

RESOLUTION NO. 509

A RESOLUTION SPREADING AND LEVYING FINAL PREASSESSMENTS ON PROPERTY BENEFITED BY THE COST OF CONSTRUCTION OF STREETS, STORM DRAINAGE, WATER SYSTEM, SANITARY SEWER, SIDEWALK, BIKE PATH, SIGNING AND TRAFFIC CONTROL DEVICES, STREET LIGHTING, LANDSCAPING AND OTHER UTILITIES CONSTRUCTED FOR THE PROJECT DESIGNATED AS BOBERG ROAD RECONSTRUCTION AND UTILITY IMPROVEMENTS LOCAL IMPROVEMENT DISTRICT NO 7; HEREINAFTER REFERRED TO AS LID #7; AND DIRECTING THE CITY RECORDER TO GIVE NOTICE OF FINAL PREASSESSMENT AND ENTER A STATEMENT THEREOF IN THE DOCKET OF CITY LIENS AS REQUIRED BY SECTION 3.216 OF THE WILSONVILLE CODE; ESTABLISHING THE NUMBER OF SEMI-ANNUAL INSTALLMENTS AND INTEREST ON UNPAID INSTALLMENTS.

WHEREAS, the Wilsonville City Council did review and approve Resolution No. 506 titled "A Resolution Spreading and Levying Preliminary Preassessments on Property Benefited by the Cost of Construction of Streets, Storm Drainage, Water System, Sanitary Sewer, Sidewalk, Bike Path, Signing and Traffic Control Devices, Street Lighting, Landscaping and Other Utilities Constructed for the Project Designated as Boberg Road Reconstruction and Utility Improvement District No. 7, Hereinafter Referred to as LID #7; and Directing the City Recorder to Give Notice for the Public Hearing Date, Time and Place for the Board of Equalization to Equalize and Adjust the Preliminary Preassessment Roll According to Section 3.212 of the Wilsonville Code; and Directing the City Recorder to Mail and Post the Notice of Proposed Preassessments as Required by Section 3.212 of the Wilsonville Code"; and

WHEREAS, a public hearing was held during a regularly scheduled Wilsonville City Council meeting as required by Resolution No. 506, on August 19, 1985, commencing at 7:30 o'clock p.m. Pacific Daylight Savings Time, in the Wilsonville City Council Chambers at 30000 SW Town Center Loop East for the purpose of considering any protests or remonstrances against the Final Preassessments established in this resolution; and

WHEREAS, any remonstrances heard during the August 19, 1985, public hearing shall be listed on Exhibit "B" which would then be attached hereto and incorporated by reference as if fully set forth herein, and in the event no remonstrances are registered, no Exhibit "B" will be necessary; and

WHEREAS, the City Recorder shall give notice of Final Preassessments to all properties herein listed and enter a statement in the docket of city liens as required by Section 3.216 of the Wilsonville Code; and

WHEREAS, the total cost to be preassessed by the Final Preassessment Roll is identified in Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein, and is determined to be the sum of nine hundred fifty-four thousand, five hundred forty-seven dollars and no cents (\$954,547.00) which has been recommended by the Board of Viewers appointed by the City Council; and the Preliminary Preassessment Roll as equalized is

being presented to the City Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Wilsonville, that:

1. The Final Preassessment Roll as recommended by the Board Viewers is approved by the Wilsonville City Council acting as the Board of Equalization and adopted as the Final Preassessment Roll for LID #7.
2. The proportionate share of the cost of construction of LID #7 for each parcel of property within the boundary of LID #7 and benefited thereby is the amount set opposite the description as identified in the Final Preassessment Roll in Item 5 below.
3. Each piece or parcel of land will be benefited by the construction of LID #7 to the full extent of the amount shown below in Item 5 as the total Final Preassessment of such piece or parcel; and the respective amounts represent the proportionate benefits of said improvements for LID #7 to the respective parcels of property.
4. Each of the pieces or parcels of property described in Item 5 below is hereby assessed the amount set opposite each respective description for the cost of construction of LID #7 as hereinbefore described.

5. The following are the Final Preassessments hereby made on the various parcels of real property in the City of Wilsonville, Clackamas County, for the construction of LID #7.

FINAL PREASSESSMENT ROLL  
LOCAL IMPROVEMENT DISTRICT NO. 7

	<u>AMOUNT</u>
<u>PREASSESSMENT NO. 1</u>	
West Bank Industrial Tax Lot 400, Section 14A Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon	\$ 16,544
<u>PREASSESSMENT NO. 2</u>	
James Baer Tax Lot 401, Section 14A Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon	\$ 16,544
<u>PREASSESSMENT NO. 3</u>	
West Bank Industrial Tax Lot 402, Section 14A Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon	\$ 21, 011
<u>PREASSESSMENT NO. 4</u>	
Boberg Industries Tax Lot 403, Section 14A Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon	\$ 16,002

PREASSESSMENT NO. 5

Lee and Marion Thompson  
Tax Lot 500, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

\$ 27,768

PREASSESSMENT NO. 6

Walnut Mobile Home Park, Ltd.  
Tax Lot 600, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

\$ 16,108

PREASSESSMENT NO. 7

Walnut Mobile Home Park, Ltd.  
Tax Lot 700, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

\$ 13,856

PREASSESSMENT NO. 8

Walnut Mobile Home Park, Ltd.  
Tax Lot 1100, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

\$ 12,615

PREASSESSMENT NO. 9

Boberg Industries  
Tax Lot 1200 & 1204, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

\$ 21,283

PREASSESSMENT NO. 10

Boberg Industries  
Tax Lot 1206, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

\$ 6,667

PREASSESSMENT NO. 11

Roger W Nelson, Richard A Nelson, et al     \$ 3,515  
Tax Lot 1207, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 12

Boberg Industries     \$ 3,299  
Tax Lot 1208, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 13

Bean, Flynn, Hatfield     \$ 19,763  
Tax Lot 1400, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 14

Moose Lodge 1598     \$ 14,152  
Tax Lot 1500, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 15

Leaseway Transportation Leasing Corp.     \$ 16,544  
Tax Lot 1501, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 16

Leaseway Transportation Leasing Corp.     \$ 16,544  
Tax Lot 1502, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 17

Leaseway Transportation Leasing Corp.           \$ 16,544  
Tax Lot 1503, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 18

Walter L. West   \$ 8,035  
Tax Lot 1504, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 19

Payless Drugstores Northwest, Inc.                 \$ 85,222  
Tax Lot 1600, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 20

Brent and Linda Milleson                             \$ 40,175  
Tax Lot 1601, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 21

Brent and Linda Milleson                             \$ 12,138  
Tax Lot 1602, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 22

Raymond and Lynn Calkins                           \$ 11,528  
Tax Lot 1603, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 23

Brent and Linda Milleson \$ 7,736  
Tax Lot 1604, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon.

PREASSESSMENT NO. 24

Payless Drugstores Northwest, Inc. \$ 5,531  
Tax Lot 1700, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 25

Payless Drugstores Northwest, Inc. \$ 28,861  
Tax Lot 1701, Section 14S  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 26

Payless Drugstores Northwest, Inc. \$ 56,259  
Tax Lot 1800, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 27

Payless Drugstores Northwest, Inc. \$ 90,650  
Tax Lot 1900, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 28

Ronald & Connie Hoggan \$ 16,448  
Tax Lot 2000, Section 14A,  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon



PREASSESSMENT NO. 29

Payless Drugstores Northwest, Inc. \$ 35,127  
Tax Lot 2001, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 30

Payless Drugstores Northwest, Inc. \$ 18,268  
Tax Lot 2002, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 31

Payless Drugstores Northwest, Inc. \$ 18,987  
Tax Lot 2003, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 32

Ed Hart & Noel Flynn \$ 18,165  
Tax Lot 2100, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

PREASSESSMENT NO. 33

ED Hart & Noel Flynn \$242,658  
Tax Lot 2200, Section 14A  
Township 3 South, Range 1  
West of the Willamette  
Meridian, Clackamas County,  
Oregon

6. The City Council of Wilsonville determines that the assessment will be paid in thirty (30) semi-annual installments with interest on unpaid installments at

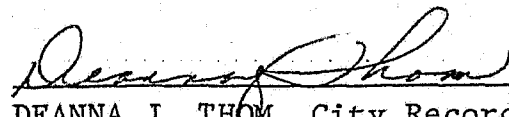
the rate of two percent (2%) above the market rate of the bond issue. Said interest to be payable semi-annually at the time each installment is paid.

7. The City Recorder of the City of Wilsonville is hereby directed to send notice of final preassessment by registered or certified mail, to all owners of the property as assessed in the Final Preassessment Roll, and in accordance with Section 3.216 of the Wilsonville Code, enter in the Docket of City Liens, a statement of the amount(s) assessed upon each of the parcels of land described in Resolution No. 506, together with the description of improvements, the name of the owner(s) and the date of the adoption of the preassessment resolution and establish an interest rate of 11 1/2% for assessments not paid or failure of owner(s) to apply for Bancroft or other city approved financing within thirty (30) days as required by Section 3.216 of the Wilsonville Code.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 19th day of August, 1985 and filed with the City Recorder this same date.

  
A. G. MEYER, Mayor

ATTEST:

  
DEANNA J. THOM, City Recorder

# EXHIBIT "A"

TOTAL ESTIMATED COSTS FOR LID #7

\* COST ALLOCATION

CONSTRUCTION COST ITEMS	AMOUNT(\$)	*	*	*	*
			CITY FUNDED (\$)	LID #7 GENERAL (\$)	LID #7 SPECIFICALLY BENEFITTED PROPERTIES (\$)
Street Improvements	397393	*	22925	330767	43701
Drainage Improvements	123820	*	9810	114010	0
Water System Improvements	9500	*	0	9500	0
Sanitary Sewer Improvements	70100	*	70100	0	0
Other Utilities	141220	*	0	141220	0
Miscellaneous Items	59000	*	0	59000	0
Construction Subtotal	801033	*	102835	654497	43701
Construction Contingency	80107	*	10284	65453	4370
CONSTRUCTION TOTAL	881140	*	113119	719950	48071
CONSULTANT COSTS					
Engineering Design	50000	*			
Design Survey	30000	*			
Landscape Architecture	8000	*			
Engineering Const. Services	15000	*			
Construction Survey	26000	*			
Material Testing	10000	*			
CONSULTANT TOTAL	139000	*	17845	113572	7583
CITY COSTS					
Legal & Administration	30000	*			
Bond Sale	27000	*			
Construction Inspection	18000	*			
CITY TOTAL	75000	*	9628	61280	4092
PROJECT TOTAL	1095140	*	140592	894802	59746

PROPERTY DATA AND FINAL PREASSESSMENT

OWNER	TAX LOT	ACRES	NET		NET		OTHER		WATER & SPECIFIC		TOTAL ASSESSMENT (\$)
			NET ACRES	ACRES	ACRES	OTHER	STREETS	UTILITIES	DRAINAGE	MISC	
			ACRES	STREETS	UTILITIES	(\$)	(\$)	(\$)	(\$)	(\$)	
West Bank Ind.	400	1	.97	.97	.97	8480	3548	2821	1695		16544
Baer	401	1	.97	.97	.97	8480	3548	2821	1695		16544
West Bank Ind.	402	1.27	1.23	1.23	1.23	10769	4506	3583	2153		21011
Boberg Ind.	403	.936	.94	.94	.94	8202	3432	2729	1639		16002
Thompson	500	1.7	1.62	1.62	1.62	14232	5956	4735	2845		27768
Walnut Mobile Pk.	600	1.7	1.62	.63	.81	5551	2978	4735	2845		16108
Walnut Mobile Pk.	700	.956	.91	.71	.91	6244	3350	2663	1600		13856
Walnut Mobile Pk.	1100	.865	.83	.65	.83	5684	3050	2425	1457		12615
Boberg Ind.	1200	1.3	1.24	1.24	1.24	10908	4565	3629	2180		21283
Boberg Ind.	1204 1206	.39	.39	.39	.39	3417	1430	1137	683		6667
Nelson	1207	.224	.21	.21	.21	1802	754	599	360		3515
Boberg Ind.	1208	.193	.19	.19	.19	1691	708	563	338		3299
Bean-Flynn-Hatfield	1400	1.156	1.16	1.16	1.16	10129	4239	3370	2025		19763
Nilson/Moose Lodge	1500	.98	.93	.73	.93	6377	3421	2720	1634		14152
Cooper/Osborne	1501	1	.97	.97	.97	8480	3548	2821	1695		16544
Cooper/Osborne	1502	1	.97	.97	.97	8480	3548	2821	1695		16544
Cooper/Osborne	1503	1	.97	.97	.97	8480	3548	2821	1695		16544
West	1504	.47	.47	.47	.47	4118	1723	1370	823		8035

PROPERTY DATA AND FINAL PREASSESSMENT

OWNER	TAX LOT	ACRES	NET		NET		OTHER		WATER & SPECIFIC		TOTAL ASSESSMENT (\$)
			NET ACRES	ACRES	ACRES	OTHER	STREETS UTILITIES (\$)	STREETS UTILITIES (\$)	DRAINAGE MISC (\$)	ASESSMENT (\$)	
Payless	1600	4.56	4.49	4.49	4.49	39329	16457	13084	7861	8490	85222
Milleson	1601	2.35	2.35	2.35	2.35	20592	8617	6851	4116		40175
Milleson	1602	.71	.71	.71	.71	6221	2603	2070	1244		12138
Milleson/Calkins	1603	.76	.76	.59	.76	5194	2787	2216	1331		11528
Milleson	1604	.51	.51	.40	.51	3486	1870	1487	893		7736
Payless	1700	.32	.29	.29	.29	2553	1068	849	510	551	5531
Payless	1701	1.52	1.52	1.52	1.52	13319	5573	4431	2662	2876	28861
Payless	1800	3.01	2.96	2.96	2.96	25962	10864	8638	5190	5605	56259
Payless	1900	4.85	4.77	4.77	4.77	41834	17506	13918	8362	9030	90650
Hoggan	2000	1	.96	.96	.96	8430	3528	2805	1685		16448
Payless	2001	1.85	1.85	1.85	1.85	16210	6783	5393	3240	3500	35127
Payless	2002	1	.96	.96	.96	8430	3528	2805	1685	1820	18268
Payless	2003	1	1.00	1.00	1.00	8762	3667	2915	1752	1891	18987
Payless	2100	.97	.96	.96	.96	8383	3508	2789	1676	1809	18165
Payless	2200	12.78	12.78	12.78	12.78	111983	46860	37256	22385	24174	242658
TOTALS		54.33	53.47	51.61	52.66	452211	193070	155870	93650	59746	954548