

**EAST WENATCHEE WATER DISTRICT
PUBLIC HEARING BAKER FLATS ULID
June 3, 2008, 6:30pm**

The public hearing for the Baker ULID was held at 6:30pm on June 3, 2008 at the Douglas County Building on 19th St NW. Members present: Mike McCourt, John Sterk and Terry Barnes. Others present: Greg Brizendine, Jennifer Leonhardt, Randy Asplund and Mike Arch.

Property Owners present that signed the attendance sheet: Marcy Espinoza, Rosa Rivera, Lawrence Junger, Arnie Pipkin, Ron Skaggs, John Clifford, Tom Jess, Fred Wiltse, Jim Davis, Curtis Neal, Ted Hill, Zach Keller, Archie & Collenn Sasser, Jack Feil, Lisa Graves, John Simmons and Chic Worthing.

This hearing was recorded and an electronic copy is in the project file for the Baker Flats ULID.

Commissioner opened the meeting with introductions and stated that this hearing is for public comment and the Commissioners will take into account the comments and make any necessary decisions at the next regular board meeting.

Greg went over how the ULID started and gave an overview of the hydraulic capacity of the ULID area. The District is required to meet fireflow requirements in the Baker Flats area. Even if the ULID did not happen, the District would still have to install a 12" transmission main and build a new reservoir to meet fireflow and hydraulic capacity requirements. The first step of the ULID process was to annex the area and that was done in 2006 & 2007. The proposed improvements have been outlined in our 2006 Comp Plan. The project is being funded by 3 loans and 25% of the total project cost is being funded by the District. The approximate interest rate is 3% over a 20 year period.

Randy presented a summary of the improvements and went over the deferral process. Randy also went over the appraisal, which was done by Kirk Dossler of Pacific Appraisal Associates. The following is a list of exhibits for the public hearing.

- Exhibit A – Summary of Improvements
- Exhibit B – Legal Description
- Exhibit C – Map & Boundary
- Exhibit D – Budget Summary
- Exhibit E – Financing Summary
- Exhibit F – Pacific Appraisal Assoc, "Restricted Appraisal Benefit Analysis"
- Exhibit G – Parcel Workbook

Greg added that the proposed timeline of the ULID project is as follows: end of August 2008—out to bid for pipeline and reservoir construction spring/summer of 2009, project should be complete end of 2009 or beginning of 2010. Greg noted that the first payment of the assessments by the property owners is not due until one year after the final assessment hearing, which is after all project cost are in from the completed ULID construction project. We anticipate the final assessment hearing being late 2009 or early 2010.

Commissioner McCourt stated that the Board would now take public comment.

Arnie Pipkin owns land in the industrial area of Baker Flats. He stated that he would like a reduction in acreage in the preliminary assessment to a usable acreage area as calculated by Erlandsen Surveying. He provided two Exhibits, which we are calling Exhibits H & I. He also stated that he is for the ULID.

Lawrence Junger lives at 121 35th St NW and has an open space designation, which excludes him from the ULID unless he opts into the ULID. Mr. Junger said that he is pretty sure that he will opt into the ULID, but has until the final assessment hearing to do so.

Zach Keller from the Wenatchee Gun Club stated that the Gun Club is not for the ULID. They are a non-profit organization and operate on a less than \$7,000 per year income. If they could have their special benefit assessment deferred, then they would feel differently about the ULID project.

Archie Sasser lives at 14 38th St NW and is concerned because he doesn't know anything about the Water District or the ULID. He asked if he was going to get a new service. He thought the District should pay for the ULID, not the property owners. The other option would be to create another District for that area.

Jack Feil stated that he does not want development in the Baker Flats area laying west of Highway 28.

John Simmons from the Wenatchee Gun Club reiterated pretty much what Zach Keller said. He also asked if they had other options than paying the assessment.

Greg reminded everyone one that this public hearing is for public testimony only. The questions and concerns brought up tonight will be addressed at tomorrow's regular board meeting. Mike Arch explained a few legal issues and said that if 40% of the property owners do not want the ULID, they have ten (10) days from now to file their appeal with the District.

Commissioner Sterk made a motion to adjourn the public hearing at 7:30pm. Commissioner Barnes seconded the motion. Motion carried unanimously.

Mike McCourt, President

John Sterk, Vice President

Terry Barnes, Secretary