

RESOLUTION NO. 617

RESOLUTION ESTABLISHING A LOCAL FACILITIES CONNECTION CHARGE FOR THE BAKER FLATS AND NORTH ODABASHIAN BRIDGE SERVICE AREA AND A CHARGE IN-LIEU-OF ASSESSMENT FOR DEFERRED PARCELS PART OF ULID NO. 2

WHEREAS, the District has completed construction of the ULID No. 2 water system improvements which includes the Baker Flats Reservoir, pipelines and appurtenances, and

WHEREAS, the ULID No. 2 water system improvements provide specific benefits to properties located outside of the ULID boundary through the installation of watermains and a 1.5 million gallon reservoir by which domestic and/or fire flow water service can be provided, and

WHEREAS, the residential zoned properties within the ULID boundary benefit from the ULID improvements which the assessments associated with these parcels were deferred by the District, and

WHEREAS, the District has contributed funds to ULID No.2 to pay for the improvements that benefit those properties as previously described, and

WHEREAS, the method of determining the local facilities charge has been determined by the District's Engineer and reviewed by the District's Manager to be on a per lot basis, and

WHEREAS, the subject properties as shown in Exhibit A have been determined by the District's Engineer to benefit from the water system improvements installed as part of ULID No. 2, and

WHEREAS, the District's Engineer has determined the number of possible lots that could be created based on the existing zoning for the benefitted area, and

WHEREAS, the District's Engineer has prepared a detailed project cost summary of ULID No. 2 which includes engineering, administrative and legal fees which costs have been reviewed by the District's Accountant as shown in Exhibit B, and

WHEREAS, the District's Manager has reviewed all information and materials presented above which forms the basis for the determination of the local facilities charge herein, and

WHEREAS, there are three parcels within the boundary of ULID No. 2 where specific assessments were deferred until such time as a request for water service or a hydrant is installed that benefits the parcel as shown on Exhibit A and as listed in Exhibit C; and


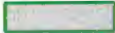


NOW THEREFORE, BE IT HEREBY RESOLVED by the BOARD OF COMMISSIONERS of the EAST WENATCHEE WATER DISTRICT, hereby deem it to be in the best interest of the District to establish a local facilities charge for all properties benefiting from the construction of ULID No. 2 which were not assessed as part of the ULID as shown in Exhibit A, and based on the costs as summarized in Exhibit B, for the amount of \$3,450 per lot and for the three parcels a specific charge in-lieu-of assessment as shown in Exhibit C. For ten years, said charge shall bear interest at 2.9% percent per annum, for the purposes of determining the total charge amount, interest on the principal shall be calculated from the date of adoption of this resolution. Said charge shall be payable to the District at the time of purchase of a new water meter or a request for the installation of a hydrant.

ADOPTED, this 17th day of November, 2010, by the Board of Commissioners of East Wenatchee Water District, Douglas County, WA at a regular meeting thereof.


Mike McCourt, President

ATTEST:


Terry Barnes, Secretary

-  CHARGE IN LIEU OF ASSESSMENT AREA
-  LOCAL FACILITIES CHARGE AREA
-  URBAN GROWTH BOUNDARY
-  WATER DISTRICT SERVICE AREA

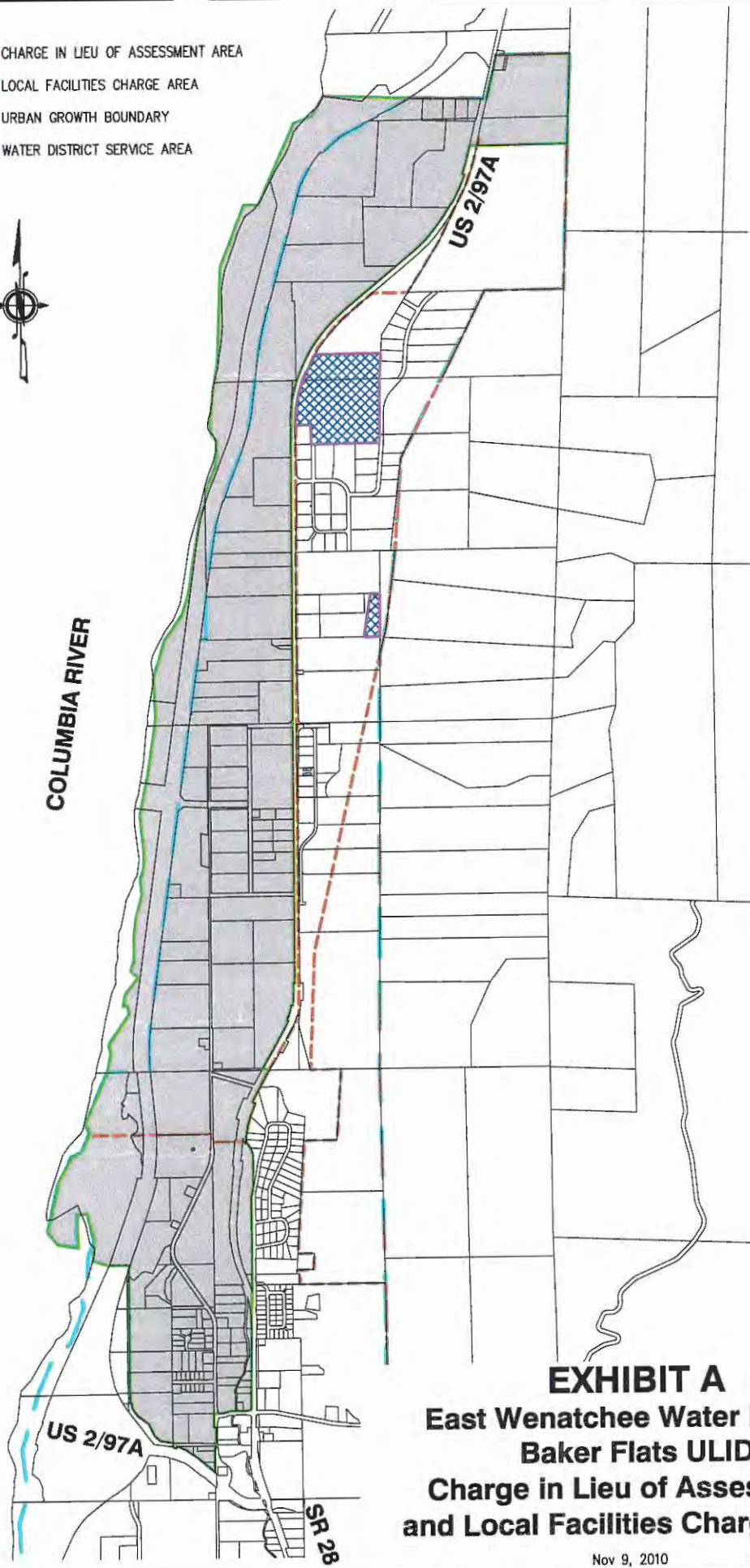


EXHIBIT A
East Wenatchee Water District
Baker Flats ULID
Charge in Lieu of Assessment
and Local Facilities Charge Areas

Nov 9, 2010

11/9/2010 10:00 AM

Exhibit B
ULID No. 2 Final Cost Summary

revised 11/10/10 w/costs fr
District through Oct 2010

Category	Category Total	Pct																				
Planning & Preliminary Design	\$84,875.71	1.61%																				
Property and Easements	\$25,352.38	0.48%																				
Surveying	\$36,454.50	0.69%																				
Permitting	\$17,025.90	0.32%																				
Design Engineering	\$297,512.87	5.64%																				
Geotechnical Engineering & Reservoir Site Exploration	\$105,490.78	2.00%																				
Construction Engineering, District Inspection and Administration	\$316,632.27	6.00%																				
Legal (All Phases) & ULID Administration	\$90,210.58	1.71%																				
Financing and Bond Sale	\$121,209.07	2.30%																				
Construction	\$4,184,802.68	79.26%																				
	=====																					
Total Expenses	\$5,279,566.74	100%																				
LESS Grants & Offsets	\$ (411,406.55)																					
Douglas County Economic Grant:	\$200,000.00																					
EWWD (Equilizing Storage):	\$200,000.00																					
Bond Interest Income:	\$11,406.55																					
	=====																					
Net Expenses Allocated to ULID	\$4,868,161																					
Allocation of Expense:																						
ULID Assessments:	\$3,194,765																					
District Funded:	\$1,673,396																					
Allocation of District Funded Expenses:																						
Ag Exempt Parcels:	\$166,598																					
Chg in-lieu-of Parcels:	\$267,930																					
Local Facilities Charge:	\$1,238,868																					
	=====																					
Total of District Funded Expenses:	\$1,673,396																					
Local Facilities Charge Calculation																						
I. Determination of eligible costs																						
Total Cost Allocated to Local Facilities Charge:	\$1,238,868																					
II. Determination of Benefitted Parcels																						
Parcels shown in Exhibit A will benefit from the improvements constructed by ULID No. 2. For the purpose of determining the allocation of the benefit, the potential number of connections were calculated based on existing zoning for the three land-use areas. Lots of record with existing services were not included in the calculation.																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Zoning District:</th> <th style="width: 25%;">Parcels</th> <th style="width: 25%;">Total Area</th> <th style="width: 25%;">Potential Lots</th> </tr> </thead> <tbody> <tr> <td>AC-10</td> <td style="text-align: center;">16</td> <td style="text-align: center;">233</td> <td style="text-align: center;">30</td> </tr> <tr> <td>AC-5</td> <td style="text-align: center;">51</td> <td style="text-align: center;">381</td> <td style="text-align: center;">85</td> </tr> <tr> <td>Residential-Low</td> <td style="text-align: center;">114</td> <td style="text-align: center;">161</td> <td style="text-align: center;">245</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: center;">181</td> <td style="text-align: center;">775</td> <td style="text-align: center;">360</td> </tr> </tbody> </table>	Zoning District:	Parcels	Total Area	Potential Lots	AC-10	16	233	30	AC-5	51	381	85	Residential-Low	114	161	245	Total:	181	775	360		
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AC-10	16	233	30																			
AC-5	51	381	85																			
Residential-Low	114	161	245																			
Total:	181	775	360																			
Total Estimated Potential Lots:		360																				
Local Facilities Charge (\$ per lot):		\$3,450																				

Exhibit C

District Charge in-lieu-of Parcels

ULID No.	County Parcel No.	Legal Owner	Legal Desc	Area	Zoning	Charge in-lieu-of Asmt
43	23201130008	DOUGLAS COUNTY PUD #1 1151 VALLEY MALL PKY East Wenatchee, WA 98802	TAX 9 IN SE FRAC NESW;	2.90	I-G	\$19,923
3	23200240002	WENATCHEE GUN CLUB INC P.O. Box 2325 Wenatchee, WA 98807-2825	TAX 9 IN SESW;	10.01	I-G	\$68,769
36	23201120002	WENATCHEE GUN CLUB INC P.O. Box 2325 Wenatchee, WA 98807-2825	N 3/4 OF NENW EX PTN. LY W OF HY 2; EX R/W	26.09	I-G	\$179,238