

EAST WENATCHEE WATER DISTRICT

DOUGLAS COUNTY, WASHINGTON

RESOLUTION NO. 470

A RESOLUTION of the Board of Water Commissioners of East Wenatchee Water District, Douglas County, Washington, specifying and adopting a plan providing for additions and betterments to the original comprehensive scheme or plan of water supply for the District; declaring its intention to initiate the formation of Utility Local Improvement District No. 1 to carry out a plan providing for additions and betterments to the original general comprehensive plan of water supply for the District and applicable to the proposed utility local improvement district herein described in the vicinity of Pangborn Field; and fixing the date, time and place for a public hearing on the formation of the proposed utility local improvement district.

WHEREAS, the original comprehensive scheme or plan of water supply for the East Wenatchee Water District, Douglas County, Washington (the "District"), was adopted by the Board of Water Commissioners of the District (the "Board) by Resolution No. 2 and ratified by the qualified voters of the District at an election held on August 27, 1940, which original comprehensive scheme or plan of water supply has been supplemented by additions and betterments thereto at various times since that date; and

WHEREAS, the Board of Water Commissioners of the District now desires to proceed with the carrying out of the construction and installation of that plan applicable to the utility local improvement district hereinafter described in the vicinity of Pangborn Field, and to create such utility local improvement district in connection therewith; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF EAST WENATCHEE WATER DISTRICT, DOUGLAS COUNTY, WASHINGTON, as follows:

Section 1. The District specifies and adopts a plan and system providing for additions to and betterments and extensions of the original comprehensive scheme or plan of water supply for the District, as amended and supplemented, consisting of the projects set forth in Exhibit A

attached hereto and by this reference incorporated herein (the "Plan and System"). There shall be included in the Plan and System the acquisition and installation of all necessary valves, fittings, couplings, connections, equipment and appurtenances, and there shall be included the performance of such work as may be incidental and necessary to the foregoing construction and installation.

Section 2. It is the intention of the Board of Water Commissioners of the District to form a utility local improvement district in connection with the Plan and System.

Section 3. To carry out the plan referred to in Section 1 there shall be formed a utility local improvement district to be known and designated as Utility Local Improvement District No. 1 of the District, the boundaries thereof being more particularly described in Exhibit B, attached hereto and by this reference made a part hereof.

Section 4. The estimated cost and expense of the proposed improvements is declared to be approximately \$1,040,892, all of which will be paid by special assessments levied against the property within the proposed utility local improvement district specially benefited by the proposed improvements, except that the District may determine to expend money available from any other lawful source to finance all or a portion of the improvements. In no event shall those assessments exceed the actual cost of the proposed improvements less other money applied by the District to the improvements.

Section 5. A public hearing on the ordering of the improvements and the formation of the utility local improvement district shall be held before the Board of Water Commissioners at 3:00 p.m., local time, on August 20, 1998, at East Wenatchee Water District, 692 Eastmont, East Wenatchee, WA 98802-0190. At this hearing the Board of Water Commissioners shall hear from any persons desiring to be heard on the proposed improvements and the formation of the proposed utility local improvement district and may make such changes in the boundaries

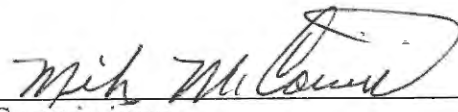
in the plans for the proposed improvements as shall be deemed necessary and as permitted by law.

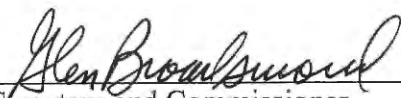
Section 6. The Secretary of the Board of Water Commissioners is authorized and instructed to cause notice of the adoption of this resolution to be given to each owner or reputed owner of any lot, tract, parcel of land or other property within the proposed utility local improvement district, by mailing that notice at least fifteen (15) days before the date fixed for the public hearing to the owner or reputed owner of the property as shown on the tax rolls of the Douglas County Assessor at the address shown thereon, as required by law. The Secretary is directed to keep on file at the offices of the District a list of such owners or reputed owners, such list to be made available for public perusal.

Notice of adoption of this resolution shall also be published in at least two consecutive issues of the Wenatchee World, a newspaper of general circulation in the proposed utility local improvement district, the date of the first publication to be at least fifteen (15) days prior to the time fixed for the hearing before the Board of Water Commissioners.

ADOPTED by the Board of Water Commissioners of East Wenatchee Water District, Douglas County, Washington, at a regular open public meeting thereof this 16th day of July, 1998.

  
\_\_\_\_\_  
President and Commissioner

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Secretary and Commissioner

I, GLEN BROADSWORD, Secretary of the Board of Water Commissioners of East Wenatchee Water District, Douglas County, Washington, certify that the attached copy of Resolution No. 470 is a true and correct copy of the original resolution adopted on the 16th day of July, 1998, as that resolution appears on the Minute Book of the District.

DATED this 16th day of July, 1998.

GLEN BROADSWORD, Secretary of the Board

## Exhibit A

The scope of the improvements consist of the construction of the following:

- Approximately 2,650 lineal feet of 12-inch diameter transmission water main along Nile Avenue from Fifth Street NE to Grant Road,
- Approximately 1,900 lineal feet of 12-inch diameter water main along Grant Road from Mary Avenue to Stark Avenue,
- An above grade booster pump station consisting of two each 1,000 gpm pumps and associated appurtenances located in a concrete block building.

Included as part of the improvements is the purchase of property for the booster pump station site and reimbursement of approximately 2,000 lineal feet of water main in Grant Avenue from Nile Avenue to Stark Avenue that was previously installed by East Wenatchee Water District as part of the required improvements necessary to serve the subject properties.

## **Exhibit B**

### **Legal Description of Area:**

The properties included in the Pangborn Utility Local Improvement District are generally located within Section 16, the east half of Section 8 and the south half of Sections 9 and 10 in Township 22 North, Range 21 East, W.M., Douglas County Washington. Specifically this area is described as follows: the area located inside of the Pangborn Industrial Service Area boundary as described in the adopted 1996 Greater East Wenatchee Area Urban Area Plan; which consist of properties including: the Northern Fruit Rezone No. R3-93, Batterman Rezone R6-91, C&O Nursery Rezone No. R9-93, Recchia Rezone R4-90, Holman/Frazier Rezone R6-94; and the Port of Chelan and Douglas County property in the South half, excluding Tax Lot 9 and the North half lying South of Pangborn Drive excluding Douglas County R/W located in Section 16, Township 22 North, Range 21 East W.M..

**DRAFT****PANGBORN INDUSTRIAL ULID NO. 1  
PRELIMINARY ASSESSMENT ROLL****DRAFT**

Section	Parcel No.	Legal Owner	Legal Description	Parcel Area From Co. Assessor (Acres)	Area within Urban Svcs. Boundary (Acres)	Area within Proposed ULID (Acres)	Preliminary Assessment
9	22210930001	Battermann Etals, Gilbert % George E. Battermann PO Box 1060 Wenatchee, WA 98807-1060	ALL EX TAX 1,2 IN SW, R/W & NW & EXCEPT TAX 3	297.87	227.5	227.5	\$401,565
9	22210930003	C & O Nursery PO Box 116 Wenatchee, WA 98807-0116	TAX # 1 IN SW1/4 EX W 30' OF SWSW & W 30' OF S 330' NWSW LESS EASEMENT OF U.S.A. & PARTS OF	61.36	61.36	61.36	\$108,308
9	22210930004	Burris, William L. 399 N. Union East Wenatchee, WA 98802-0000	TAX 2 IN NW1/4 SW1/4	8.25	8.25	8.25	\$14,562
9	22210930005	Battermann Etals, Gilbert % George E. Battermann PO Box 1060 Wenatchee, WA 98807-1060	NW EX TAX 25 & TAX 3	60	0	0	\$0
9	22210930006	FO Five Inc. % Alderwood Oldsmobile-Cadillac 3909 196th SW Lynnwood, WA 98036-0000	TAX 3 IN SEC 9	195.99	27.5	27.5	\$48,541
10	22211040001	Northern Fruit Co. PO Box 1986 Wenatchee, WA 98807-0000	S 30 ACRES OF SWSE	30	30	30	\$52,954
8	22210840015	Frazier, Willard 150 N. Union East Wenatchee, WA 98802-0000	TAX # 28 IN E1/2SESE LESS ESMT	14.84	14.84	14.85	\$26,212
8	22210840016	H & H Orchard 9073 Deadmans Hill Road Cashmere, WA 98815-0000	TAX # 29 IN E1/2E1/2SE	16.46	16.46	16.46	\$29,054
16	22211610005	Reechia, Gerardo 3720 Grant Road East Wenatchee, WA 98802-0000	W1/2NWNE EX TAX 2 & 3 EX BINDING SITE B2-94	6.83	6.83	6.83	\$12,056
16	22211610010	Chelan and Douglas County Port Districts 3306A Fifth Street SE East Wenatchee, WA 98802	S 1/2 EX TAX 9 & EX BINDING SITE B1-97; N1/2 LYING S OF PANGBORN DR EX DO CO R/W	441.38	441.38	128.58	\$226,959
16	22211610051	Chelan and Douglas County Port Districts 3306A Fifth Street SE East Wenatchee, WA 98802	LOT 1-A; PANGBORN INDUSTRIAL PARK BINDING SITE B1-97	4.03	4.03	2.01	\$3,548
16	22211610052	Chelan and Douglas County Port Districts 3306A Fifth Street SE East Wenatchee, WA 98802	LOT 2-A; PANGBORN INDUSTRIAL PARK BINDING SITE B1-97	8.71	8.71	8.71	\$15,374
16	22211610053	Chelan and Douglas County Port Districts 3306A Fifth Street SE East Wenatchee, WA 98802	LOT 3-A; PANGBORN INDUSTRIAL PARK BINDING SITE B1-97	4.72	4.72	4.72	\$8,331
16	22211610054	Chelan and Douglas County Port Districts 3306A Fifth Street SE East Wenatchee, WA 98802	FUTURE PHASES; PANGBORN INDUSTRIAL PARK BINDING SITE B1-97	50.68	50.68	50.68	\$89,456
16	22211620001	Pangborn Memorial Airport Board One Pangborn Drive East Wenatchee, WA 98802	TAX 7 IN E1/2NENW EX NLY 10' FOR RD	2.25	2.25	2.25	\$3,972
			<b>Total:</b>	1203.37	904.5	589.7	\$1,040,892

**DRAFT**

**East Wenatchee Water District  
PANGBORN INDUSTRIAL ULID NO. 1  
PRELIMINARY ASSESSMENT ROLL**

**DRAFT**

Section	Parcel No.	Legal Owner	Legal Description	Parcel Area From Assessor (Acres)	Area within Urban Svcs. Boundary (Acres)	Area within Proposed ULID (Acres)	Preliminary Assessment
9	22210930001	Battermann Etals, Gilbert % George E. Battermann PO Box 1060	ALL EX TAX 1,2 IN SW, RW & NW & EXCEPT TAX 3	297.87	227.5	227.5	\$401,565
9	22210930003	C & O Nursery PO Box 116	TAX # 1 IN SW 1/4 EX W 30' OF SWSW & W 30' OF S 330' NWSW LESS EASEMENT OF U.S.A. & PARTS OF	61.36	61.36	61.36	\$108,308
9	22210930004	Burris, William L. 399 N. Union East Wenatchee, WA 98802-0000	TAX # 1 IN NW 1/4 SW 1/4 EX NLY 10' FWH RD	8.25	8.25	8.25	\$14,562
			<b>Total:</b>	1203.37	904.5	589.7	\$1,040,892



RESOLUTION NO. 469

AWARD GRANT ROAD & EASTMONT INTERSECTION PROJECT  
FOR PROVIDING AND INSTALLING WATER SYSTEM  
IMPROVEMENTS

WHEREAS, the East Wenatchee Water District having complied with R.C.W. 57.08.050 in calling for bids to install water mains and other system improvements to the District's water system and;

WHEREAS, the City of East Wenatchee and Douglas County is widening and paving the intersection and it has been determined by the Water District Commissioners that it is in the District's best interest to replace the old steel mains prior to the new roadway construction and;

WHEREAS, plans and specifications were prepared by the District's engineer for said projects, and the contractor will furnish all the necessary pipe, valves, and other related fittings to complete each job as called for in the contract documents with the projects generally described as follows:

Construction of approximately 900 lf of 18 inch ductile iron water main, 240 lf of 12 inch ductile iron water main. Improvements include fire hydrants, connections to existing water system, water service reconnections, telephone conduits and other work as described in the contract documents, and;

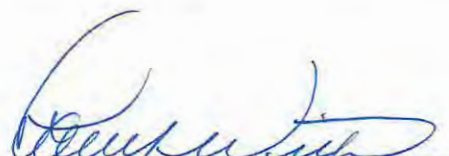
WHEREAS, the District received three bids (Sales Tax Incl.) to install said water mains and other improvements as follows:

	Base Bid	Option 1	Option 2
<u>Stubbs Excavating, LLC</u>	\$157,598.73	\$23,446.80	\$32,979.15
<u>Bremmer Construction, Inc.</u>	\$161,187.84	\$29,533.68	\$41,643.72
<u>Pipkin Construction, Inc.</u>	\$176,876.46	\$25,975.08	\$37,577.52

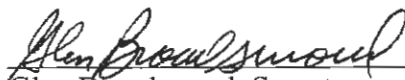
WHEREAS, having reviewed all the bid documents with both the District's legal counsel and engineer, it appears that all bids are responsive bids, and therefor it is recommended that the lowest bid in the amount of \$157,598.73 and \$32,979.15 (Total = \$190,577.88), including sales tax, be awarded to Stubb's Excavation, LLC, the General Manager is authorized to do all acts necessary to carry out the contract award as a result of this bid and;

NOW THEREFORE, BE IT HEREBY RESOLVED by the BOARD OF COMMISSIONERS of the EAST WENATCHEE WATER DISTRICT, that the low bid in the amount of One Hundred Ninety Thousand, Five Hundred Seventy Seven Dollars and Eighty Eight Cents is hereby awarded to Stubbs Excavating, LLC.

ADOPTED, this 16<sup>th</sup> day of July, 1998, by the BOARD OF COMMISSIONERS of the East Wenatchee Water District, Douglas County, Washington at a regular meeting thereof.

  
Larry Witte, President

ATTEST:

  
Glen Broadsword, Secretary