

**RESOLUTION NO. 3637**

**REIMBURSEMENT RESOLUTION ASSIGNING TO PROPERTIES THE FINAL COSTS FOR THE SW TOWLE (3430-3680) REIMBURSEMENT DISTRICT**

**The City of Gresham Finds:**

- A. Resolution No. 3603 formed the SW Towle (3430-3680) 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. 3603 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 April 1, 2025.

\_\_\_\_\_  
Eric Schmidt  
City Manager

\_\_\_\_\_  
Travis Stovall  
Mayor

Approved as to Form:

\_\_\_\_\_  
Ellen Van Riper  
City Attorney

For a signed copy of this resolution, email [DevelopmentEngineering@GreshamOregon.gov](mailto:DevelopmentEngineering@GreshamOregon.gov).

**EXHIBIT A**

**REIMBURSEMENT METHODOLOGY & SAFETY NET  
SW TOWLE (3430-3680) WASTEWATER REIMBURSEMENT DISTRICT**

**ASSIGNMENT OF COSTS**

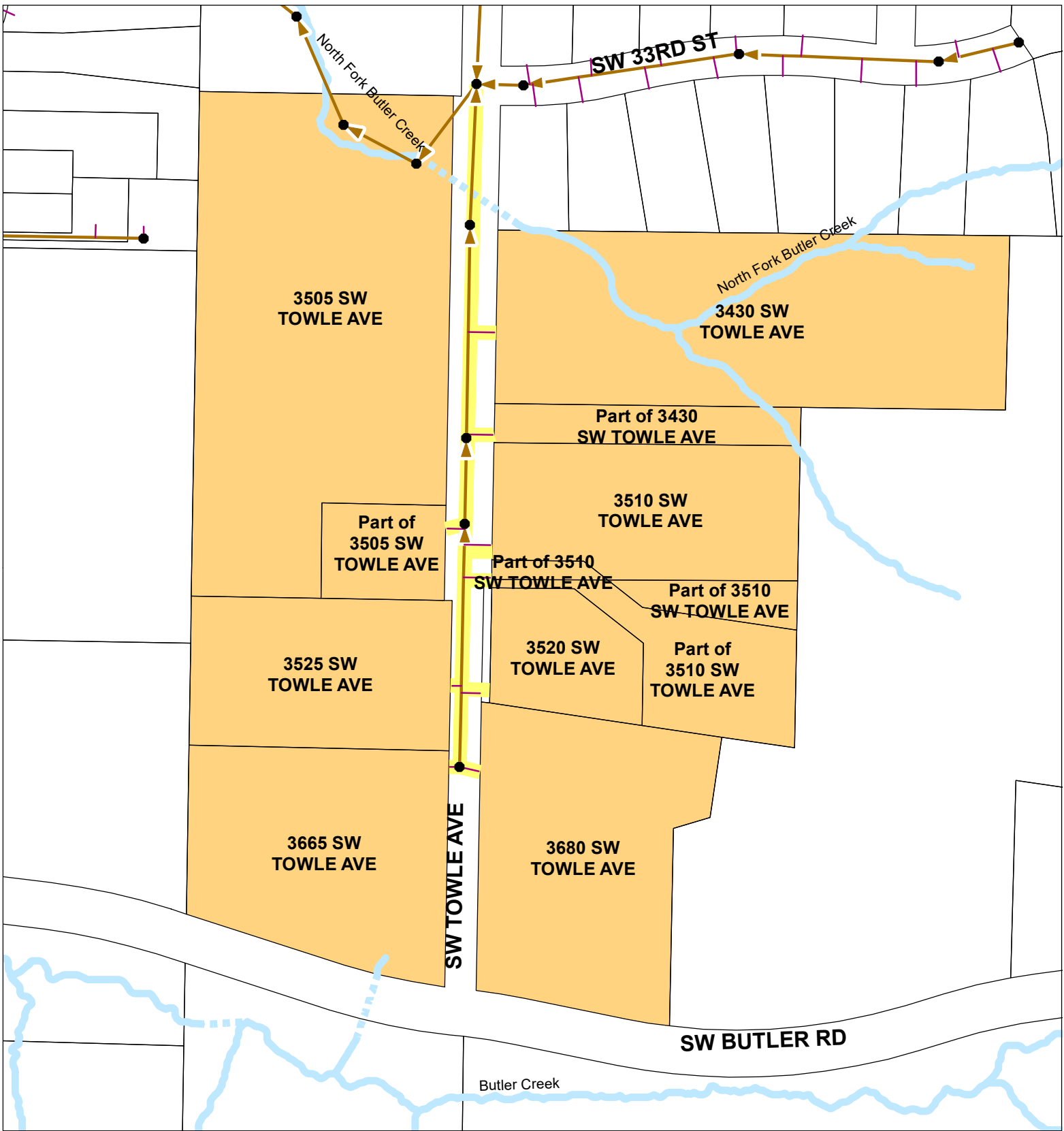
Last Revised: 2/11/25 mjk

**Estimated Project Cost: \$ 479,626.53**

Map & Tax Lot Number	Current Property Owner	Current Property Address	Currently Connected to Sewer	Total Lot Area (acres)	Area w/o Hillside Overlay (HS) or Resource Area (RA) (acres) 100% Developable	RA or RA & HS (acres) 10% Developable	HS alone (acres) 55% Developable	High Slope Subarea and/or High Value RA (acres) No Development	Net Density Per Zoning District (PWS Table 3.02-1 Design Values)	Developable Area (acres)	Projected Dwelling Units (Developable Area * Net Density)	% of District based on Projected Dwelling Units	Proportional Share by Projected Dwelling Units
1S3E21BA 05700	HOLLAND, THOMAS & VICKI	3505 SE TOWLE AVE	Yes	4.33	2.20	0.18	0.99	0.96	8.71	2.76	24.05	25.02%	\$ 120,012.36
1S3E21BA 05800	HOLLAND, THOMAS & VICKI	Part of 3505 SE TOWLE AVE	No	0.44	0.40	0.00	0.04	0.00	8.71	0.42	3.69	3.83%	\$ 18,393.45
1S3E21B 00500	FOX, JAMES D & DEBORAH A	3525 SW TOWLE AVE	No	1.46	1.46	0.00	0.00	0.00	8.71	1.46	12.70	13.22%	\$ 63,407.75
1S3E21B 00400	MATTHEWS, ROGER E III	3665 SW TOWLE AVE	No	2.00	1.57	0.06	0.29	0.08	8.71	1.74	15.11	15.73%	\$ 75,438.43
1S3E21BA 05900	CARRIKER, LAWRENCE & MARSHA TR	3430 SW TOWLE AVE	No	3.32	0.00	0.58	0.91	1.82	6.22	0.56	3.48	3.62%	\$ 17,363.07
1S3E21BA 06000	CARRIKER, LAWRENCE & MARSHA TR	Part of 3430 SW TOWLE AVE	No	0.44	0.00	0.02	0.29	0.13	8.71	0.16	1.39	1.45%	\$ 6,953.47
1S3E21BA 06001	FUGERE, DANIELLE & DELL, CHARLES	3510 SW TOWLE AVE	No	1.48	0.80	0.04	0.60	0.04	8.71	1.13	9.84	10.24%	\$ 49,127.37
1S3E21BA 06002	FUGERE, DANIELLE & DELL, CHARLES	Part of 3510 SW TOWLE AVE	No	0.07	0.07	0.00	0.00	0.00	8.71	0.07	0.64	0.67%	\$ 3,217.39
1S3E21B 00103	FUGERE, DANIELLE & DELL, CHARLES	Part of 3510 SW TOWLE AVE	No	0.24	0.23	0.00	0.01	0.00	8.71	0.24	2.06	2.15%	\$ 10,294.74
1S3E21B 00101	FUGERE, DANIELLE & DELL, CHARLES	Part of 3520 SW TOWLE AVE	No	0.77	0.70	0.00	0.07	0.00	8.71	0.74	6.44	6.70%	\$ 32,135.16
1S3E21B 00102	HUBER, WILLIAM F & JULLENE A	3520 SW TOWLE AVE	No	0.65	0.65	0.00	0.00	0.00	8.71	0.65	5.63	5.86%	\$ 28,091.98
1S3E21B 00300	BUSHLIN, ITTAI & DUPERE, MELISSA DORA	3680 SW TOWLE AVE	No	2.25	0.27	0.01	1.81	0.16	8.71	1.27	11.06	11.51%	\$ 55,191.34
<b>Total</b>				17.46	8.35	0.90	5.00	3.20		11.19	96.10	100%	479,626.53

**Safety Net: \$ 4,991.12**

**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 (3430-3680) Wastewater Reimbursement District



- Reimbursement District Boundary  Wastewater Main
- New Wastewater Main or Lateral  Wastewater Lateral
- Wastewater Manhole

**DISCLAIMER AND NOTICE:**  
The information on this map has been gathered from a variety of sources. Every attempt has been made to offer the most current, correct, and complete information available. However, errors may occur or there may be a time delay between changes in information and updates. The information contained herein is subject to change at any time and without notice.