



Notice Date: April 17, 2026

NOTICE OF COUNCIL MEETING

SE Chase Wastewater Reimbursement District – Final Costs

On July 1, 2025, Gresham City Council approved the formation of a City-owned wastewater reimbursement district in the vicinity of SE Chase and SE Inverness roads that included your property. The reimbursement district allows the City to recover the cost of extending wastewater service to benefiting properties as the properties connect to public wastewater service. The formation of the district was based on estimated costs. Now that construction of the wastewater mains are complete, actual costs incurred by the City of Gresham have been determined.

Attached you will find the draft resolution that will be provided to Council for adoption. The resolution includes a map of the project area and the final cost distribution for the benefiting properties. This resolution will be on the City Council's consent agenda at their meeting on **Tuesday, May 5, 2026, at 6 p.m.** in the City Council Chambers, located at 1331 NW Eastman Parkway in Gresham. City Council meetings may be attended in person or remotely. Council agendas and the livestream meeting link may be found at: <https://greshamoregon.gov/Council-Meeting-Agendas-and-Videos/>. Council agendas are posted around 7 days prior to the Council meeting. Please note, because this item is on the consent agenda, unless Council asks for the item to be removed from the consent agenda for discussion, the item will be voted on without discussion.

If the reimbursement resolution is adopted, notice of the adopted resolution will be sent to you. Connection to the wastewater line will be permitted following issuance of the required permits and payment of fees, including, but not limited to, the reimbursement district charge.

Project Website: <http://www.GreshamOregon.gov/RD>

Staff Contact: Michelle Kimble

Telephone: 503.618.2455

Staff E-Mail: michelle.kimble@greshamoregon.gov

RESOLUTION NO. TBD

REIMBURSEMENT RESOLUTION ASSIGNING TO PROPERTIES THE FINAL COSTS FOR THE SE CHASE WASTEWATER REIMBURSEMENT DISTRICT

The City of Gresham Finds:

- A. Resolution No. 3659 formed the SE Chase 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. 3659 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: _____

No: _____

Absent: _____

Abstain: _____

Passed by the Gresham City Council and effective on May 5, 2026.

Eric Schmidt
City Manager

Travis Stovall
Mayor

Approved as to Form:

Ellen Van Riper
City Attorney

DRAFT

EXHIBIT A
REIMBURSEMENT METHODOLOGY & SAFETY NET
SE CHASE WASTEWATER REIMBURSEMENT DISTRICT
ASSIGNMENT OF ACTUAL COSTS

Last Revised: 4/1/26 mjk

Actual Project Cost: \$561,776.62

Map & Tax Lot Number	Current Property Owner	Current Property Address	Total Lot Area (acres)	Area of Lot with Resource Area Overlay (RA) (acres)	Developable Area (Total Lot Area - Area w/ RA) (acres)	Zoning District	Net Density Per Zoning District (PWS Table 3.02-1 Design Values)	Projected Dwelling Units Connecting ((Developable Area * Net Density)-Existing Connection Credit)	% of District based on Projected Dwelling Units	Proportional Share by Projected Dwelling Units
1S3E13DB 02501	CAMPBELL, JOANNE M & MICHAEL J	5415 SE CHASE RD	1.22	0.00	1.22	LDR-7	6.22	7.57	12.21%	\$ 68,604.05
1S3E13DB 02500	PANCHERI, RIAN & MATTHEW	5339 SE CHASE RD	0.67	0.00	0.67	LDR-7	6.22	4.19	6.76%	\$ 37,973.63
1S3E13DB 02601	TOWNSEND, KEITH W & YVONNE L	1S3E13DB 02601	0.56	0.00	0.56	LDR-7	6.22	3.48	5.61%	\$ 31,498.49
1S3E13DC 00500	CARNEGIE, CYNTHIA J & RANDALL L	5326 SE CHASE RD	0.84	0.00	0.84	LDR-7	6.22	5.24	8.45%	\$ 47,492.90
1S3E13DC 00400	BETHINE V SIRON TR	5340 SE CHASE RD	0.92	0.00	0.92	LDR-7	6.22	5.75	9.27%	\$ 52,100.05
1S3E13DC 00100	ALCORN, NANCY A	5430 SE CHASE RD	0.48	0.00	0.48	LDR-5	8.71	4.19	6.76%	\$ 38,000.42
1S3E13DC 00200	JEANNINE SCHILLING FAMILY TR	5400 SE CHASE RD	1.85	0.28	1.57	LDR-5	8.71	13.68	22.07%	\$ 123,987.18
1S3E13DC 00301	CAMP, GEANELLEN M	5348 & 5350 SE CHASE RD	0.77	0.00	0.77	LDR-7	6.22	4.82	7.77%	\$ 43,650.71
1S3E13DC 00302	RAMIREZ MARTINEZ, HUMBERTO E	5360 SE CHASE RD	0.69	0.00	0.69	LDR-7	6.22	4.29	6.91%	\$ 38,844.36
1S3E13DC 03600	WHITE FAMILY TRUST	5403 SE WELCH RD	1.01	0.00	1.01	LDR-5	8.71	8.79	14.17%	\$ 79,624.84
Total			9.02	0.28	8.74			62.00	100%	561,776.62

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.

Safety Net:		\$ 9,060.94
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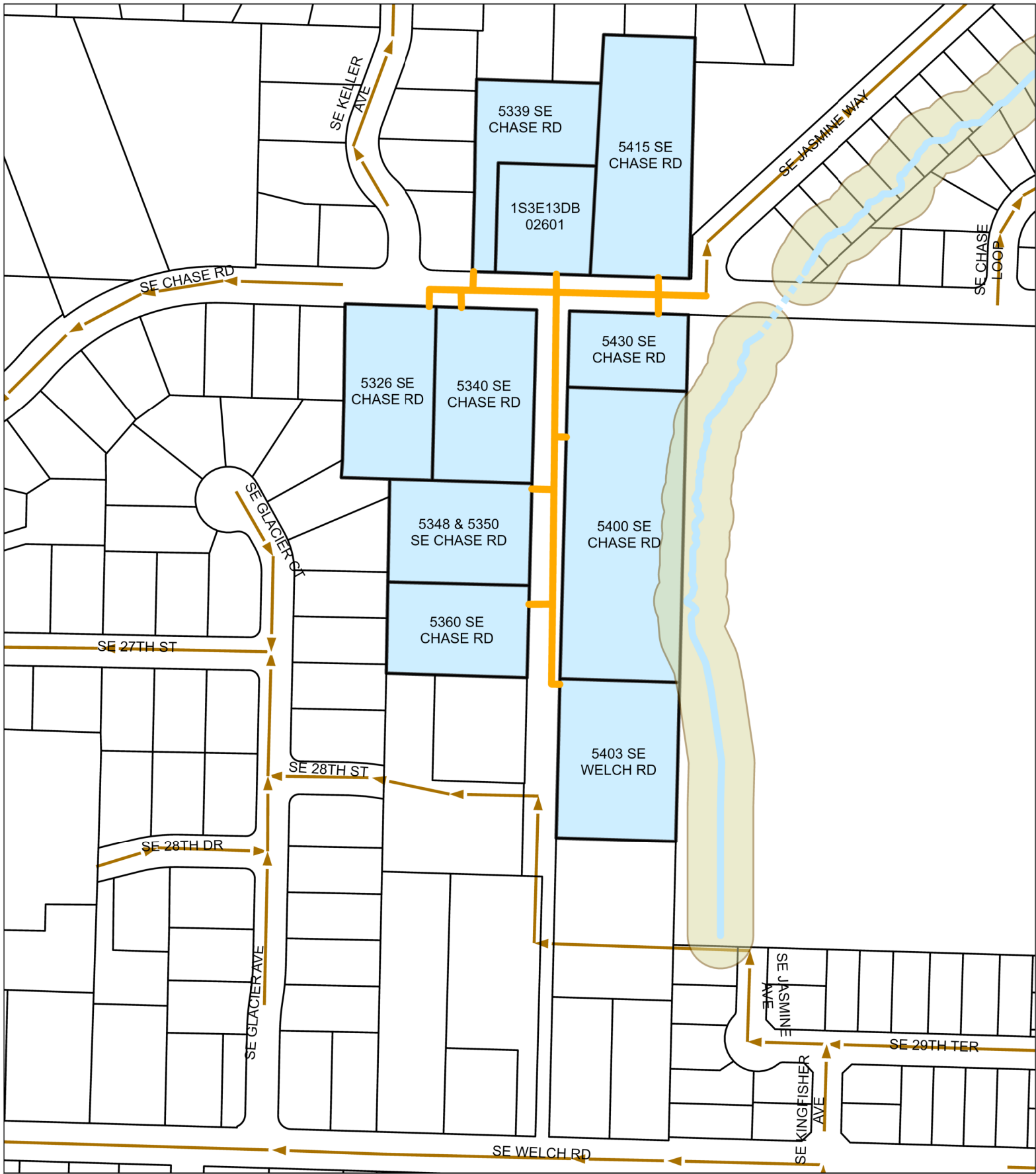


Exhibit B SE Chase Wastewater Reimbursement District

- New Wastewater Main or Lateral
- Reimbursement District Lot
- Existing Wastewater Main
- Resource Area Overlay
- Open Water
- - - Piped Stream



CITY OF GRESHAM