

RESOLUTION NO. 3458

REIMBURSEMENT RESOLUTION ASSIGNING TO PROPERTIES THE FINAL COSTS FOR THE BROOKSIDE NORTH (KELLEY CREEK TRUNK) SEWER REIMBURSEMENT DISTRICT

The City of Gresham Finds:

A. Resolution No. 3423 formed the Brookside North (Kelley Creek Trunk) Sewer Reimbursement District. The purpose of the reimbursement district is to reimburse Leeper Development Group, LLC for certain costs related to the construction of public improvements. Resolution No. 3423 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 improvement 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. As outlined in the Brookside North (Kelley Creek Trunk) Sewer Reimbursement District Methodology Report, which was adopted with Resolution No. 3423, each benefited property is allocated a Safety Net reimbursement charge. The Safety Net charge is the cost to the benefited property to connect a single home on an existing lot, exclusive of system development charges or the cost of permits required to connect to a public sewer. The Safety Net is included in Exhibit A.

3. Also as outlined in the Methodology Report adopted with Resolution No. 3423, an SDC offset to the property owner equal to the reimbursement district payment will be issued following the payment. The SDC offset may be used for the improvement portion of the property's wastewater system development charges.

4. 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.

5. 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 that have an outstanding charge. The entry or recording shall not create a lien, except as provided in Section 6 of this reimbursement resolution.

6. When a benefited property is subdivided or developed with a higher use, the reimbursement charge as shown in Exhibit A, minus the Safety Net charge if already paid, shall be due upon issuance of a Notice to Proceed with public improvements or final plat, whichever is first, and shall become a lien on the property, and will be entered in the Gresham lien docket and at the City's option may be recorded in the Multnomah County Deed Records.

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

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

No: None

Absent: None

Abstain: None

Passed by the Gresham City Council and effective on July 6, 2021.



Nina Vetter
City Manager



Travis Stovall
Mayor

Approved as to Form:



Kevin R. McConnell
City Attorney

Exhibit A

Brookside North Sewer Reimbursement District Share Breakdown

Kelley Creek Sewer Trunk Actual Costs: \$ 4,322,559.00

Cost per Projected "Unit" (also Safety Net): \$ 692.38

See Resolution 3423, the Brookside North Sewer Reimbursement District resolution for the analysis that determined projected density.

Current State ID	Current Property Owner #1	Current Site Address/Location	Projected Density	% Share	Proportional Share
1S3E19A -00600	BACHINSKY,VASILY	7101 SE 182ND AVE	50	0.80%	\$ 34,619.25
1S3E19A -00700	NOWODWORSKI,VICKI J	7131 SE 182ND AVE	86	1.38%	\$ 59,545.10
1S3E19A -00800	MIRACLE PROPERTIES LLC	7321 SE 182ND AVE	69	1.11%	\$ 47,774.56
1S3E19A -00900	ROWLEY,LONNY	7401 SE 182ND AVE	1	0.02%	\$ 692.38
1S3E19A -01000	LEHMAN,JOHN C	17940 SE KNAPP ST	52	0.83%	\$ 36,004.02
1S3E19A -01001	LEHMAN,CHARLES J TR	SE KNAPP ST	66	1.06%	\$ 45,697.40
1S3E19A -01100	LEHMAN,CHARLES J TR	17899 SE KNAPP ST	57	0.91%	\$ 39,465.94
1S3E19A -01101	LEHMAN,JASON	17789 SE KNAPP ST	81	1.30%	\$ 56,083.18
1S3E19A -02501	KARAM,JASON	16921 SE FOSTER RD	707	11.32%	\$ 489,516.13
1S3E19A -02600	DOSTERT,MICHAEL ET AL	16925 N/ SE FOSTER RD	47	0.75%	\$ 32,542.09
1S3E19A -02700	CHAO,LOO HANG	16939 SE FOSTER RD	14	0.22%	\$ 9,693.39
1S3E19A -02800	VALENTINE,MICHAEL ET AL	16929 SE FOSTER RD	34	0.54%	\$ 23,541.09
1S3E19A -02900	SAECHAO,BENJAMIN	16927 SE FOSTER RD	15	0.24%	\$ 10,385.77
1S3E19A -03000	DOSTERT,MICHAEL ET AL	16925 SE FOSTER RD	109	1.75%	\$ 75,469.96
1S3E19A -03100	KARAM,JASON C	16919 SE FOSTER RD	107	1.71%	\$ 74,085.19
1S3E19BA -00700	CT LLC	17032 SE MCKINLEY RD	168	2.69%	\$ 116,320.67
1S3E19BA -00800	RANDOL,CECIL G	16565 SE FOSTER RD	125	2.00%	\$ 86,548.11
1S3E19BB -00800	GILBERTSON,BRUCE	16517 SE FOSTER RD	18	0.29%	\$ 12,462.93
1S3E19BB -00900	RANDOL,CECIL G	16565 SE FOSTER RD	19	0.30%	\$ 13,155.31
1S3E19BB -01000	HADEED,ELIAS	16560 SE FOSTER RD	3	0.05%	\$ 2,077.15
1S3E19BB -01100	HADEED,ELIAS	16550 SE FOSTER RD	19	0.30%	\$ 13,155.31
1S3E19BB -01300	AGUILAR,NATALIE K	16530 SE FOSTER RD	4	0.06%	\$ 2,769.54 *
1S3E19BB -01400	HADEED, ELIAS	16520 SE FOSTER RD	16	0.26%	\$ 11,078.16 ***
1S3E19BC -00100	ZHAO,KWAYFOO	16631 SE FOSTER RD	30	0.48%	\$ 20,771.55
1S3E19BC -00200	ZHAO,KWAYFOO	16631 SE FOSTER RD	1	0.02%	\$ 692.38
1S3E19BC -00300	BARNES,MELVIN W ET AL	16717 SE FOSTER RD	6	0.10%	\$ 4,154.31 **
1S3E19BC -00400	LUKESH,CRAIG A	16610 WI/ SE FOSTER RD	1	0.02%	\$ 692.38
1S3E19BC -00500	PYLE,SCOT F	16710 SE FOSTER RD	3	0.05%	\$ 2,077.15
1S3E19BC -00600	MILLS,CLAYTON L	16750 SE FOSTER RD	5	0.08%	\$ 3,461.92
1S3E19BC -00601	ROBINSON,DIANE M	16780 WI/ SE FOSTER RD	1	0.02%	\$ 692.38
1S3E19BC -00700	ROBINSON,DIANE M	16780 S/ SE FOSTER RD	3	0.05%	\$ 2,077.15
1S3E19BC -00800	LUKESH,CRAIG A	16610 SE FOSTER RD	12	0.19%	\$ 8,308.62
1S3E19BC -01000	OBRIST,ALFRED J TR	16600 SE FOSTER RD	12	0.19%	\$ 8,308.62
1S3E19BC -01100	OBRIST,ALFRED J TR	16588 SE FOSTER RD	31	0.50%	\$ 21,463.93
1S3E19BD -00100	KELLY,MICHELLE	17112 SE MCKINLEY RD	199	3.19%	\$ 137,784.60
1S3E19BD -00300	CT LLC	17032 SE MCKINLEY RD	131	2.10%	\$ 90,702.42
1S3E19BD -00400	ZHAO,KWAYFOO	16631 SE FOSTER RD	39	0.62%	\$ 27,003.01
1S3E19BD -00500	KOROTKIKH,EDWARD	16801 SE FOSTER RD	10	0.16%	\$ 6,923.85
1S3E19BD -00600	VAUGHN,DEANNA J	16809 SE FOSTER RD	3	0.05%	\$ 2,077.15
1S3E19BD -00700	WEATHERLY,FRANCIS R	16833 SE FOSTER RD	10	0.16%	\$ 6,923.85
1S3E19BD -00800	VO,BINH	16855 SE FOSTER RD	17	0.27%	\$ 11,770.54
1S3E19BD -00801	RAUSER,UDO	16901 W/ SW FOSTER RD	0	0.00%	\$ -
1S3E19BD -00900	RAUSER,UDO	16901 SE FOSTER RD	2	0.03%	\$ 1,384.77

Current State ID	Current Property Owner #1	Current Site Address/Location	Projected Density	% Share	Proportional Share	
1S3E19BD -00901	VO,BINH	16855 W/ SE FOSTER RD	0	0.00%	\$ -	
1S3E19BD -01000	OAKLEY,DONALD E TR	16911 SE FOSTER RD	19	0.30%	\$ 13,155.31	
1S3E19BD -01100	ROBB, KENNETH A	16935 SE FOSTER RD	94	1.51%	\$ 65,084.18	**
1S3E19BD -01200	KARAM,NAWAL	16931 SE FOSTER RD	804	12.88%	\$ 556,677.47	
1S3E19BD -01300	MULTNOMAH COUNTY TAX TITLE	LEVY CODE 062	1	0.02%	\$ 692.38	
1S3E19BD -01400	CHO,SUNG RAE	16880 SE FOSTER RD	1	0.02%	\$ 692.38	
1S3E19BD -01500	MATTERN,AMANDA M	16870 SE FOSTER RD	3	0.05%	\$ 2,077.15	
1S3E19BD -01600	ROBINSON,DIANE M	16780 SE FOSTER RD	2	0.03%	\$ 1,384.77	
1S3E19CA -00100	MARLOW,THOMAS	SE DAHLQUIST RD	1	0.02%	\$ 692.38	
1S3E19CA -00200	MARLOW,THOMAS	SE DAHLQUIST RD	5	0.08%	\$ 3,461.92	
1S3E19CA -00300	GLUKHOV,VALERY	16985 SE FOSTER RD	25	0.40%	\$ 17,309.62	
1S3E19CA -00400	PLEASANT VALLEY GRANGE 348 PATRO	17115 W/ SE FOSTER RD	1	0.02%	\$ 692.38	
1S3E19CA -00500	PLEASANT VALLEY GRANGE 348 PATRO	17115 SE FOSTER RD	1	0.02%	\$ 692.38	
1S3E19CA -01100	JAMES,CLYDE M	8041 SE 170TH AVE	3	0.05%	\$ 2,077.15	
1S3E19CA -01201	CENTENNIAL SCHOOL DISTRICT NO 28	SWC/ 172ND & SE FOSTER RD	230	3.68%	\$ 159,248.53	
1S3E19CA -01300	AVANCE,DONALD E	16990 SE FOSTER RD	1	0.02%	\$ 692.38	
1S3E19CA -01400	SALTO,RAMIRO I	16970 SE FOSTER RD	1	0.02%	\$ 692.38	**
1S3E19DA -00100	EARL L BRAND	18183 SE RICHEY RD	1	0.02%	\$ 692.38	
1S3E19DA -00200	PARSONS,DAX W ET AL	17745 SE RICHEY RD	16	0.26%	\$ 11,078.16	**
1S3E19DA -00300	ANTEMIE,VASILE-99%	17741 SE RICHEY RD	18	0.29%	\$ 12,462.93	
1S3E19DB -00100	HIJ,VIORL	16933 SE FOSTER RD	30	0.48%	\$ 20,771.55	
1S3E19DB -00300	LYUBCHENKO,DMITRIY	17421 SE FOSTER RD	18	0.29%	\$ 12,462.93	
1S3E19DB -00400	PHANH,TONSENG	17345 SE FOSTER RD	29	0.46%	\$ 20,079.16	
1S3E19DB -00500	GOWIN,JAMES K TR	16717 SE FOSTER RD	12	0.19%	\$ 8,308.62	
1S3E20A -00900	LEEPER DEVELOPMENT GROUP LLC	3284 SW BUTLER RD	82	1.31%	\$ 56,775.56	
1S3E20A -01000	LEEPER DEVELOPMENT GROUP LLC	7200 SE 190TH DR	71	1.14%	\$ 49,159.33	
1S3E20A -01100	PLISKA,JAMES	7300 SE 190TH DR	43	0.69%	\$ 29,772.55	
1S3E20A -01200	LEEPER DEVELOPMENT GROUP LLC	7240 SE 190TH DR	118	1.89%	\$ 81,701.42	
1S3E20A -01300	LEEPER DEVELOPMENT GROUP LLC	7400 SE 190TH DR	99	1.59%	\$ 68,546.11	
1S3E20A -01400	KHOURY,NICOLA E	7424 SE 190TH DR	99	1.59%	\$ 68,546.11	
1S3E20B -00700	CORNELL,MICHAEL L	6843 SE 190TH DR	35	0.56%	\$ 24,233.47	
1S3E20B -00800	ASA,FRED T ET AL	18857 SE GIESE RD	56	0.90%	\$ 38,773.56	
1S3E20B -00900	BRADEN,GARY E	18711 SE GIESE RD	18	0.29%	\$ 12,462.93	
1S3E20B -01500	WANOUS,RICHARD M	18216 SE GIESE RD	12	0.19%	\$ 8,308.62	
1S3E20B -01600	LIN,CHEN	SE 182ND AVE	24	0.38%	\$ 16,617.24	
1S3E20B -01700	SILVER V CONSTRUCTION INC	18300 SE GIESE RD	39	0.62%	\$ 27,003.01	
1S3E20B -01800	MARRONE,JOHN	18300 E/ SE GIESE RD	67	1.07%	\$ 46,389.79	
1S3E20B -01900	LIEBELT,KENT D	18422 SE GIESE RD	10	0.16%	\$ 6,923.85	
1S3E20B -02000	GERMUNDSON,CURT	18530 SE GIESE RD	38	0.61%	\$ 26,310.63	
1S3E20B -02100	SALSETH,DAVID	18840 SE GIESE RD	152	2.43%	\$ 105,242.51	
1S3E20B -02200	CANALES,ABEL H	7077 SE 190TH DR	102	1.63%	\$ 70,623.26	
1S3E20B -02300	ECM SUNSET LLC	NWC/ 190TH & SE RICHEY RD	251	4.02%	\$ 173,788.61	***
1S3E20B -02400	ECM SUNSET LLC	18221 E/ SE RICHEY RD	352	5.64%	\$ 243,719.49	***
1S3E20B -02500	ECM SUNSET LLC	18221 SE RICHEY RD	321	5.14%	\$ 222,255.56	***
1S3E20B -02600	ABEL H CANALES	7240 SE 182ND AVE	9	0.14%	\$ 6,231.46	
1S3E20B -02700	AGUIRRE,JUAN F	7458 SE 182ND AVE	1	0.02%	\$ 692.38	**
1S3E20B -02800	VARIVODA,PAUL	7632 SE 182ND AVE	3	0.05%	\$ 2,077.15	
1S3E20BA -06300	ANTONSEN,CHET	HARTLEY AVE & SW THOMAS AVE	28	0.45%	\$ 19,386.78	
1S3E20BB -00100	RIDDELL,JOHN	18637 SE GIESE RD	34	0.54%	\$ 23,541.09	
1S3E20BB -01700	BULEY,CRAIG M	6630 SE 182ND AVE	39	0.62%	\$ 27,003.01	
1S3E20BB -01800	LEEPER DEVELOPMENT GROUP LLC	6540 SE 182ND AVE	38	0.61%	\$ 26,310.63	**
1S3E20BB -01900	CAUTHORN,MARK A	6760 SE 182ND AVE	40	0.64%	\$ 27,695.40	
1S3E20BB -02000	MAUCK,BRANDON	18321 SE GIESE RD	94	1.51%	\$ 65,084.18	
1S3E20BB -02100	MAUCK,BRANDON	18535 SE GIESE RD	38	0.61%	\$ 26,310.63	

Current State ID	Current Property Owner #1	Current Site Address/Location	Projected Density	% Share	Proportional Share	
1S3E20BD 200-4400	DR HORTON INC-PORTLAND	BROOKSIDE NORTH, PHASE 4	72	1.15%	\$ 49,851.71	****
1S3E20C -00100	ADLER ASHKAR FAMILY TR ET AL	7620 SE 190TH DR	16	0.26%	\$ 11,078.16	**
1S3E20C -00200	ADLER ASHKAR FAMILY TR ET AL	7704 SE 190TH DR	14	0.22%	\$ 9,693.39	**
1S3E20C -00300	ANGELENE ADLER TR	18960 SE RICHEY RD	32	0.51%	\$ 22,156.32	**
1S3E20C -00600	ROSENSTIEL,MARY E	18702 SE RICHEY RD	17	0.27%	\$ 11,770.54	
1S3E20C -00700	DENNIS,CURTIS D TR	18600 SE RICHEY RD	20	0.32%	\$ 13,847.70	
1S3E20C -00800	GOMEZ,ALI A J ET AL	18400 SE RICHEY RD	11	0.18%	\$ 7,616.23	**
1S3E20C -00900	FLATVIEW LLC	18300 SE RICHEY RD	22	0.35%	\$ 15,232.47	**
1S3E20C -01100	BRICI,MARIUS	7631 SE 182ND AVE	2	0.03%	\$ 1,384.77	
1S3E20C -01200	HOWDEN,SCOTT R	18230 SE RICHEY RD	25	0.40%	\$ 17,309.62	
			6,243	100%	\$ 4,322,559.00	*****

*Proportional share adjusted due to a property line adjustment.

**Ownership changed between adoption of district formation resolution.

*** Both * and ** are applicable.

****Since district formation, parent lot 1S3E20 -01000, previously owned by owner of reimbursement district, was subdivided and developable lots sold to new owner.

*****Due to rounding when recalculating proportional share following the ECM Sunset LLC's property line adjustments, the total projected density increased by one.

