exhibit A, "Willows Road Water System Improvement Area Additional Connection Charges", attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Interest Amount. Pursuant to RCW 35.92.025 and Redmond Municipal Code Section 13.11.100, the City shall collect interest, at the rate of 2.10%, on the amount of each Additional Connection Charge from the date the project is accepted by the City Council. This interest charge shall accrue for the first ten (10) years following acceptance and then shall terminate.

Section 3. Additional Connection Charge Triggers. The Additional Connection Charges are triggered by any of the following actions:

- any development on a vacant site; or
- any new construction requiring a new connection to or extension of the water system; or
- redevelopment of a parcel(s) based on value of improvements as defined by the Redmond Zoning Code (RZC) 21.17.010.F.1.d; or
- the installation of a new water meter for the property.

Section 4. Assessment of Charge - Time. Applications for connection to the water or sewer systems shall be made to the City of Redmond Development Services Division for that purpose, and the Public Works Department shall calculate the applicable Additional Connection Charge, including interest, at that time. The Additional Connection Charges will be paid by the applicant at the same time the City collects the General Connection Charges for the parcel(s). A development consisting of multiple parcels and/or buildings will pay the Additional Connection Charges for the entire Development with the first building's General Connection Charge. General Connection Charge credits not used towards the first connection will remain available towards any remaining connections planned as part of the Development.

Section 5. Assessment of Charge - Estimated versus Final Project Costs. These Additional Connection Charges are based upon an estimated total project cost. The City may recalculate the Additional Connection Charges upon review of the final project costs. If the City adopts revised Additional Connection Charges, then the City will refund the difference if costs are smaller, but not ask for more if the difference is higher.

Section 6. Improvements Constructed. The Willows Road Water Main Extension project consists of approximately 1300 linear feet of 12-inch water main and associated appurtenances in the 12300 block of Willows Road. That project is hereby added to the City of Redmond CIP.

ADOPTED by the Redmond City Council this _____ day of _____
_____, 2021.

APPROVED:

MAYOR, ANGELA BIRNEY

ATTEST/AUTHENTICATED:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

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

EXHIBIT A
WILLOWS ROAD WATER SYSTEM
IMPROVEMENT AREA
ADDITIONAL CONNECTION CHARGES

Parcel 2726059026	\$579,492
Parcel 2726059022	\$179,116
Parcel 2726059048	\$212,832
Parcel 2726059011	\$387,733
Parcel 2726059049	\$120,113
Parcel 9836300450	\$189,652
Parcel 9836300452	\$438,307
Total	\$2,107,245

