

RESOLUTION NO. 3255

A RESOLUTION FORMING THE SE 282ND AVENUE SEWER REIMBURSEMENT DISTRICT

The City of Gresham Finds:

- A. Gresham Revised Code (GRC) Article 3.70 establishes a process for the formation of reimbursement districts.
- B. An application has been submitted by the City of Gresham Wastewater Engineering Section (Applicant) for the formation of a reimbursement district.
- C. Applicant desires to recover costs for construction of approximately 600 feet of public sewer line to serve the six existing single family dwellings, located on dividable lots, which are currently without public sewer.
- D. The manager reviewed the application and prepared a draft report. The draft report was discussed at an informational meeting for the affected property owners held on July 12. Comments from the informational meeting were considered by the manager and incorporated into the report as appropriate.
- E. The manager prepared a written report for Council and scheduled a public hearing on the proposed reimbursement district for July 19, 2016.
- F. The City provided a mailed notice of the proposed reimbursement district and the public hearing to the Applicant and all owners of property within the proposed district.
- G. The Council has reviewed the application and the report submitted by the manager, and has considered comments received from the public.

THE CITY OF GRESHAM RESOLVES:

- 1. The City Council approves the recommendations contained in the Manager's Report and declares the formation of the SE 282nd Avenue Sewer Reimbursement District. A copy of the Manager's Report, which identifies the estimated cost assigned to each parcel, is attached as Exhibit A.
- 2. Upon receipt from the Applicant of the final costs and proposed assignment of costs to each benefiting property, the Manager shall prepare and submit to Council a proposed Reimbursement Resolution. Notice of Council action on the Reimbursement Resolution shall be provided to the Applicant and property owners within the District.

Yes: Bemis, Hinton, French, Palmero, Echols, Widmark, Stegmann

No: None

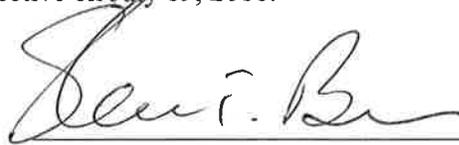
Absent: None

Abstain: None

Passed by the Gresham City Council and effective on July 19, 2016.

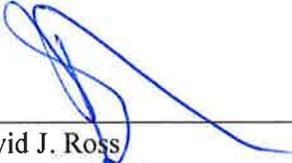


Erik Kvarsten
City Manager



Shane T. Bemis
Mayor

Approved as to Form:



David J. Ross
Senior Assistant City Attorney

Manager's Report for
SE 282nd Avenue
Sewer Reimbursement District

EXECUTIVE SUMMARY

The City of Gresham Wastewater Engineering section, several benefitting property owners, and Multnomah County Sanitation request Council approve the formation of the SE 282nd Avenue Sewer Reimbursement District. The proposed sewer line would allow for six existing single family homes, located on dividable lots, to connect to City sewer as their septic systems fail. One home in the proposed district boundary has a failed septic system and Multnomah County Sanitation expects that the other systems in the boundary will fail in the near future.

Following Council's May 17, 2016 approval of a modification to the Capital Improvement Program (CIP) to fund CIP 320700 (See EXHIBIT A1), the City of Gresham Wastewater Engineering section (Applicant) submitted a reimbursement district application (See EXHIBIT A2) to recover costs to construct an approximately 600 foot public sewer line in SE 282nd Avenue, south from SE Welch Street. The project has been designed and engineered by the Applicant and opened for competitive bids from private contractors on June 22, 2016. As of the date of this report, the City has not yet awarded a contract or issued the notice to proceed for the construction.

The formation of a reimbursement district is a two-step process. In the first step, Council votes on whether or not to form the reimbursement district. As part of this process, Council determines the boundaries and estimates costs and reimbursement methodology. In the second step, Council determines the actual costs of the project and applies the methodology to the actual costs to determine the reimbursement charge for each benefitting property. The second step will be considered at a subsequent council meeting. An overview of the reimbursement district process is attached as EXHIBIT A3.

There are four basic components to consider when forming this district.

1. District Boundary. The recommended district boundary is attached as EXHIBIT A4 and was based upon identification of all the parcels that may receive or derive benefit from the construction of the proposed public sewer line.
2. Estimated Costs. The Applicant's estimated costs are addressed in this report and attached as EXHIBIT A5.
3. Reimbursement Methodology. The recommended reimbursement methodology is that each lot should be charged based upon their percentage of the combined real property area of the approved district boundary. The proposed Proportional Share for each property is attached as EXHIBIT A6.
4. Financial Safety Net. A financial safety net program is recommended and the methodology for determining the proposed safety net is included as EXHIBIT A7. The rationale of a safety net is to equalize the price to connect one home to the new sewer line. The remaining fee would be charged when the property divided or redeveloped with a higher use.

If the formation is approved, Staff will track the actual costs and will present to Council a reimbursement resolution after the project is complete. Council will then make the final determination regarding the costs to be assigned to the benefitting properties.

Recommendation

Move to approve the Manager's Report and Resolution No. 3255 forming the SE 282nd Avenue Sewer Reimbursement District.

REIMBURSEMENT DISTRICT PURPOSE

The purpose of a reimbursement district is to provide a method to reimburse the City or a developer who finances master planning or the construction of public facilities that benefit multiple properties and provides a financial mechanism to allow the City to proceed with critical infrastructure rather than requiring one or more private properties to fund, design and construct them. The reimbursement district provides a tool to determine a benefitting property's cost share, and provides notice to the existing and to future property owners of the reimbursement district by recording a notice of reimbursement district on their title. It also allows the City to collect the fee as part of development and building permit approval on behalf of the Applicant. Reimbursement District's process and requirements are codified in Article 3.70 of the Gresham Revised Code. An overview of the process is attached as EXHIBIT A3.

PROJECT BACKGROUND

In December 2015, a property owner located in the proposed reimbursement district contacted City staff regarding issues with a septic system on a neighboring lot that was impacting their property. Staff met with the property owner and suggested that they talk with their neighbors and gather signatures to petition Council to initiate a local improvement district for construction and reimbursement of the line. Gresham Revised Code Section 3.10.010 allows for property owners to petition Council for a Local Improvement District (LID) formation when the owners of the majority of the total square footage of the real property in the district sign a petition requesting Council form a reimbursement district.

The property owner pursued the signatures. Concurrently, Multnomah County Sanitation, the review agency responsible for approving all onsite sanitation permits in Multnomah County, contacted City staff and outlined the situation regarding the existing septic failure as well as their opinion that more failures were forthcoming. Per Oregon Administrative Rules 340-071-0160, single family homes must connect to public sewer if the property to be served is within 300 feet of an existing public sewer line and is physically and legally available. All of the homes in the proposed district boundary are located on properties within 300 feet of a public sewer line, so therefore not eligible to receive septic replacement permits from Multnomah County Sanitation.

In April 2016, the property owner was having difficulty making contact with all of the other property owners in the proposed district boundary and had not acquired enough signatures to petition Council. Staff met to brainstorm other ideas. A reimbursement district seemed the best option as it was a faster and cheaper process than an LID, and connection and payment of the reimbursement district fees could be deferred until the property's septic system failed or the property was redeveloped, whichever came first.

On May 17, 2016, Staff brought a CIP amendment to Council to fund this project (Reference: CIP 320700). On June 28, 2016, City staff sent notice of an informational meeting and City Council Meeting to affected property owners. At the informational meeting, City staff was available to answer questions about the process and costs of the proposed reimbursement district. As allowed by the provisions of Gresham Revised Code 3.70.045, the formal "neighborhood meeting", was waived by the Manager because the project involved so few properties and half of the properties have provided written support for the formation of the district.

Construction of sewer is expected to be completed this summer. The project estimated cost for engineering and construction is \$198,800. This estimate was provided by the Applicant. A comprehensive review of actual costs will be undertaken during the second stage of the reimbursement process.

MANAGER'S RECOMMENDATION

After careful review and consideration of submitted relevant materials and information, the Manager recommends the formation of the SE 282nd Avenue Sewer Reimbursement District as follows:

1. **DISTRICT BOUNDARY:** The proposed reimbursement district boundary comprises all of the contiguous lots that would benefit from the extension of a sewer line in SE 282nd south from Welch Road. The lots are all currently developed, dividable, and without public sewer. The recommended district boundaries are attached as EXHIBIT A4.
2. **COST:** The project cost estimate of \$198,800 from City of Gresham Wastewater staff is attached as EXHIBIT A5. The project cost estimate is for construction of approximately 600 foot sewer line as well as sewer laterals from the proposed sewer main to the edge of the right-of-way for each of the six existing homes. The project will go out to bid and the lowest qualified bidder will be accepted. Comprehensive review of the actual costs will be undertaken during the second stage of the reimbursement process.

The property owners will be responsible for payment of the City Wastewater System Development Charge, Connection and Plumbing permits, and extension of the sewer line on their private property. They will also be responsible for decommissioning their existing septic system after acquiring a permit from Multnomah County Sanitation.

3. **REIMBURSEMENT METHODOLOGY:** The recommended reimbursement methodology to apportion the project cost for each lot is based on their percentage of the combined real property area of the approved district boundary. If the City were to divide the costs equally between the six properties, it would not take into consideration the potential for land division and the additional financial benefit larger lots will gain by netting more lots in a land division. The Proportional Share per the proposed methodology is attached as EXHIBIT A6.

Another common methodology is to apportion the project cost for each lot based on their percentage of the combined property frontage of the approved district boundary. In this case the lot depths are the same for all lots so the proportion would be the same as the recommended methodology. None of the properties have overlay districts or known limitations that would make some more or less redevelopable than the others.

4. **FINANCIAL SAFETY NET:** A financial safety net program is recommended and the methodology for determining the proposed safety net is included as EXHIBIT A7. The rationale of a safety net is to equalize the price to connect one home to the new sewer line. The remaining fee would be charged when the property divided or redeveloped with a higher use. The reimbursement district will remain valid for 10 years and may be renewed for additional 10-year terms if a written renewal request is received at least 90 days prior to the date of expiration.

Because of the state law requiring homes to connect if sewer is available within 300 feet of their property, and because of the potential financial hardship of the costs associated to connecting to a sewer line, in the past Council has directed staff to institute a financial safety net on sewer

reimbursement districts.¹ The past methodology for determining the safety net fee was to determine the number of lots possible within the district boundary and divide the costs equally between the number of potential lots. At the time of connection of an existing home, the property would be charged the cost for connection of a single potential lot.

To determine the number of potential lots, both net and gross density has been used in the past. The lots are all zoned LDR-5, which has a net density range of 6.22-8.71 units per acre or an average of 7.47 units per acre. The Gresham Community Development Code does not provide a gross density range but a review of like zoned land divisions has been used to determine a gross density threshold. Because only the gross density of the district boundary is known, Staff chose to look at the proposed Samson Acres subdivision², located to the south of the proposed district boundary, to determine the number of potential gross units per acre. The number of lots per gross acre for Samson Acres is 5.79 units per acre. The gross area of the proposed reimbursement district boundary is 3.64 acres which results in 21.06 potential units per acre. The resulting safety net is \$9,437.03 based on the estimated project cost. The safety net will be adjusted when actual costs are determined.

Staff contacted Goodman Sanitation for a quote on replacement of a failed septic system on the east side of Multnomah County. Goodman quoted \$6,100 for tank replacement only. For complete septic failure, which is the case for the failure septic in this proposed reimbursement district, the estimate was \$18,000. For sensitive areas, such as locations with water table issues, the quote for a complete replacement jumped to \$28,000-\$35,000. Multnomah County Sanitation indicated in their email (attached as EXHIBIT A8) that this area may have water table issues. If confirmed, it would place the area in the sensitive category.

Emails of support from a property owner and Multnomah Sanitation as well as two petitions for formation of a Local Improvement District are attached as EXHIBIT A8. A copy of the Notice of Application, Informational Meeting and City Council Public Hearing is attached as EXHIBIT A9.

Property owners in the proposed reimbursement district will be invited to an Informational meeting on July 12, 2016. The purpose of the meeting is to inform the property owners of the proposed reimbursement district and obtain comments from the affected property owners. The property owners will be notified of all Council's public hearings relating to this report.

End of Report

¹ Reference Sam Barlow Mt View Estates Sewer Reimbursement District (Resolution 2400, Passed August 15, 2000) and Springwater Heights Sewer Reimbursement District (Resolution 2348, Passed February 15, 2000).

² Samson Acres has frontage on Virginia Street to the west and will be servicing their development with sewer via a sewer line extension in Virginia.

LIST OF EXHIBITS

EXHIBIT A1 – CIP Document for SE 282nd Avenue Sewer Extension

EXHIBIT A2 – Reimbursement District Application

EXHIBIT A3 – Reimbursement District Process Steps

EXHIBIT A4 – Proposed Reimbursement District Boundary

EXHIBIT A5 – SE 282nd Avenue Sewer Extension Engineer’s Estimate

EXHIBIT A6 – Proposed Reimbursement Methodology

EXHIBIT A7 – Proposed Sewer Safety Net

EXHIBIT A8 – Letters of Support

EXHIBIT A9 – Notice of Application, Informational Meeting and City Council Public Hearing

FUNDED PROJECT
Wastewater Collection and Treatment Plant

320700: Wastewater Mainline Extension

Description: This project constructs wastewater mainlines with associated laterals on an as needed basis for in-fill situations. Currently identified possible project is at SE 282nd Avenue and SE Welch Road; for this project to go forward, the formation of a reimbursement district would be required.

Justification: This project is to meet the immediate needs of citizens with failed or failing septic systems. The properties involved are within the urban growth boundary.

Type of project: Construction of facilities and utilities.



Estimated Dollars:

Funds	Description	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Resources	Operating	0	200,000	0	0	0	0	200,000
Resources Total		0	200,000	0	0	0	0	200,000
Expenses	Design/Const Admin	0	10,000	0	0	0	0	10,000
	Construction	0	165,400	0	0	0	0	165,400
	Admin (14%)	0	24,600	0	0	0	0	24,600
Expenses Total		0	200,000	0	0	0	0	200,000



REIMBURSEMENT DISTRICT APPLICATION

Department of Environmental Services
 1333 NW Eastman Pkwy, Gresham, Oregon 97030
 Phone: (503) 618-2525
 www.greshamoregon.gov

File/Permit #:

NA

DE:

Kimble

APPLICANT INFORMATION (Please type or print in dark ink)

Name of Applicant: Jeffrey D. Loftin
 Name of Firm: City of Gresham
 Mailing Address: 1333 NW Eastman Parkway
 City, State, Zip: Gresham OR 97030
 Phone: 503 618 2669 Fax: _____
 E-mail: jeff.loftin@greshamoregon.gov

PROJECT NAME SE 282nd RD
PROJECT DISCIPTION Installing ~600' of wastewater mainline, south of SE Welch road, in SE 282nd. Includes 6 laterals

PROJECT LOCATION
 State ID# 1S3E24AA - 400, 500, 600, 700, 800, & 900
 Assessor's R# (9 digits) R316400060, 316400070, 316400110, 316400140, 316400170, 316400200
 Site Address/Location 3107, 3125, 3131, 3215, 3231, 3241 SE 282nd Ave Gresham OR 97080

ATTACHMENTS
 Submit 5 packets that contain the following items. Your application may not be accepted if the attachment packets are incomplete.

- Narrative description See above
- Proposed methodology spreadsheet
- Map
- Cost estimates
- Bid proposals w/ Non-collusion affidavits

Also required:
 Refundable deposit for \$ 0 per _____, Development Engineering Specialist or supervisor

The packets will be reviewed for compliance with GRC 3.70.030(3) during completeness review. Delays in processing can result from missing or incomplete information. Additional copies may be required following completeness review.

NOTARIZED SIGNATURES

I Jeffrey D Loftin depose and say that I am an applicant in the foregoing application and that the information provided is true to the best of my knowledge.

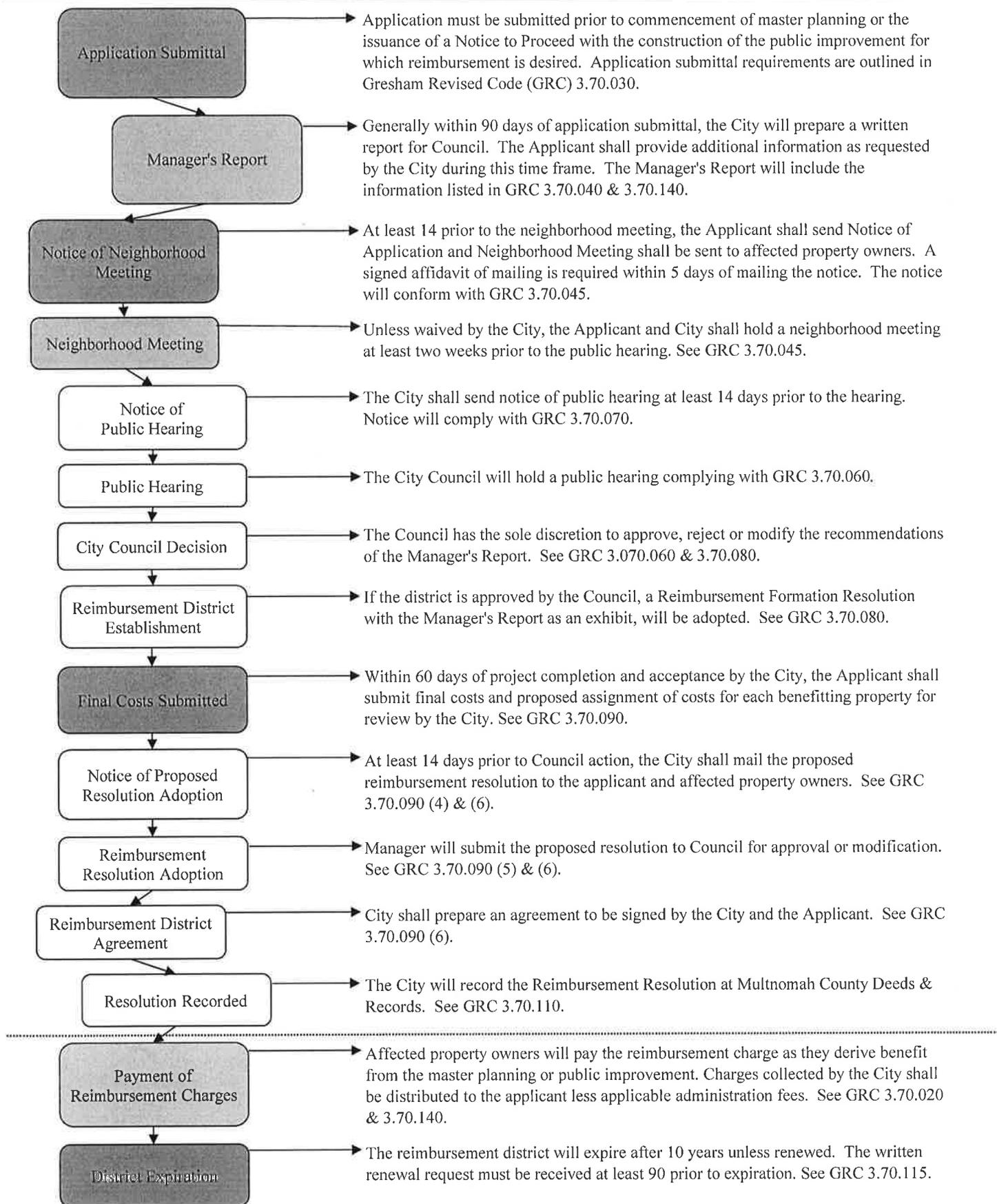
X [Signature]
 Applicant Signature

Subscribed and sworn to before me this 18 day of MAY, 2016.



Notary Stamp
 Notary Signature: [Signature]

REIMBURSEMENT DISTRICT PROCESS STEPS



SE WELCH RD

SE NIGHT
HERON AVE

SE VIRGINIA AVE

SE 32ND ST

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)

3241 SE 282ND AVE
(1S3E24AA -00900)

SE 282nd Reimbursement District
CIP No. 320700
Engineers Estimate
 26-May-16

Prepared by Jeff Loftin, City of Gresham Engineer

Item No.	Item	Unit	Total Units	Unit Price	Item Total
1	Mobilization	LS	1	\$ 7,062.57	\$ 7,062.57
2	Furnish & Install 8" PVC Sewer Pipe including Fittings, Unclassified Trench Excavation, Dewatering, Fittings, Class "B" Pipe Zone, Imported Granular Backfill, Temporary Asphalt, Complete-in-Place	LF	576	\$ 95.00	\$ 54,720.00
3	Furnish & Install 6" PVC Sewer Lateral Pipe including Fittings, Unclassified Trench Excavation, Dewatering, Fittings, Class "B" Pipe Zone, Imported Granular Backfill, Temporary Asphalt, Complete-in-Place	LF	156	\$ 75.00	\$ 11,700.00
4	Foundation stabilization	CY	42.7	\$ 41.00	\$ 1,750.70
5	Standard precast manholes, 0-8 feet deep, complete including pipe connections				
	a) 48-inch diameter	EA	1	\$ 3,500.00	\$ 3,500.00
6	Additional depth of manholes beyond 8 feet deep.				
	a) 48-inch diameter	LF	2.0	\$ 240.00	\$ 480.00
7	City of Gresham Manhole Cover	EA	1	\$ 350.00	\$ 350.00
8	Connect to Existing Manhole	EA	1	\$ 1,500.00	\$ 1,500.00
9	Reconstruct Manhole Base	EA	1	\$ 1,512.50	\$ 1,512.50
10	Asphalt Cement Concrete Pavement Saw Cut and Removal.	LF	1,176	\$ 6.88	\$ 8,085.00
11	Asphalt Cement Concrete Pavement Trench Replacement 8" depth, including base preparation, Complete-in-Place.	SY	270.6	\$ 50.23	\$ 13,592.24
11	2" Grind	SY	896.0	\$ 4.00	\$ 3,584.00
12	2" AC Inlay	SY	260.0	\$ 50.23	\$ 13,059.80
13	Potholing	EA	6	\$ 600.00	\$ 3,600.00
14	Erosion Control	LS	1	\$ 3,408.54	\$ 3,408.54
15	Traffic Control	LS	1	\$ 17,000.00	\$ 17,000.00
16	Final Restoration and Landscaping, Complete	LS	1	\$ 3,408.54	\$ 3,408.54
Construction Total:					\$ 148,313.87
Construction Contingency 10%					\$ 14,831.39
Engineering 10%					\$ 14,831.39
Sub Total					\$ 177,976.65
Admin 14%					\$ 20,763.94
Grand Total					\$ 198,740.59

REIMBURSEMENT METHODOLOGY
282ND AVE SEWER REIMBURSEMENT DISTRICT
PROPERTY SHARE

Last Revised: 5/25/16 MJK

Estimated Project Cost: \$ 198,740.59

SITE ADDRESS	Map & Tax Lot Number	Area (sq ft)	Area (acres)	Percent of Project Area	Proportional Share
3107 SE 282ND AVE	1S3E24AA 400	23,660	0.54	14.94%	\$ 29,696.12
3125 SE 282ND AVE	1S3E24AA 500	18,942	0.43	11.96%	\$ 23,774.47
3131 SE 282ND AVE	1S3E24AA 600	24,834	0.57	15.68%	\$ 31,169.63
3215 SE 282ND AVE	1S3E24AA 700	21,847	0.50	13.80%	\$ 27,420.59
3231 SE 282ND AVE	1S3E24AA 800	29,521	0.68	18.64%	\$ 37,052.37
3241 SE 282ND AVE	1S3E24AA 900	39,540	0.91	24.97%	\$ 49,627.41
Total		158,344	3.64	100.00%	\$ 198,740.59

SEWER SAFETY NET
282ND AVE SEWER REIMBURSEMENT DISTRICT

Last Revised: 5/25/16 MJK

Address	Gross Area (acres)	Obligation of Property
3107 SE 282ND AVE	0.54	\$ 29,696.12
3125 SE 282ND AVE	0.43	\$ 23,774.47
3131 SE 282ND AVE	0.57	\$ 31,169.63
3215 SE 282ND AVE	0.50	\$ 27,420.59
3231 SE 282ND AVE	0.68	\$ 37,052.37
3241 SE 282ND AVE	0.91	\$ 49,627.41
Total	3.64	\$ 198,740.59

5.79 Average number of lots per gross acre (based on Samson Acres Subdivision)

21.06 Number of potential lots to be developed from the above lots.

\$ 9,437.03 Sewer Safety Net

Kimble, Michelle

From: Mick, Erin <Erin.Mick@portlandoregon.gov>
Sent: Friday, May 20, 2016 4:48 PM
To: Kimble, Michelle
Cc: Reschke, Lindsey
Subject: 282nd Sewer Extension

Hi Michelle,

I am very pleased to hear that the City of Gresham has decided to turn this sewer extension into a reimbursement district. I say this because even though their lots are of adequate size for septic, their soils are quite challenging. Most of the soils that I have seen in the very nearby area consist of heavy silts and clays, making drainage difficult as well as showing evidence of a very high groundwater table. I would predict that the groundwater table at 3215 and 3131 is around 4" or higher from the ground surface. Of course I don't know for sure without a soil evaluation (test pit), but after walking around 3131 SE 282 in the winter, the ground was saturated, making its ability to receive sewage effluent water extremely difficult. I'm sure many of these neighbors have had slow flushing toilets and shower drains over time.

So although we can do a repair septic system on these properties, they would require a new septic tank, treatment unit, and the drainfield would be very shallow, (about 4-6" into the native soil), require a 10-15" cap of preapproved soils. These systems would be all that we could do and hope for the best. Meaning, they will work for a while but their ultimate longevity is unknown, as with all septic systems.

For these reasons, I am in strong favor and support of the reimbursement district here. We already have one failure that we are working with in order to keep the home occupied and I believe there are a couple of others that would also be in a similar situation. Let me know if you or anyone else has any questions. And thank you again for your efforts in getting these homes sewerred.

Have a great one,

Erin Mick
REHS, Onsite Sanitation
Multnomah County
Site Development, BDS
1900 SW 4th, Suite 5000
Portland, OR 97201
ph: 503-823-5471
fax: 503-823-5433
Erin.mick@portlandoregon.gov

Kimble, Michelle

From: Julie ORourke <jaorourke419@gmail.com>
Sent: Thursday, April 28, 2016 4:43 PM
To: Kimble, Michelle
Subject: Sewer Extension on SE 282nd

Michelle Kimble
Gresham Bureau of Environmental Services

Michelle,

My wife and I own a rental property at 3107 SE 282nd Ave, Gresham, OR. It has recently come to our attention that the City of Gresham is considering the creation of a reimbursement district to extend the sewer line South up 282nd from Ward Road. We are in favor of such a reimbursement district and would connect to the sewer upon it's completion. Please include us in any future correspondence on this project. Our mailing address is 950 Dollar Street, West Linn, OR 97068. If you have any further questions you can email or call 503-705-2233.

Thank You
Chuck and Julie O'Rourke

Received
MAR 01 2016
City of Gresham - Permit Services

PETITION: To the City of Gresham
DATE: February 17, 2016
SUBJECT: Formation of a Local Improvement District

We, the undersigned property owners, ask that the City of Gresham create a Local Improvement District for the purpose of **extending the public sewer in SE 282nd Avenue from SE Welch Road, south to SE 32nd Street.** See attached map of the affected properties and area of requested work.

Signature: _____
Chuck O'Rourke, Property Owner of 3107 SE 282nd Ave (1S3E24AA 00400)*

Signature: _____
Julie O'Rourke, Property Owner, of 3107 SE 282nd Ave (1S3E24AA 00400)*

Signature: Lora Yruegas 2/22/16
Lora L B Yruegas, Property Owner of 3125 SE 282nd Ave (1S3E24AA 00500)

Signature: _____
Scott L. Grote, Property Owner of 3131 SE 282nd Ave (1S3E24AA 00600)

Signature: _____
Ronald L. Hegar, Property Owner of 3215 SE 282nd Ave (1S3E24AA 00700)

Signature: _____
Nikolay Penkov, Property Owner of 3231 SE 282nd Ave (1S3E24AA 00800)

Signature: _____
Anatolie Lupasco, Property Owner of 3241 SE 282nd Ave (1S3E24AA 00900)*

Signature: _____
Valentina Lupasco, Property Owner of 3241 SE 282nd Ave (1S3E24AA 00900)*

*According to Gresham Revised Code 3.10.015, for the purposes of initiation and remonstrances, multiple owners of a single lot or parcel have a total of one "vote" and their single "vote" shall be divided according to ownership percentage.

Ken Koblit2

PETITION: To the City of Gresham
DATE: February 17, 2016
SUBJECT: Formation of a Local Improvement District

We, the undersigned property owners, ask that the City of Gresham create a Local Improvement District for the purpose of extending the public sewer in SE 282nd Avenue from SE Welch Road, south to SE 32nd Street. See attached map of the affected properties and area of requested work.

Signature: _____
Chuck O'Rourke, Property Owner of 3107 SE 282nd Ave (1S3E24AA 00400)*

Signature: _____
Julie O'Rourke, Property Owner, of 3107 SE 282nd Ave (1S3E24AA 00400)*

Signature: _____
Lora L B Yruegas, Property Owner of 3125 SE 282nd Ave (1S3E24AA 00500)

Signature:  _____
Scott L. Grote, Property Owner of 3131 SE 282nd Ave (1S3E24AA 00600)

Signature: _____
Ronald L. Hegar, Property Owner of 3215 SE 282nd Ave (1S3E24AA 00700)

Signature: _____
Nikolay Penkov, Property Owner of 3231 SE 282nd Ave (1S3E24AA 00800)

Signature: _____
Anatolie Lupasco, Property Owner of 3241 SE 282nd Ave (1S3E24AA 00900)*

Signature: _____
Valentina Lupasco, Property Owner of 3241 SE 282nd Ave (1S3E24AA 00900)*

*According to Gresham Revised Code 3.10.015, for the purposes of Initiation and remonstrances, multiple owners of a single lot or parcel have a total of one "vote" and their single "vote" shall be divided according to ownership percentage.

NOTICE OF APPLICATION, INFORMATIONAL MEETING & CITY COUNCIL PUBLIC HEARING

SE 282nd Avenue Sewer Reimbursement District

The City is proposing to build an approximately 600 foot long sewer line in SE 282nd Avenue from SE Welch Road to serve six properties without public sewer. To recover costs for this project, the City is proposing the SE 282nd Avenue Sewer Reimbursement District.

You are receiving this notice because current county assessor's assessment rolls indicate that you are a property owner located in the proposed reimbursement district.

State law requires a single family homes connect to public sewer if the property to be served is within 300 feet of an existing public sewer line and is physically and legally available. All of the lots located in the proposed district are located within 300 feet of an existing sewer line and are not eligible for septic system repairs from Multnomah County Sanitation.

The reimbursement would be divided between the six properties based on the size of their lots. The Engineer's Estimate to construct the roughly 600 foot sewer line is approximately \$200,000 with a per lot distribution of around \$24,000 to \$50,000. To connect a single home, at the time of septic failure or before, it is proposed that only approximately \$9,500 of a property's reimbursement district fee be paid. This flat 'safety net' fee does not include the onsite improvements, system development charges and permits required to connect to public sewer. The remaining fee would be due if the lot divided or developed with a more intense use.

For more information about the process and preliminary fee for your property, please review the attached Manager's Report.

The **Informational Meeting** will be held on Tuesday, July 12, 2016 from 5:30 to 6:30 pm in Room 2A at Gresham City Hall, 1333 NW Eastman Parkway. This meeting will be informal, allowing property owners the opportunity to ask questions of City staff. If you are unable to attend the meeting, Staff will work with you to find an individual meeting time or discuss via phone.

The **City Council Public Hearing** will be held on Tuesday, July 19, 2016 at 3 pm in the City Council Chambers, 1333 NW Eastman Parkway. Any person may submit comments in writing prior to or at the hearing, or persons may present verbal comments at the hearing.

If Council approves the formation of the reimbursement district, after the sewer line is built, you will receive notice of the final Council Hearing where the final distribution of costs will be determined by Council.

Informational Meeting Details:

- Tuesday, July 12, 2016 from 5:30 PM – 6:30 PM
- Rm 2A, Gresham City Hall
1333 N.W. Eastman Parkway
Gresham, OR 97030

City Council Public Hearing Details:

- Tuesday, July 19, 2016 @ 3:00 PM
- Gresham City Council Chambers
1333 N.W. Eastman Parkway
Gresham, OR 97030

Staff Contact: Michelle Kimble
Telephone: 503.618.2455
Staff E-Mail: michelle.kimble@greshamoregon.gov

CITY OF
GRESHAM