

AFFIDAVIT OF POSTING
ORDINANCE CB-0-30-85

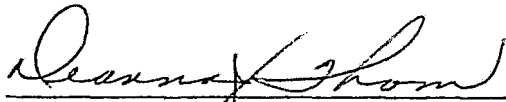
STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
 AND WASHINGTON)
)
CITY OF WILSONVILLE)

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

On the 10th day of April, 1985, I caused to be posted, copies of the attached Ordinance CB-0-30-85, an ordinance reapportioning the assessment for Local Improvement District No. 6, in the following four public and conspicuous places of the City, to wit:

- WILSONVILLE CITY HALL
- WILSONVILLE POST OFFICE
- LOWRIE'S FOOD MARKET
- KOPPER KITCHEN

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 15th day of April, 1985.



DEANNA J. THOM, City Recorder

Subscribed and sworn to before me
this 22nd day of April, 1985



NOTARY PUBLIC, STATE OF OREGON

My commission expires: August 23, 1985

ORDINANCE 271

AN ORDINANCE REAPPORTIONING THE ASSESSMENTS FOR LOCAL IMPROVEMENT DISTRICT NO. 6 AND LOCAL IMPROVEMENT DISTRICT NO. 3

WHEREAS, the contract purchase of Tax Lots 2600, 2700 and 3100 in Local Improvement District No. 6 and Local Improvement District No. 3 has duly filed with the City Recorder application for a division and reapportionment of the assessments levied upon parcels of contiguous land as provided in Section 3.219 in the Wilsonville City Code, and the City Recorder mailed notices to each owner and party having an interest in such property that the City Council would consider such reapportionment at its regular meeting held April 15, 1985, commencing at 7:30 p.m.; and

WHEREAS, pursuant to City Code Section 3.219, the City Administrator has made a report and recommendation to the City Council for the reapportionment of the assessment liens between portions of the property proposed to be divided, describing the effect of such division upon the security of the City; and

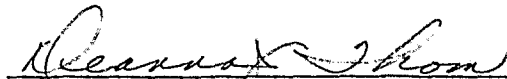
WHEREAS, the City Council having heard and considered the matter, including the facts and findings contained in the report of the City Administrator;

NOW, THEREFORE, the City of Wilsonville ordains as follows:

1. The assessment for Local Improvement District No. 6 and Local Improvement District No. 3, on Tax Lots 2600, 2700, and 3100, is hereby reapportioned for the parcels of property covered under the application on file as described in the report of the City Administrator.
2. The report of the City Administrator is hereby adopted by reference and made a part of this Ordinance.

3. The Wilsonville City Council finds that said reapportionment of the assessment liens will not impair the security of the bond holders, or the City of Wilsonville for the collection of the assessment upon said property.
4. It being determined by the Wilsonville City Council an emergency exists, the Ordinance shall take effect immediately upon final reading and passage of the Wilsonville City Council.

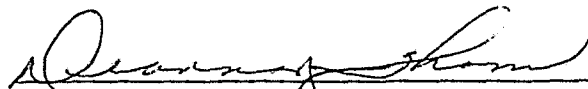
SUBMITTED to the City Council and read for the first time at a regular meeting thereof on the 1st day of April, 1985, and scheduled for second reading at a regular meeting of the City Council on the 15th day of April, 1985, commencing at the hour of 7:30 o'clock, p.m., at the Wilsonville City Hall.



Deanna J. Thom, City Recorder

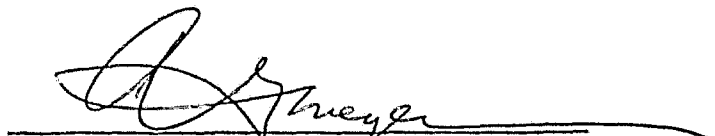
ENACTED by the Council on the 15th day of April, 1985, by the following votes:

YEAS 5 NAYS 0



Deanna J. Thom, City Recorder

DATED and signed by the Mayor this 22nd day of April, 1985.



A. G. Meyer, Mayor

CITY OF WILSONVILLE

MEMO

April 1, 1985

DATE

TO: Mayor and City Council

FROM: Daniel O. Potter, City Administrator

SUBJECT: Request for Reapportionment of Assessments in
Local Improvement District No. 6 and Local Improvement District No. 3

Mr. Pete Olson, on behalf of himself and Mr. Stuart Lindquist, contract purchasers of land in the ownership of Richard and Grace Stangel, has requested that an assessment for street improvements occasioned by Local Improvement District No. 6 and sewer improvements occasioned by Local Improvement District No. 3 be reapportioned into multiple parcels. It is my understanding that the parcelization of the assessments is to provide for the sale of a portion of the property lying east of Boeckman Creek.

The property to be reapportioned is as follows:

Tax Lots 2600, 2700, and a portion of 3100, as assessed in Local Improvement District No. 6 and Local Improvement District No. 3.

The specific reapportionment of property is as follows:

Local Improvement District No. 6 properties:

Parcel 1 -

Tax Lot 2600 - 13.75 acres with assessment of \$51,582.42 or \$3,751.45 per acre. Request is to reapportion 10.52 acres.

$10.52 \times \$3,751.45 = \$39,465.25$ reapportioned assessment.

Parcel 2 -

Tax Lot 2700 - 13.404 acres with assessment of \$52,192.92 or \$3,893.83 per acre. Request is to reapportion 8.57 acres.

$8.57 \times \$3,893.83 = \$33,370.12$ reapportioned assessment.

Parcel 3 -

Tax Lot 3100 - .996 acres with assessment of \$3,805.73 or \$3,821.01 per acre. Request is to reapportion 0.07 acres.

$0.07 \times \$3,821.01 = \267.47 reapportioned assessment.

Local Improvement District No. 3 properties:

Parcel 1 -

Tax Lot 2600 - 13.75 acres with assessment of \$17,011.37
or \$1,237.19 per acre. Request is to reapportion 10.52 acres.

$10.52 \times \$1,237.19 = \$13,015.24$ reapportioned assessment.

Parcel 2 -

Tax Lot 2700 - 13.404 acres with assessment of \$19,067.79
or \$1,422.54 per acre. Request is to reapportion 8.57 acres.

$8.57 \times \$1,422.54 = \$12,191.17$ reapportioned assessment.

Parcel 3 -

Tax Lot 3100 - .996 acres with assessment of \$1,454.63
or \$1,460.47 per acre. Request is to reapportion 0.07 acres.

$0.07 \times \$1,460.47 = \102.23 reapportioned assessment.

The specific parcels are more specifically described on the attached map and labeled as Exhibit A.

The review of the proposed reapportionment of assessments did include a physical viewing of the property to determine if there are any problems involving terrain or access to streets. This view also took into consideration a review of the Zoning Ordinance relative to the property, a review of the Ordinances assessing the property, and the probable values attributed to the two proposed parcels by the Clackamas County Assessor.

My review of the request reveals the following:

1. The three parcels involved will form one parcel of land North of Wilsonville Road and East of Boeckman Creek. The properties have been approved for the construction of apartments.
2. Boeckman Creek forms one line of the property. This is a natural barrier. Property East of the Boeckman Creek channel would have little correlation to property on the West side of the creek. Geologically the channel would not appear to be able to accept any significant pedestrian traffic. Grades are such that vehicular access from one side of the channel to the other is not possible without expensive street work.
3. The property, as a combined group, front on Wilsonville Road.

4. The petitioner has requested that the separation of the assessment be made on a pro-rata acreage basis. The relative values, area, frontages on a public street, are proportionate to the proposed separation and reapportionment of the original assessment so there should be no impairment to the security of the city or the prospective holders of Bancroft Bonds. In actuality, since the separation is for the purpose of selling the separated area, and since a building and other improvements are proposed to be constructed on the property, the security of the city and prospective bond holders will be enhanced.

Recommendation: I recommend that the City Council reapportion the assessments as follows:

Local Improvement District No. 6 Properties -	
Parcel 1 of Tax Lot 2600 containing 10.52 acres	\$39,465.25
Parcel 2 of Tax Lot 2700 containing 8.57 acres	33,370.12
Parcel 3 of Tax Lot 3100 containing 0.07 acres	267.47
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TOTAL on three parcels	\$73,102.84

Local Improvement District No. 3 Properties -	
Parcel 1 of Tax Lot 2600 containing 10.52 acres	\$13,015.24
Parcel 2 of Tax Lot 2700 containing 8.57 acres	12,191.17
Parcel 3 of Tax Lot 3100 containing 0.07 acres	102.23
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TOTAL on three parcels	\$25,308.64

The above reapportionments will be subject to accrued interest since the date of the assessment.

No bond sale has been held on Local Improvement District No. 6 and the interest rate on such a sale was to establish the rate for Local Improvement District No. 6. I also recommend that the interest factor on this portion of the assessment be 2% higher than the rate paid for the January 30, 1985, warrant sale for Local Improvement District No. 6 or 10.25% interest. The warrant sale was at 8.25%

Respectfully submitted,


Daniel O. Potter

DOP/fr

Attachment

TRANSAMERICA TITLE INSURANCE COMPANY

PORTLAND, OREGON



This plat is made only for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

