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RECORDING SERVICES
CITY OF GRESHAM
1333 NW EASTMAN PKWY.
GRESHAM, OR 97030-3813

RESOLUTION NO. 3294

REIMBURSEMENT RESOLUTION ASSIGNING TO PROPERTIES THE FINAL COSTS FOR THE SE 282ND AVENUE SEWER REIMBURSEMENT DISTRICT

This resolution affects the following properties all located in Gresham, Oregon 97080:

Site Address	Map	Tax Lot	Property Description
3107 SE 282 nd Ave	1S3E24AA	400	Instrument #2017-060728
3125 SE 282 nd Ave	1S3E24AA	500	Book 2459, Page 2201
3131 SE 282 nd Ave	1S3E24AA	600	Instrument #2017-032836
3215 SE 282 nd Ave	1S3E24AA	700	Instrument #2013-008561
3231 SE 282 nd Ave	1S3E24AA	800	Instrument #2016-123449
3241 SE 282 nd Ave	1S3E24AA	900	Instrument #2015-115347

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The City of Gresham Finds:

A. Resolution No. 3255 formed the SE 282ND Avenue Sewer 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. 3255 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. As outlined in the SE 282nd Avenue Sewer Reimbursement District Methodology Report, which was adopted with Resolution No. 3255, 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, 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. 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 Sections 5 and 6 of this reimbursement resolution.

5. 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.

Exhibit A
282ND AVE SEWER REIMBURSEMENT DISTRICT
ASSIGNMENT OF COSTS & SAFETY NET

Last Revised: 7/17/2017 MJK

Final Project Cost: \$ 197,411.30

SITE ADDRESS	Map & Tax Lot Number	Area (sq ft)	Area (acres)	Percent of District Area	Proportional Share	Safety Net Paid	Balance
3107 SE 282ND AVE	1S3E24AA 400	23,660	0.54	14.94%	\$ 29,497.50	\$ 9,373.91	\$ 20,123.58
3125 SE 282ND AVE	1S3E24AA 500	18,942	0.43	11.96%	\$ 23,615.45	\$ 9,373.91	\$ 14,241.54
3131 SE 282ND AVE	1S3E24AA 600	24,834	0.57	15.68%	\$ 30,961.15	\$ 9,373.91	\$ 21,587.24
3215 SE 282ND AVE	1S3E24AA 700	21,847	0.50	13.80%	\$ 27,237.18	\$ 9,373.91	\$ 17,863.27
3231 SE 282ND AVE	1S3E24AA 800	29,521	0.68	18.64%	\$ 36,804.55	\$ -	\$ 36,804.55
3241 SE 282ND AVE	1S3E24AA 900	39,540	0.91	24.97%	\$ 49,295.48	\$ -	\$ 49,295.48
Total		158,344	3.64	100.00%	\$ 197,411.30	\$ 37,495.65	\$ 159,915.65

Financial Safety Net: \$ 9,373.91
(cost to connect one home on an existing lot)

SE VIRGINIA AVE

SE WELCH RD

SE NIGHT
HERON AVE

3107 SE 282ND AVE
(1S3E24AA -00400)

3125 SE 282ND AVE
(1S3E24AA -00500)

3131 SE 282ND AVE
(1S3E24AA -00600)

3215 SE 282ND AVE
(1S3E24AA -00700)

3231 SE 282ND AVE
(1S3E24AA -00800)

SE 282ND AVE

SE 282ND AVE