

**CITY OF REDMOND
RESOLUTION NO. 1497**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF REDMOND, WASHINGTON, ESTABLISHING NEW
CONNECTION CHARGE RATES AND REPEALING
RESOLUTION NO. 1302

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, Resolution No. 1302 used the terms wastewater and sewer interchangeably throughout. Within this new resolution wastewater is used exclusively.

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 - 2400 SF or less	\$ 3,050 2,440
Medium Home - 2,401 SF to 3,300 SF	4,510 3,610
Large Home - 3,301 SF or more	6,290 5,030

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"	\$ 4,560 3,640	\$ 13,670 10,930	\$ 9,110 7,290
1"	11,390 9,110	34,170 27,330	22,780 18,220
1-1/2"	22,780 18,220	68,350 54,660	45,570 36,440
2"	36,450 29,150	109,360 87,450	72,900 58,300
3"	72,900 72,900	218,700 218,700	145,800 145,800
4"	113,900 91,100	341,700 273,300	227,800 182,200
6"	227,800 182,200	683,500 546,600	455,700 364,400
8"	364,500 291,500	1,093,600 874,500	729,000 583,000

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 - 2400 SF or less	\$ 1,010 930
Medium Home - 2,401 SF to 3,300 SF	1,500 1,380
Large Home - 3,301 SF or more	2,090 1,920

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"	\$ 1,510 1,390	\$ 4,540 4,170	\$ 3,030 2,780
1"	3,775 3,475	11,350 10,425	7,575 6,950
1-1/2"	7,550 6,950	22,700 20,850	15,150 13,900
2"	12,080 11,120	36,320 33,360	24,240 22,240
3"	24,160 22,240	72,640 66,720	48,480 44,480
4"	37,750 34,750	113,500 104,250	75,750 69,500
6"	75,500 69,500	227,000 208,500	151,500 139,000
8"	120,800 111,200	363,200 333,600	242,400 222,400

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, 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 - 2400 SF or less	\$ 270
Medium Home - 2,401 SF to 3,300 SF	390
Large Home - 3,301 SF or more	550

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"	\$ 400	\$ 1,200 1,190	\$ 800 790
1"	1,000	3,000 2,975	2,000 1,975
1-1/2"	2,000	6,000 5,950	4,000 3,950
2"	3,200	9,600 9,520	6,400 6,320
3"	6,400	19,200 19,040	12,800 12,640
4"	10,000	30,000 29,750	20,000 19,750

6"	20,000	60,000	59,500	40,000	39,500
8"	32,000	96,000	95,200	64,000	63,200

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 2,500	\$ 90
Duplex	4,620 4,000	140
Triplex	6,930 6,000	210
Fourplex	9,240 8,000	280
Larger than four units	1,850 1,600 (per unit)	60 (per unit)
Mobile Home Park	2,890 2,500 (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 2,500	\$ 90
1"	7,220 6,250	220
1-1/2"	14,440 12,500	430
2"	23,110 20,000	690
3"	46,200 40,000	1,380

4"	72,200	62,500	2,160
6"	144,400	125,000	4,310
8"	231,100	200,000	6,900

Cooling Towers

<u>Meter Size</u>	<u>Redmond Service Area</u>	<u>Novelty Hill Service Area</u>
5/8"-3/4"	\$ 430 370	\$ 10
1"	1,080 940	30
1-1/2"	2,170 1,870	60
2"	3,470 3,000	100
3"	6,900 6,000	210
4"	10,800 9,400	320
6"	21,700 18,700	650
8"	34,700 30,000	1,040

Section 4. The General Wastewater Connection Charge for the Redmond Service Area in 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	\$ 1,730 1,500
Duplex	2,770 2,400
Triplex	4,160 3,600
Fourplex	5,540 4,800
Larger than four units	1,110 960 (per unit)
Mobile Home Park	1,730 1,500 (per space)

Commercial

<u>Meter Size</u>	<u>Redmond Service Area</u>
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5/8"-3/4"	\$ 1,730	1,500
1"	4,330	3,750
1-1/2"	8,660	7,500
2"	13,870	12,000
3"	27,720	24,000
4"	43,320	37,500
6"	86,640	75,000
8"	138,660	120,000

Cooling Towers

<u>Meter Size</u>	<u>Redmond Service Area</u>	
5/8"-3/4"	\$ 260	220
1"	650	560
1-1/2"	1,300	1,120
2"	2,080	1,800
3"	4,140	3,600
4"	6,480	5,640
6"	13,020	11,220
8"	20,820	18,000

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) 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 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. Resolution No. 1302 is hereby repealed.

Section 13. This resolution shall become effective June 15, 2018. The provisions of this resolution shall not apply, however, to initial water and wastewater connections made after June 29, 2018, for buildings for which a building permit was issued before June 29, 2018, as long as such building permits remain active and are not withdrawn or expire. 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. 1302, 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 1st day of May, 2018.

APPROVED:


JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK: April 17, 2018
PASSED BY THE CITY COUNCIL: May 1, 2018
RESOLUTION NO: 1497

YES: ANDERSON, BIRNEY, CARSON, FIELDS, MARGESON, MYERS, PADHYE