



200008010044

Kathy Hill, Skagit County Auditor
8/1/2000 Page 1 of 10 11:57:34AM

COVER SHEET

RETURN TO:

Public Utility District No. 1 of Skagit County
P. O. Box 1436, 1415 Freeway Drive
Mount Vernon WA 98273-1436

RESOLUTION

RE: Resolution 1909-00
Formation of Stackpole/Cedardale Road Local Utility District No. 25
Preliminary Assessment Roll
Boundary Map

LEGAL

DESCRIPTION: See "Exhibit A" - Page 4

58 T33 R4 NW of NW
P 16525 see page 8 & 9

RESOLUTION NO. 1909-00

A RESOLUTION OF THE COMMISSION OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, ORDERING THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF A WATER DISTRIBUTION SYSTEM IN THE STACKPOLE/CEDARDALE ROAD AREA OF THE DISTRICT, ALL IN ACCORDANCE WITH RESOLUTION NO. 1901-00 OF THE COMMISSION; ESTABLISHING LOCAL UTILITY DISTRICT NO. 25 AND ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENT; PROVIDING THAT PAYMENT FOR ALL OF THE COST AND EXPENSE OF THE IMPROVEMENTS BE MADE BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN THE LOCAL UTILITY DISTRICT AND SPECIALLY BENEFITED THEREBY, PAYABLE BY THE MODE OF "PAYMENT BY BONDS"; AND PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT WARRANTS REDEEMABLE IN CASH OR OTHER SHORT-TERM FINANCING AND LOCAL UTILITY DISTRICT OR WATER REVENUE BONDS.

WHEREAS, by Resolution No. 1901-00 adopted on the 28th day of March, 2000, the Commission (the "Commission") of Public Utility District No. 1 of Skagit County, Washington (the "District"), declared its intention to order the improvement of a portion of the District by the acquisition, construction and installation of a water distribution system in the Stackpole/Cedardale Road area of the District, and fixed April 27, 2000, at 7:00 p.m., local time, at the Aqua Room of the District, located at 1415 Freeway Drive, Mount Vernon, Washington, as the time and place for hearing all matters relating to the proposed improvement and all objections thereto and for determining the method of payment for the improvement; and

WHEREAS, Robert B. Powell, P.E., the District's Special Projects Coordinator, caused an estimate to be made of the cost and expense of the proposed improvement and has filed that estimate with the Commission, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the proposed local utility district and a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed local utility district; and

WHEREAS, that estimate is accompanied by a diagram of the proposed improvement showing thereon the lots, tracts, parcels of land and other property which will be specially benefited by the proposed improvement and the estimated cost and expense thereof to be borne by each lot, tract, parcel of land or other property; and

WHEREAS, due notice of the above hearing was given in the manner provided by law, the hearing was held by the Commission on the date and at the time above mentioned, all persons appearing at such hearing and wishing to be heard were heard and no objections were made to the proposed improvements; and

WHEREAS, the Commission has determined it to be in the best interest of the District that the proposed improvement as hereinafter described be carried out, that the proposed improvements are economically and financially feasible and that the local utility district be created in connection therewith;

NOW, THEREFORE, BE IT RESOLVED by the Commission of Public Utility District No. 1 of Skagit County, Washington, as follows:

Section 1. The Commission of the District orders the improvement of the properties within the area described on Exhibit A attached hereto by the acquisition, construction and installation of a water distribution system, as more particularly described and set forth in Exhibit B attached hereto (the "Improvements"), both of which exhibits are by this reference incorporated herein.

Included in the acquisition, construction and installation of the improvements shall be all valves, fittings, appurtenances and work required for a complete and operable system, and all required restoration of existing streets or roads and other improvements disturbed during construction.

All of the foregoing shall be in accordance with the plans and specifications therefor prepared by the District's Engineering Manager, and may be modified by the Commission as long as such modification does not substantially alter the purposes of the Improvements described in Exhibit B.

Section 2. There is created and established a local utility district to be known and designated as "Local Utility District No. 25" of the District, the boundaries of which are more particularly described in Exhibit A.

Section 3. The total estimated cost and expense of the improvements is declared to be \$145,822.00. All of the cost and expense of the proposed improvements shall be borne by and assessed against the property specially benefited by the proposed improvements included in Local Utility District No. 25 to be established embracing as nearly as practicable all property specially benefited by the improvements. Actual assessments may vary from estimated assessments as long as they do not exceed a figure equal to the increased true and fair value the improvements added to the property. The basis for the proposed assessments shall be the special benefits to the affected property and the District may use any method or combination of methods to compute assessments which may be deemed to fairly reflect the special benefits to the properties being assessed.

Section 4. Local improvement warrants may be issued in payment of the cost and expense of the improvements herein ordered to be assessed, such warrants to be paid out of the Local Improvement Fund hereinafter created, and, until the bonds referred to in this section are issued and delivered to the purchaser thereof, to bear interest from the date thereof at a rate to be established hereafter by the Auditor of the District as issuing officer, and to be redeemed in cash and/or by local utility bonds or water revenue bonds herein authorized to be issued, such interest-bearing warrants to be hereafter referred to as "revenue warrants". In the alternative, the District hereafter may authorize internal financing or provide by resolution for the issuance of other short-term obligations pursuant to Chapter 39.50 RCW.

The District is authorized to issue local utility district bonds or water revenue bonds for Local Utility District No. 25 which shall bear interest at a rate or rates and to be payable on or before a date to be hereafter fixed by resolution. The bonds shall be issued in exchange for and/or in redemption of any and all revenue warrants issued hereunder, internal financing or other short-term obligations hereafter authorized and not redeemed in cash within twenty days after the expiration of the thirty-day period for the cash payment of assessments without interest on the assessment roll for Local Utility District No. 25. The bonds shall be redeemed by the collection of special assessments to be levied and assessed against the property within Local Utility District No. 25, payable in annual installments, with interest at a rate to be hereafter fixed by resolution under the mode of "payment by bonds", as defined by law and the resolutions of the District and if water revenue bonds are issued, from net revenues of the District's water utility. The entire principal and interest of such assessments shall be paid into such fund as the Commission of the District shall hereafter direct and shall be used for the sole purpose of paying revenue warrants, other short term obligations and/or bonds to be issued in payment of the costs and expense of the improvements. The exact form, amount, date, interest rates and denominations of such bonds shall be hereafter fixed by resolution of the Commission. Such bonds shall be sold in such manner as the Commission shall hereafter determine.

Section 5. There is created and established in the office of the District Treasurer the "Local Improvement Fund, District No. 25" (the "Local Improvement Fund"), into which fund shall be deposited the proceeds from the sale of revenue warrants, internal financing or other short-term obligations drawn against the fund which



may be issued and sold by the District and collections pertaining to assessments, and against which fund shall be issued cash warrants to the contractor or contractors in payment for the work to be done by them in connection with the improvements, and against which fund cash warrants shall be issued in payment for all other items of expense in connection with the improvements.

Section 6. No property, any portion of which is inside or outside of LUD No. 25, may connect to those improvements constructed or made a part of such LUD unless either that property shall have been subject to the special assessments on the assessment roll for that LUD or the owners of that property shall have paid prior to such connection a charge in lieu of assessment which shall be at least the equivalent of those assessments which would have been applied to that property had it been included within LUD No. 25. This provision does not apply to connections to distribution line extensions connected to distribution lines installed by LUD No. 25.

Section 7. In all cases where the work necessary to be done in connection with the making of the Improvements is carried out pursuant to contract upon competitive bids, the call for bids shall include a statement that payment for such work will be made in cash warrants drawn upon the Local Improvement Fund.

Section 8. Within fifteen (15) days of the passage of this resolution there shall be filed with the District Treasurer the title of the improvements and local utility district number, a copy of the diagram or print showing the boundaries of Local Utility District No. 25 and the preliminary assessment roll or abstract of such roll showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of such improvement to be borne by each lot, tract or parcel of land. The District Treasurer shall immediately post the proposed assessment roll upon his index of local improvement assessments against the properties affected by the local improvement.

ADOPTED by the Commission of Public Utility District No. 1 of Skagit County, Washington, at a regular meeting held this 18th day of July, 2000.



Lee D. Bode
President and Commissioner

Al Littlefield
Vice President and Commissioner

Jones E. Atterberry
Secretary and Commissioner



STACKPOLE/CEDARDALE ROAD LUD NO. 25
EXHIBIT A

That the boundaries of such local utility improvement district shall be as follows:

North half of the Northwest Quarter of the Northwest Quarter of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT the East five (5) acres of said North half of the Northwest Quarter of the Northwest Quarter. TOGETHER WITH the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT the East 283 feet of the South 231 feet of said Southwest Quarter of the Northwest Quarter of the Northwest Quarter.

Situate in the County of Skagit, State of Washington.



200008010044

STACKPOLE/CEDARDALE ROAD LUD NO. 25
EXHIBIT B

IMPROVEMENTS

The purpose of this Local Utility District is to construct and install a new water pipeline to provide water to individuals who presently may be receiving poor quality or inadequate supply of water from private wells.

The project will involve the construction and installation of the following:

- A. Approximately 3,000 feet of 8-inch Class 50 ductile iron distribution pipeline
- B. Approximately three (3) fire hydrants
- C. Valves, fittings, appurtenances, materials and work required for a complete and operable system

I, JONES E. ATTERBERRY, Secretary of the Commission of Public Utility District No. 1 of Skagit County, Washington, certify that the attached copy of Resolution No. 1909-00 is a true and correct copy of the original resolution adopted on the 18th day of July, 2000, as that resolution appears on the Minute Book of the District.

DATED this 18th day of July, 2000.

Jones E. Atterberry
JONES E. ATTERBERRY, Secretary of the Commission

STACKPOLE/CEDARDALE RD LUD#25
Preliminary Assessment Roll
08/01/00

Page: 1

Roll#	Accounts	Name and Address	Assessment
1	P16527	KINGERY, JAMES 19057 MORRISON RD MOUNT VERNON, WA 98274	11217.08
2	P16526	LARSON, JACOB PO BOX 615 MOUNT VERNON, WA 98273	11217.08
3	P16492	MARKUS, VICTOR 19031 CEDARDALE RD MOUNT VERNON, WA 98274	11217.08
4	P16500	MERRIMAN, TIMOTHY P MERRIMAN, KAROLYN M 19042 E STACKPOLE RD MOUNT VERNON, WA 98274	11217.08
5	P16519	MORRISON LAND CO LP 19208 MORRISON ROAD MOUNT VERNON, WA 98274	11217.08
6	P16520	MORRISON LAND CO LP 19208 MORRISON ROAD MOUNT VERNON, WA 98274	11217.08
7	P105355	MORRISSEY, LOREN PO BOX 424 MOUNT VERNON, WA 98273	11217.08



200008010044

STACKPOLE/CEDARDALE RD LUD#25
Preliminary Assessment Roll
08/01/00

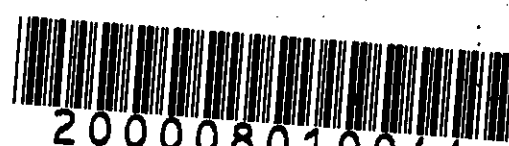
Page: 2

Roll#	Accounts	Name and Address	Assessment
8	P16525	MORRISSEY, LOREN PO BOX 424 MOUNT VERNON, WA 98273	11217.08
9	P16495	RAITZ, KEITH C RAITZ, KATHY L 19076 E STACKPOLE RD MOUNT VERNON, WA 98274	11217.08
10	P16518	SUMMERS, CLIFFORD L SUMMERS, PATRICIA K 6954 STEELHEAD LN BURLINGTON, WA 98233	11217.08
11	P16493	VIGUE, BUDD M VIGUE, BARBARA 3605 OREGON DR #2 ANCHORAGE, AK 99517	11217.08
12	P16491	WING, T E PO BOX 2777 MOUNT VERNON, WA 98273	11217.08
13	P16523	ZAVALA, GUADALUPE GARCIA, JOSE H 10983 CEDARDALE ROAD MOUNT VERNON, WA 98274	11217.08

Transaction Count: 13

Report Totals: 145822.04

Transaction Count ***



200008010044
Kathy Hill, Skagit County Auditor
8/1/2000 Page 9 of 10 11:57:34AM

STACKPOLE/CEDARDALE ROAD LUD NO. 25 BOUNDARY MAP

