

RESOLUTION NO. 438

RESOLUTION ESTABLISHING A LOCAL FACILITIES CONNECTION

FOR THE

3RD STREET S. ~~W.~~^{E.} WATERMAIN PROJECT

WHEREAS, the East Wenatchee Water District has on November 3rd 1994 in Resolution Number 421, established a connection charge for local facilities for District constructed water main projects; and

WHEREAS, the District has completed construction in 1995, a 12-inch diameter watermain in 3rd Street S. W. from Pace Drive to State Highway 28 which was part of its six-year Capital Improvement Plan (CIP); and

WHEREAS, specific properties have been directly benefited by this project through the upsizing or installation of watermains by which domestic and/or fire flow water serviced can be provided; and

WHEREAS, the cost of this project was paid for through the rates and charges of the District; and

WHEREAS, the subject properties can be shown to have benefited by the installation of this watermain project either through extension of water service to previously non-served areas or through increased fire flow capacity; and

WHEREAS, the subject properties can be developed or redeveloped in the future as a result of this District installed watermain project; and

WHEREAS, the method of determining the connection charge has been determined by the District's Engineer and reviewed by the District's Manager to be on a per acre of developed property basis; and

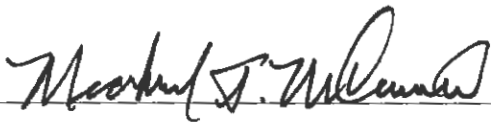
WHEREAS, the District's Engineer has determined the benefited area to be those property's either adjacent to or in the vicinity of the subject watermain with which are currently not served by the District or have the potential to be rezoned to commercial use as identified by the County's 1995 Comprehensive Land Use Plan as shown on Exhibit A; and

WHEREAS, the District Engineer has prepared a summary of the project costs for the installation of the subject project and such costs include all indirect costs including administrative, engineering and legal fees and said costs have been reviewed by the District's Manager and certified by the District's Accountant as shown in Exhibit B; and

NOW THEREFORE BE IT HEREBY RESOLVED by the BOARD OF COMMISSIONERS hereby deem it to be in the best interest of the District to establish a local facilities of the East Wenatchee Water District connection charge for all properties directly benefiting from the installation of District funded 3rd Street S. W. Watermain Project, as shown in

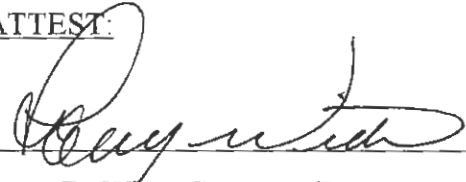
Exhibit A and based on the costs as presented in Exhibit B for the amount of \$1,439.00 per acre. Said charge shall bear interest at 10 percent per annum, for the purposes of determining the total connection charge amount, from the date of adoption of this resolution for a maximum period of ten years as allowed for under State Law. Said connection charge shall be payable to the District at the time the property is rezoned to commercial or other non single family residential uses and water service is requested by the property owner.

ADOPTED, this 29th day of January, 1996, by the Board of Commissioners of the East Wenatchee Water District, Douglas County, Washington, at a regular meeting thereof.



Michael T. McCourt, President

ATTEST:



Larry D. Witte, Secretary/Treasurer

/sr

FILED OR RECORDED
BOOK OF M456
E. Wenatchee Water Dist
FEB 21 AM 11:19

DOUGLAS COUNTY AUDITOR
WATERSVILLE, WASHINGTON
DEPUTY
246-248

**NOTICE CONCERNING CONNECTION CHARGES
EAST WENATCHEE WATER DISTRICT**

3-1-1450

The East Wenatchee Water District ("District"), a Washington municipal corporation, hereby provides notice that a local facilities charge in accordance with Resolution #438 dated January 29, 199 6, has been established by the Board of Commissioners for reimbursement of costs associated with the construction of the Third Street water main extension to the District's water system. This charge shall be made at the time of connection to the District's water system against the real property legally described on Exhibit A, and shown on Exhibit B, attached hereto and by this reference incorporated herein.

Information of the amount of the local facilities charge and a copy of Resolution #438 are available at the District's office: 692 Eastmont Avenue, East Wenatchee, Washington 98802.

This recording is authorized under the provisions of RCW 65.08.170.

EAST WENATCHEE WATER DISTRICT
BOARD OF COMMISSIONERS

By: Glen Broadsword

STATE OF WASHINGTON)
) ss.
COUNTY OF DOUGLAS)

On this 2nd day of February, 199 6, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Glen Broadsword to me know to be Vice President for the East Wenatchee Water District, the municipal corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed on the day and year first above written.

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Wenatchee.
My appointment expires 3-1-99.



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EXHIBIT A

Third Street SE Benefit District Boundary Description

All that portion of the West 1/2 of Section 13, Township 22 North, Range 20 East, W. M. and of that portion of the East 1/2 of Section 14, Township 22 North, Range 20 East, W.M. in Douglas County, Washington described as follows;

Beginning at the intersection of the Chelan County P.U.D. Rock Island Pool Project Boundary on the Easterly shore of the Columbia River with the section line between said Sections 13 and 14; thence North along said line to its intersection with the Northeasterly margin of Rock Island Road; thence Southeasterly along said margin to its intersection with the Northwesterly margin of Eller Street; thence Northeasterly along said margin and its extension to the Northeasterly margin of Highline Drive; thence Southeasterly along said margin to its intersection with the Northwesterly line of Block 1 of the Plat of Highline Addition as recorded in Volume "B" of Plats, Page 63, Records of Douglas County, Washington;

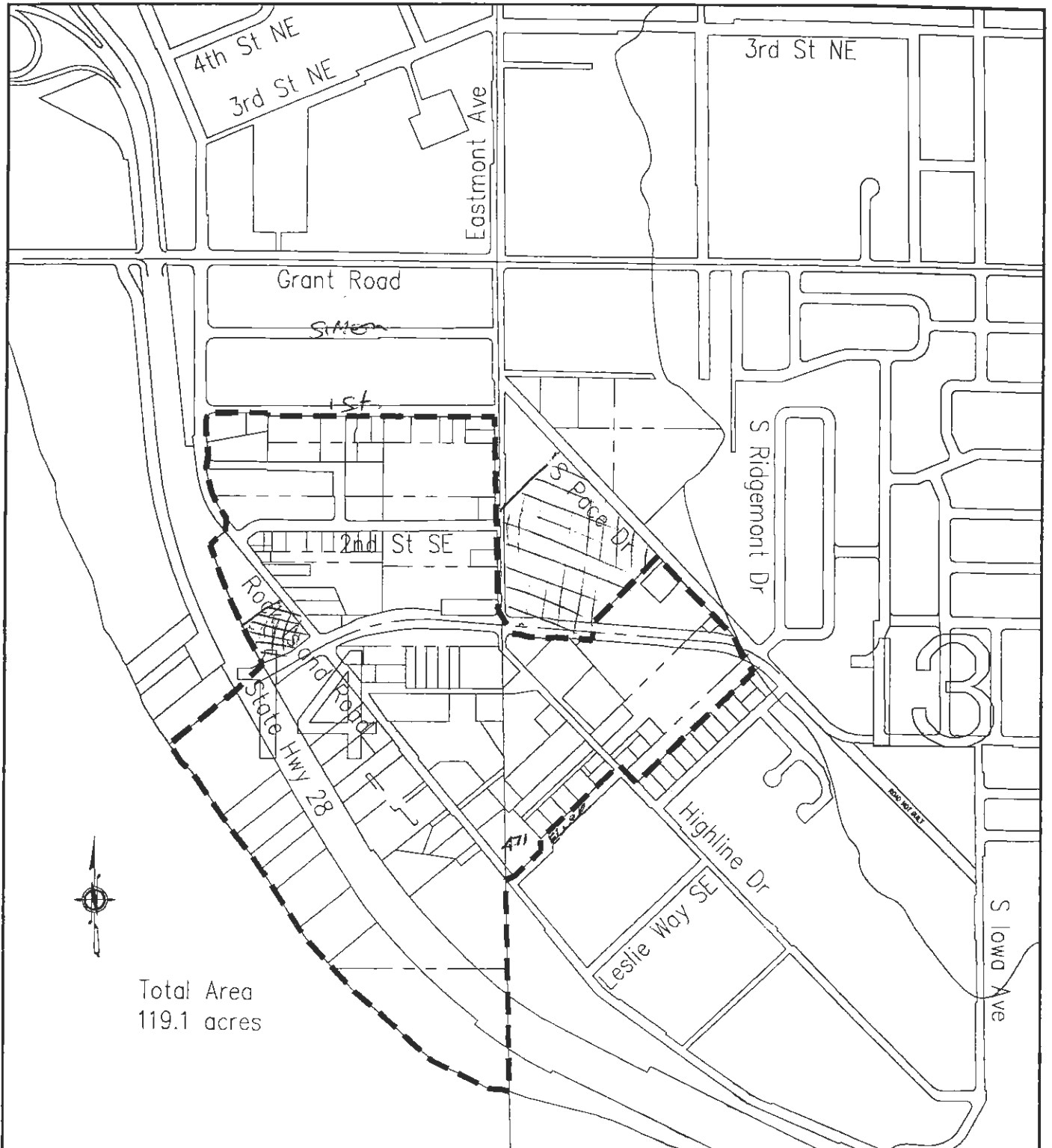
thence Northeasterly along said line to the Southwesterly margin of Pace Drive; thence Northwesterly along said margin to the most Easterly corner of the Northwesterly 100 feet of Lot 1 of the Correction Plat of the Vaughan Short Plat as recorded in Volume "F" of Plats, Page 106, Records of Douglas County, Washington;

thence Southwesterly along the Southeasterly line of the Northwesterly 100 feet of Lot 1 said short plat to its intersection with the North margin of 3rd Street SE ; thence West along said margin and the margin extended West to the West margin of Highline Drive; thence North on said margin to the South margin of 1st Street SE; thence West on said margin to the East margin of Rock Island Road; thence South and Southeasterly along said margin to the North margin of 2nd Street SE; thence diagonally across Rock Island Road in a Southwesterly direction to the most Northerly corner of Lot 11, Block 1 of the Plat of Thayer and Gellatly Acres as recorded in Volume "B2" of Plats, Page 2, Records of Douglas County, Washington;

thence Southeasterly along the Northwesterly line of said lot to its intersection with the Northeasterly margin of SR 28; thence Southeasterly along said margin to its intersection with the Northwesterly lot line of Lot 31 of the East Wenatchee Land Company's Plat of Section 14, Township 22 N, Range 20 E., WM. recorded in Volume "A" of Plats, Page 192, Records of Douglas County, Washington;

thence Southwesterly along said lot line to its intersection with the Chelan County P.U.D. Rock Island Pool Project Boundary on the Easterly shore of the Columbia River; thence generally Southeasterly along said project boundary to the point of beginning.

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Total Area
119.1 acres

Exhibit B
Boundary of
Benefitted Property

\\EVEN\294-028\3RDREIMB

**East Wenatchee Water District
3rd Street (formerly 4th Street) Water Main Extension
Local Facilities Charge - Determination of Benefit**

A. DETERMINATION OF ELIGIBLE COSTS OF CONSTRUCTION

1. Construction Costs (including sales tax)

a. Construction of 2,563 lf of 12" diameter water main by Selland Const.	\$ 99,390
b. Construction of 430 lf of 10" and smaller diameter water main and appurtenances by Selland Const.	\$ 30,999
c. Construction of pressure reducing station by Selland Const.	<u>\$ 10,000</u>

Subtotal Construction Costs \$ 140,389

2. Engineering and Administrative Costs

a. Design and const. engineering services	\$ 24,325
b. Water District administrative and materials costs	<u>\$ 6,686</u>

Subtotal Engineering and Administrative Costs \$ 31,011

B. DETERMINATION OF PROPERTIES BENEFITTING FROM WATERMAIN EXTENSION

Benefitted area determined to be those parcels located within a hydraulic area of influence of the water main extension. Less that area presently occupied by Costco as they have already contributed to the water system improvements and less Right of Ways.

C. DETERMINATION OF AMOUNT OF BENEFIT PER ACRE

1. Total Eligible Costs	\$ 171,400
2. Total Benefitted Areas (less County and State ROW)	119.1 acres
3. Benefit per acre of property	\$ 1,439

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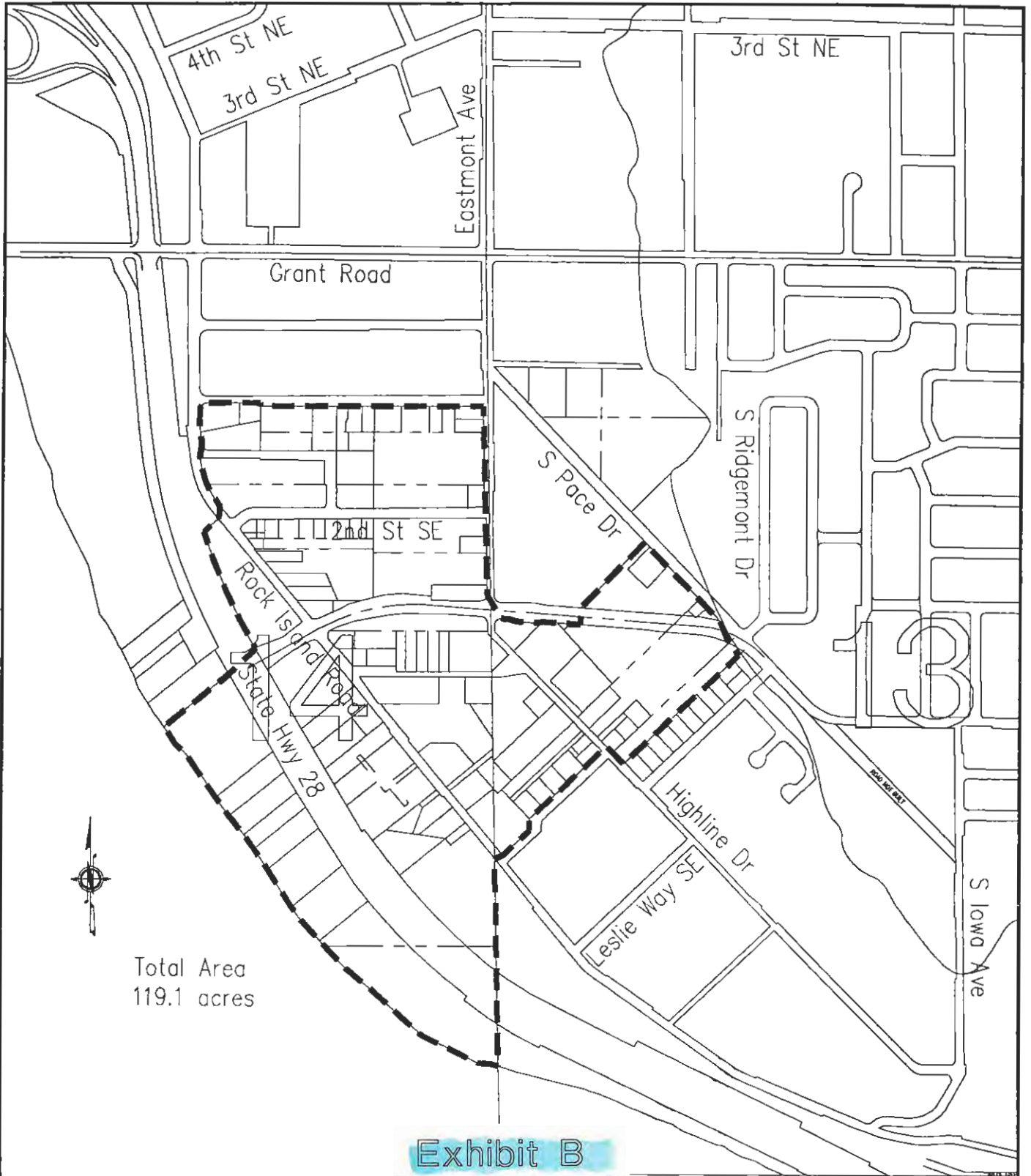
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