

AFFIDAVIT OF POSTING
ORDINANCE CB-0-80-86

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 27th day of May, 1987, I caused to be posted copies of the attached Ordinance CB-0-80-86, an Ordinance reapportioning the assessment for Local Improvement District No. 2 (City Center Roadway LID #2) within Section 14D, Tax Lot 206, Clackamas County, Oregon, 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 27th day of May, 1987.


VERA A. ROJAS, City Recorder

Subscribed and sworn to before
me this 9th day of May, 1987.


NOTARY PUBLIC, STATE OF OREGON

My commission expires: 8-23-89

AFFIDAVIT OF POSTING

ORDINANCE CB-0-80-87

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 13th day of May, 1987, I caused to be posted copies of the attached Ordinance CB-0-80-87, an Ordinance reapportioning the assessment for Local Improvement District No. 2 (AKA City Center Roadway LID #2) within Section 14D, Tax Lot 206, 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 18th day of May, 1987.


VERA A. ROJAS, City Recorder

Subscribed and sworn to before me this 20th day of May, 1987.


NOTARY PUBLIC, STATE OF OREGON

My commission expires: 8-23-89

ORDINANCE NO. 314

AN ORDINANCE REAPPORTIONING THE ASSESSMENT FOR LOCAL IMPROVEMENT DISTRICT NO. 2 (CITY CENTER ROADWAY LID #2) WITHIN SECTION 14D, TAX LOT 206, CLACKAMAS COUNTY, OREGON

WHEREAS, on August 17, 1981, the City Council enacted Ordinance No. 189. levying reassessment; and

WHEREAS, the owners of Tax Lot 206 have duly filed with the City Recorder application for division and reapportionment of the assessment levied upon parcels of contiguous land as provided in Section 3.219 of the Wilsonville Code; and the City Recorder mailed notices to each property owner and party having an interest in such property that the City Council would consider such reapportionment at a regular meeting held May 18, 1987, commencing at 7:30 o'clock p.m.; and

WHEREAS, pursuant to the City Code, Section 3.219, the City Manager has made a report and recommendation to the City Council for the reapportionment of the property proposed to be divided, describing the effect of such division upon 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 Manager, attached hereto as EXHIBIT "A" and incorporated by reference as if fully set forth herein.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

1. It is recommended that the City Council approve reapportionment of the assessment to tracts A, B, and C and the removal of tract D from the LID #2 assessment provided the dedications for this tract D have been completed by December 31, 1987, or good cause acceptable to the Council has been provided in lieu thereof.

2. The assessment for Assessment District No. 2, Section 14D, Tax Lot 206, Clackamas County, is hereby reapportioned for the parcel of property covered under the application on file as described in the report of the City Manager, dated May 18, 1987.

3. The report by the City Manager is hereby adopted by reference and made a part of this ordinance.

4. The Wilsonville City Council finds that the said reapportionment of the assessment liens will not impair the security of the bond holders of the City of Wilsonville for the collection of the assessment upon said property.

SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 18th day of May, 1987, and scheduled for second reading at a regular meeting of

Council on the 1st day of June, commencing at the hour of 7:30 o'clock p.m. at the Wilsonville City Hall.

Vera A. Rojas

VERA A. ROJAS, City Recorder

ENACTED by the Council on the 1st day of June, 1987 by the following votes: YEAS: 4 NAYS: 0

Vera A. Rojas

VERA A. ROJAS, City Recorder

DATED and signed by the Mayor this 2nd day of June, 1987.

William E. Stark

WILLIAM E. STARK, Mayor

SUMMARY OF VOTES:

Mayor Stark	<u>AYE</u>
Councilor Gardiner	<u>AYE</u>
Councilor Clarke	<u>AYE</u>
Councilor Edwards	<u>AYE</u>

EXHIBIT "A"

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: PETE WALL, CITY MANAGER

SUBJECT: CB-0-80-87 - REAPPORTIONMENT OF ASSESSMENT FOR
TAX LOT 206 WITHIN LOCAL IMPROVEMENT DISTRICT
NO. 2

DATE: MAY 14, 1987

On May 4, 1987, Bob Dant, Dant Development Corporation, filed a request for reapportionment of Tax Lot 206 in Section 14D. Mr. Dant's request was in accordance with Wilsonville Code, Section 3.129(a).

On August 17, 1981, the City Council enacted Ordinance No. 189, entitled "City Center Roadway LID #2" levying reassessments.

Owners and parties having an interest in Tax Lot 206 to be reapportioned have been duly notified of the date, time and place the City Council will consider the request for the reapportionment of assessment of Tax Lot 206,.

This reapportionment will leave frontage from Wilsonville Road for parcels B and C and an ingress and egress easement from Wilsonville Road for parcel A.

The reapportionment will not hinder future development. Instead, it will assist in the current development as Mr. Dant will shortly close on a sale that will be bringing forth-coming improvements.

The original assessment of Tax Lot 206 was a two tiered assessment, whereby, the total amount assessed reflects the total amount of both tiers. A former reapportionment of this assessment was made and based on the outstanding principle balance of the levied assessment. The reflective value and area 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 bond holders of the Bancroft Bonds.

As these properties develop, the city has required a dedication of a fourteen foot strip of land for road way and utility purposes (tract D) which parallels Wilsonville Road and fronts the southerly portions of tracts A, B, and C. It is anticipated that this dedication will be made in three phases or three separations dedications in conjunction with development of tracts A, B and C. The value of tracts A, B and C, after the dedication of the anticipated dedications for each tract, will still support the reapportionments of the assessment to each reapportioned tract A, B and C.

Therefore, it is recommended that the City Council approve reapportionment of the assessment to tracts A, B and C and the removal of tract D from the LID #2 assessment provided the dedications for this tract D have been completed by December 31, 1987, or good cause acceptable to the Council has been provided in lieu thereof.

I recommend that the City Council adopt Ordinance CB-O-80-87 to reapportion the assessment as follows:

REAPPORTIONMENT OF ASSESSMENT TAX LOT 206 - LID #2

Parcel A	-	.57 Acres	-	\$ 6,071.08
Parcel B	-	.81 Acres	-	8,623.78
Parcel C	-	<u>.30 Acres</u>	-	<u>3,196.43</u>
		1.68 Acres		\$17,891.24

NOTE: The above figures show only the principle amount due. Interest accrued shall be pro-rated and reapportioned on the same basis as the unpaid principle balance. Interest thereafter shall accrue in accordance with previous assessment actions in this matter.