

RESOLUTION NO. 3580

REIMBURSEMENT RESOLUTION ASSIGNING TO PROPERTIES THE FINAL COSTS FOR THE SW TOWLE (120-275) REIMBURSEMENT DISTRICT

The City of Gresham Finds:

A. Resolution No. 3554 formed the SW Towle (120-275) Wastewater Reimbursement District. The purpose of the reimbursement district is to reimburse the City of Gresham (City) for certain costs related to the construction of public improvements. Resolution No. 3554 identified those public improvements, the boundaries of the reimbursement district, the methodology for assigning costs, and the estimated cost assigned to each property within the reimbursement district.

B. The construction of the public improvements has been completed. The final costs and the proposed assignment of costs to each benefited property have been evaluated by the manager. The manager proposes this reimbursement resolution be adopted to assign costs to each benefited property.

C. The City provided mailed notice of this proposed reimbursement resolution to all owners of the property within the reimbursement district at least 14 days before the date of council action on this matter.

THE CITY OF GRESHAM RESOLVES:

1. The actual costs and allocation of costs to the benefited properties are shown in Exhibit A, attached hereto and incorporated herein by reference. Exhibit B, attached hereto and incorporated herein by reference, describes the boundaries of the reimbursement district. The final costs and allocation of costs to the benefited properties contained in Exhibit A are hereby approved.

2. Properties are required to pay their allocated cost when they connect to the public wastewater main extension, typically when their on-site septic system fails, or they further develop their property.

3. The City shall provide notice to all property owners within the reimbursement district of the adoption of this reimbursement resolution. The notice shall include the date this resolution was adopted, a short explanation of when the property owner is obligated to pay the reimbursement charge, and the amount of the charge.

4. The manager will enter this reimbursement resolution into the Gresham notice docket for tracking purposes and may record this reimbursement resolution in the Multnomah County Deed Records to provide notice of the reimbursement charge to potential purchasers of property within the reimbursement district. The entry or recording shall not create a lien except as provided in Section 2 of this RESOLUTION.

5. Unless the reimbursement district is renewed in accordance with Gresham Revised Code Section 11.15.115, the district will expire 10 years from the date of this resolution.

Yes: Stovall, Piazza, DiNucci, Gladfelter, Jones-Dixon, Morales

No: None

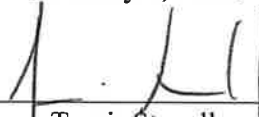
Absent: Hinton

Abstain: None

Passed by the Gresham City Council and effective on February 6, 2024.



Eric Schmidt
Interim City Manager



Travis Stovall
Mayor

Approved as to Form:



Ellen Van Riper
City Attorney

EXHIBIT A

**SW TOWLE (120-275) WASTEWATER REIMBURSEMENT DISTRICT
ASSIGNMENT OF COSTS**

Last Revised: 12/12/23 MJK

Actual Cost of Improvements: \$ **284,652.71**

Map & Tax Lot Number	Current Property Owner	Current Property Address	Currently Connected to Sewer	Lot Area (acres)	% of District based on Lot Area	Proportional Share by Area
1S3E09CA 03401	BISCEGLIA, KIEL	155 SW TOWLE AVE	No	0.20	4.88%	\$ 13,883.57
1S3E09CA 02200	BJELLAND HOLDINGS LLC	260 SW TOWLE AVE	Yes	0.66	16.52%	\$ 47,034.24
1S3E09CA 03800	NEVIN, BETHANY & JEFFREY M	275 SW TOWLE AVE	Yes*	0.30	7.45%	\$ 21,194.79
1S3E09CA 02400	OROZCO, RAFAEL G & LOPEZ, NATALLIA M	160 SW TOWLE AVE	Yes	0.25	6.30%	\$ 17,927.72
1S3E09CA 02600	PARISH OF ST LUKE THE PHYSICIAN	120 SW TOWLE AVE	Yes	1.06	26.32%	\$ 74,929.91
1S3E09CA 00200	PARISH OF ST LUKE THE PHYSICIAN	120 W/ SW TOWLE AVE	No	0.89	22.26%	\$ 63,375.45
1S3E09CA 03500	SLUMAN, WILLIAM A	175 SW TOWLE AVE	No	0.32	8.08%	\$ 23,008.22
1S3E09CA 03600	US BANK TRUST NA TR	215 SW TOWLE AVE	No	0.33	8.18%	\$ 23,298.81
Total				4.01	100%	284,652.71

*The property owners paid the early connection deposit and connected the property to the new wastewater main (Permit 23-04959). Once the final cost resolution is adopted, the property owners will be refunded the unused portion of their deposit and the reimbursement district balance for the property will be \$0.

Note: Unless otherwise agreed upon by the district owner and property owners involved, lot line adjustments involving properties in the district will result in proportional increases and decreases of proportional shares, as appropriate.

EXHIBIT B

SW Towle (120-275) Wastewater Reimbursement District

- Reimbursement District Lot
- New Wastewater Main
- New Lateral
- Existing Wastewater Main
- Existing Wastewater Lateral
- Existing Wastewater Manhole

