



RECEIVED
SEP 23 2000
TRANSPORTATION

Aebi?

Portland City Council

RE: Proposed NE 136th Ave. Phase 2

This one block area is zoned industrial, but all are residential homes with people living in them. Owners have a choice to develop them as commercial or keep them residential.

OH, DID I SAY CHOICE, YES THE "AMERICAN WAY"

For many of these residents and small business enterprises it would be a terrible burden for them to have to pay \$78,000. The cost of development for each lot.

As for myself and my three (3) undeveloped lots that do not produce any income but still cost taxes and insurance, the \$250,000 that the city is seeking from me would put me in financial difficulty.

Sewer and water lines are already in 136th Ave. And have been accessed and hooked up to by some properties on "as needed" basis. Development of the curb and gutter and street could also be done on "as needed" basis.

When the development occurred on the north part of the street three years ago, the properties had already been developed and producing income.

Finally 100% of the property owners are against this development at this time.

Please Mayor, and duly elected commissioners listen to the property owners, people that live and work and know the area. Do not force this expensive, unrealistic design project on the owners.

Thank You

Oskar Hess

NE 136th Avenue Phase II Local Improvement District Resolution of Intent Hearing

June 10, 2015 - Agenda Item #603

WE KEEP PORTLAND MOVING.



PBOT
PORTLAND BUREAU OF TRANSPORTATION

Staff presenting: Andrew Aebi, LID Administrator

NE 136th Avenue Phase II LID North of Prescott Court

Proposed Third LID in Argay Since 2005



NE 135th Avenue & Prescott Court LID

One block west - prior to construction (2005)



NE 135th Avenue & Prescott Court LID

One block west - after construction (2007)



Neighborhoods with No Unpaved Streets

As of July 1, 2014 (EPNO neighborhoods in orange)

1. Alameda
2. Downtown
3. Goose Hollow
4. Grant Park
5. Hayden Island
6. Hillside
7. Hollywood
8. Irvington
9. Laurelhurst
10. Lloyd District
11. Northwest Heights
12. Old Town/Chinatown
13. Russell
14. Sabin
15. Woodland Park

PBOT

PORTLAND BUREAU OF TRANSPORTATION

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Steve Novick Commissioner Leah Treat Director

September 4, 2015

TO: City Council Members

FROM: Andrew Aebi, Local Improvement District Administrator

**SUBJECT: September 9, 2015 –NE 136th Avenue Phase II LID:
Second Reading of LID Formation Ordinance – 9:30 AM Regular Agenda**

Ordinance Title:

Create a local improvement district to construct street, sidewalk, stormwater and sanitary sewer improvements north of NE Prescott Ct in the NE 136th Ave Phase II Local Improvement District (Hearing; Ordinance; C-10050)

This Ordinance had its first reading on July 22, 2015 and was continued to September 9th. Written correspondence was received at the conclusion of July 22nd Council date and is attached as Attachment 1. A property owner meeting was held on August 26th. Additional written correspondence was received on August 27th attached as Attachment 4. Combination notices of the August 26, 2015 property owner meeting and the September 9, 2015 continuation were mailed to all property owners. These combination notices were also hand-delivered to all owners of nonvacant properties to which a notice could be affixed to a door. Telephone conversations were also held since July 22nd with two (2) property owners who did not attend the August 26th property owner meeting. These various forms of communication since the first reading in July have been successful in reaching owners of five (5) of the nine (9) properties proposed for inclusion in the LID since the first reading of this Ordinance.

This LID was initiated by Council in lieu of by petition. Council retains jurisdiction to form this LID; however the LID Administrator recommends that Council not approve the LID at its second reading on September 9th and instead allow for the possibility that some improvements may be constructed under permit job(s) in lieu of an LID. The LID Administrator will reach out to property owners in April 2016 to initiate this conversation if Council declines to form this LID.



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I. SPECIFIC RESPONSES TO THE E-MAIL FILED BY SNUGS SERVICES.

An e-mail was received on July 22, 2015, from Matt Kayser, Vice President of Snug's Services, a.k.a. Snug's Pro Wash, which conducts business from the property with State ID #1N2E23AC 2300, Tax Account #R700700530 and Property ID #R253968 at 4525 NE 136th Avenue; legal description REYNOLDS MTN VIEW, LOT 27 with pending lien number 157259 (see Attachment 1).

ISSUES RAISED BY THE E-MAIL

Issue No. 1: The posting notice stated a remonstrance deadline of July 22, 2015 which should be honored in lieu of a July 15, 2015 remonstrance deadline.

Findings:

- a) The mail notice was sent to the legal mailing address of record with a remonstrance deadline of 5:00 PM on July 15th. Per Multnomah County Assessment & Taxation records, the property is titled to NW Investments Group LLC at 7880 SW 184th Ave., Beaverton OR 97007 (see Attachment 2). Kyle Snuggerud is registered as the authorized agent for NW Investment Group LLC per information on file with the Oregon Secretary of State (see Attachment 3). Mr. Kayser is not listed as an authorized agent for Snug's Services and did not include a written authorization to file a remonstrance on behalf of Mr. Snuggerud. The City Charter states: *"If an objection, remonstrance or petition is signed by the agent or attorney of any property owner, the agent or attorney's authority to sign shall be filed with the Auditor within the time provided for the remonstrance or petition or the signature shall be disregarded."* Section 17.08.080 of City Code further states, *"A remonstrance must be in writing and must be delivered in person or by first class U.S. mail to the City Auditor."* This e-mail is therefore not being counted as a remonstrance consistent with City Charter and City Code irrespective of the filing date. However this e-mail is being included in the Council record and Council may consider this e-mail in its decision to form (or not form) the LID.
- b) Section 17.08.040 of City Code requires that a remonstrance be submitted one week in advance of the LID Formation Hearing. The legislative intent behind this deadline is to allow staff sufficient time to process and respond to remonstrances. Property owner communication after the remonstrance deadline but received by close of the second reading (which would normally have been scheduled for July 29, 2015 but was extended to September 9, 2015) will be included in the record by the Council Clerk without any action or recommendation necessary of the LID Administrator or by Council.

- c) The remonstrance deadline stated in the posting notice was a week later (5:00 PM on July 22nd) than what was stated in the mail and publication notices (5:00 PM on July 15th). If Council disagrees with the LID Administrator's recommendation and instead wishes to form this LID, then the LID Administrator recommends that the final sentence in Finding No. 3 be amended to reference a remonstrance deadline of July 22nd in lieu of July 15th. The effect of this extension is beneficial to property owners by offering an additional week by which to have filed a remonstrance. While this amendment would be moot in the sense that no one filed a remonstrance by the extended deadline of 5:00 PM on July 22nd, the Council record should reflect the revised remonstrance deadline.

Issue No. 2: The remonstrance deadline should be further extended from the July 22, 2015 date contained in the posting notice to September 8, 2015.

Findings:

- a) Past practice has been to include late remonstrances and other LID-related testimony in the Council record if received by the LID Formation Hearing but not to count them as actual remonstrances. The square footage for the properties whose owners filed written testimony in Attachment 1 and Attachment 4 are 12,011 and 13,335 square feet, respectively, for a total of 25,346 square feet versus 109,531 square footage for all properties proposed for inclusion in the LID. Even if the written testimony in Attachment 1 and in Attachment 4 were counted as remonstrance, Council would still retain jurisdiction to form the LID because the remonstrance level of 23.1% of area is below the 60% threshold specified in the City Charter to defeat Council's prerogative to form the LID.
- b) Property owner Oskar Hess verbally indicated his opposition to the LID in an in-person meeting on August 27, 2015. Similar to Finding 'd' above, counting this as a remonstrance on behalf of his three (3) properties proposed for inclusion in the LID, the total remonstrance level of 54.7% would still fall below the 60% threshold specified in the City Charter to defeat Council's prerogative to form the LID.
- c) It is not recommended that the remonstrance deadline be further extended to September 8, 2015 as recommended by Mr. Kayser in Attachment 1. City Code provides for three (3) means of notification of an LID formation hearing, and the posting notice was successful in providing additional notice to NW Investment Group LLC despite their failure to maintain a correct mailing address on file with Multnomah County Assessment & Taxation. The City's notification requirements exceed requirements of state law and property owners are typically provided a 14-day period during which to remonstrate. The City Auditor confirmed on July 23, 2015 that no phone calls or emails had been received as of that date regarding the remonstrance procedure or the deadline date. As of the date of this memorandum 67 days has transpired since the Auditor's mail notification. During this time no property owner in the proposed LID has filed a written remonstrance with the City Auditor in accordance with the clear instructions on how to file such a remonstrance.

- d) The Local Improvement District Administrator does not recommend that Council set a precedent of extending a remonstrance deadline for the purpose of allowing gathering additional signatures to defeat Council's ability to form an LID. However the Local Improvement District Administrator appreciates Council's postponement of consideration of formation of this LID from July 29th to September 9th; this additional time has provided additional opportunity for property owner input. This feedback is in turn is reflected in the LID Administrator's recommendation not to form the LID and instead allow time for some of the improvements to be constructed under permit job(s).

II. SPECIFIC RESPONSES TO THE LETTER FILED BY BARBARA GRUBBE.

A letter was received on August 27, 2015, from Barbara Grubbe, owner of the property with State ID #1N2E23DB 400, Tax Account #R700700470 and Property ID #R253964 at 4417 NE 136th Avenue; legal description REYNOLDS MTN VIEW, LOT 24 with pending lien number 157256 (see Attachment 4).

ISSUES RAISED BY THE LETTER

Issue No. 1: It is the cost of the project to which I object.

Findings:

- a) Ms. Grubbe was sent an LID petition on April 30, 2010 to sign an LID petition for a project that Council later approved as the NE 136th Avenue Phase I LID (hereafter "previous LID") for which she declined to sign the petition. The petitioned amount for Ms. Grubbe's property was \$96,248.52 although Ms. Grubbe's property was excluded from the limits of the previous LID and was therefore not assessed.
- b) The estimated assessment for this LID is \$86,366.10 which is \$9,882.42 or 10.3% lower than the previous LID despite five (5) years' of construction and other inflation since the previous LID.
- c) The current LID would still fully improve both of Ms. Grubbe's frontages and would help facilitate redevelopment of this property, which is nonconforming residential in an industrially-zoned area. However Ms. Grubbe indicated in her letter that she suffered a stroke and is largely bedridden, which makes it unlikely that she would redevelop her own property. This information factored into the LID Administrator's recommendation to allow a phased approach of street improvements via permit job(s) in lieu of the current LID.

Issue No. 2: If there is any way I could be waived for the expense I would be delighted to have a beautiful street.

Findings:

- a) The Portland Bureau of Transportation (hereafter "PBOT") would provide partial funding for this project if Council approves the LID (see Finding No. 13 of this Ordinance). This funding would reduce the cost of the future estimated assessment to Ms. Grubbe's property by \$9,955.03 or 10.3% from \$96,321.13 to \$86,366.10.
- b) LIDs have been used since the City's founding to fund street improvements in cases where streets were not initially built upon initial development. PBOT focuses its increasingly scarce resources on maintaining streets which have been improved to City standards and have been accepted for maintenance, which is not the case for any unpaved streets within the City. If Council accepts to LID Administrator's recommendation to not form this LID, the financial obligation to improve NE 136th Avenue will have been postponed but not avoided. However the obligation will may be deferred to a future owner of this property in lieu of to Ms. Grubbe.

III. RECOMMENDATION

It is the recommendation of the Local Improvement District Administrator that the City Council not form the NE 136th Avenue Phase II Local Improvement District on September 9, 2015 by voting against passage of this Ordinance.

Respectfully submitted,



Andrew H. Aebi
Local Improvement District Administrator

Aebi, Andrew

From: Commissioner Fritz
Sent: Thursday, July 23, 2015 3:15 PM
To: Matt Kayser; Commissioner Novick; Warner, Chris
Cc: Commissioner Saltzman; Commissioner Fish; Aebi, Andrew; 'Kyle Snugs'
Subject: RE: Prescott LID Phase II

Thank you for your message. The Council will consider the views of property owners when we decide whether or not to form the LID.

We did not vote on closing the remonstrance period. We continued the hearing until September, when there will be another opportunity to comment. I hope you will discuss the matter with Commissioner Novick's staff in the interim. I appreciate that you took the time to attend the hearing, and also this follow-up memo.

Amanda

Amanda Fritz
Commissioner, City of Portland

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From: Matt Kayser [mailto:matt@snugsprowash.com]
Sent: Wednesday, July 22, 2015 3:16 PM
To: Commissioner Novick
Cc: Commissioner Fritz; Commissioner Saltzman; Commissioner Fish; Aebi, Andrew; 'Kyle Snugs'
Subject: Prescott LID Phase II

I feel compelled to challenge a faulty assertion that Mr. Aebi made during testimony before the Council this morning: According to the public notice sign posted at the proposed LID site, "Remonstrances must be received by the City Auditor by 5:00 PM on July 22, 2015." Photos are attached. See text at second line from bottom.

This is in direct conflict with what Mr. Aebi stated in his testimony, where he stated that Remonstrances were to be received by Wednesday, July 15. Citing that incorrect date, he urged the council to close the remonstrance period without further discussion. The council did just that. This decision by the Council appears to be in violation of its expressed duty to allow for public comment, since it effectively truncated their own stated period to receive remonstrance.

Moreover, Mr. Aebi's failure to make contact with the majority of the affected property owners, while possibly not intentional, does not ring of a good faith effort, especially in light of the significant financial hardship it may cause on the affected property owners.

Since it appears that the council acted without clear and factually correct information, I urge the council to reverse its decision to close the remonstrance period, and request that the Council extend the remonstrance period to the date the adopted for the proposed review of the 1st Reading: September 8, 2015.

I appreciate your time and consideration of this matter

(Council members not in attendance at the Council meeting today were not copied on this message.)

Matt Kayser

Vice President, Sales & Marketing

Snugs Services




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Fax: 503-408-7733

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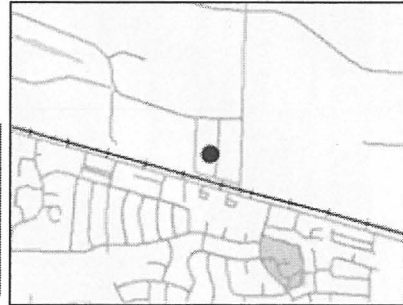
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4525 NE 136TH AVE - ARGAY - PORTLAND

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[Summary](#) | [Assessor](#) | [Permits/Cases](#) | [Block](#) | [Schools](#) | [Parks](#) | [Development](#) | [Garbage/Recycling](#) | [Noise](#) | [Historic Permits](#) | [Water](#) | [Documents](#)

4525 NE 136TH AVE PORTLAND, OR 97230



Description	SINGLE FAMILY RESIDENTIAL [SFR]
Size	981 square feet
Number of Bedrooms	
Bathrooms	ONE FULL BATH



Property Value (2014)	
Market Value	\$183,230.00
Assessed Value	\$101,610.00
Taxes (2014)	
Property Taxes	\$2,162.77
Total Taxes	\$2,329.62
Misc Info	
Year Built	1934
Foundation Type	Concrete
Interior Finish	
Roof Style	
Roof Cover Type	COMPOSITION
Flooring Type	
Heating/AC Type	Forced Air

City of Portland, Corporate GIS

Assessor Data Updated 8/31/2015

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO [CITY'S METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

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ATTACHMENT 3

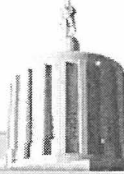
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Business Entity Data

09-04-2015
09:14

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
271369-93	DLLC	ACT	OREGON	02-24-2005	02-24-2016	
Entity Name	N.W. INVESTMENTS GROUP, LLC					
Foreign Name						

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	4525 NE 136TH AVE				
Addr 2					
CSZ	PORTLAND	OR	97230	Country	UNITED STATES OF AMERICA

Please click here for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	07-03-2014	Resign Date	
Name	KYLE SNUGGERUD					
Addr 1	4525 NE 136TH AVE					
Addr 2						
CSZ	PORTLAND	OR	97230	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS			
Addr 1	4525 NE 136TH AVE				
Addr 2					
CSZ	PORTLAND	OR	97230	Country	UNITED STATES OF AMERICA


Type	MGR	MANAGER		Resign Date	
Name	KYLE SNUGGERUD				
Addr 1	4525 NE 136TH AVE				
Addr 2					
CSZ	PORTLAND	OR	97230	Country	UNITED STATES OF AMERICA

[New Search](#) [Printer Friendly](#) **Name History**

Business Entity Name	Name Type	Name Status	Start Date	End Date
N.W. INVESTMENTS GROUP, LLC	EN	CUR	02-24-2005	

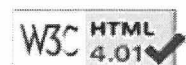
Please read before ordering Copies.

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Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	ANNUAL REPORT PAYMENT	02-13-2015		SYS		
	REINSTATEMENT AMENDED	07-03-2014		FI	Agent	
	ADMINISTRATIVE DISSOLUTION	04-26-2013		SYS		
	NOTICE LATE ANNUAL	03-01-2013		SYS		
	ANNUAL REPORT PAYMENT	03-16-2012		SYS		
	NOTICE LATE ANNUAL	03-02-2012		SYS		
	ANNUAL REPORT PAYMENT	03-16-2011		SYS		
	NOTICE LATE ANNUAL	02-25-2011		SYS		
	ANNUAL REPORT PAYMENT	02-26-2010		SYS		
	ANNUAL REPORT PAYMENT	02-05-2009		SYS		
	ANNUAL REPORT PAYMENT	01-16-2008		SYS		
	ANNUAL REPORT PAYMENT	02-07-2007		SYS		
	AMENDED ANNUAL REPORT	04-28-2006		FI		
	ARTICLES OF ORGANIZATION	02-24-2005		FI	Agent	

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To: Portland Bureau of Transportation

ATTACHMENT 4

From: Property Owner Barbara Grubbe
4417 NE 136 Ave.
Portland, Or. 97230

Testimony

This is to inform the Council that I oppose the NE 136 ave phase II LID. It is the cost of the project that I object to. I am on a fixed income and am almost 80 yrs. old.

I have always wanted this road fixed but I thought my taxes would pay for it. Since they won't, I must vote no.

The reason I can't come to the meetings is I had a stroke and am confined to my bed most of the time.

If there is any way I could be waived for the expense I would be delighted to have a beautiful street.

Thank you

Barbara Grubbe

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AUG 27 2015
TRANSPORTATION

4417 NE 136 Ave.
Portland, Or. 97230

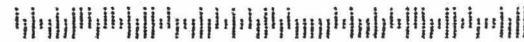
PORTLAND
OR 970
25 AUG '15
PM 1 L



P B O T
1120 S. W 5th Ave. Suite 800
Portland, Or. 97204

From:
Barbara Grubbe
Property Owner.

97204191220



IMPACT STATEMENT

Legislation title: Create a local improvement district to construct street, sidewalk, stormwater and sanitary sewer improvements north of NE Prescott Ct in the NE 136th Ave Phase II Local Improvement District (Hearing; Ordinance; C-10050)

Contact name: Andrew Aebi, Portland Bureau of Transportation

Contact phone: 503-823-5648

Presenter name: Andrew Aebi

Purpose of proposed legislation and background information:

Outreach to property owners in the proposed LID has been underway since March 10, 2010. The proposed improvements were eliminated from the now-completed NE 136th Avenue Phase I LID with the objective of maximizing LID petition support. This Phase II LID is a Council-initiated LID in lieu of by petition. This Phase II LID is in response to property owner request from the Phase I LID with the objective of equitably requiring that all property owners complete improvements to their unpaved street frontages. If fewer than 60% of property owners remonstrate against this Phase II LID, and if approved by Council, this LID will eliminate the last unpaved street in Argay. Argay would then join Woodland Park and Russell as the third neighborhood in East Portland with no unpaved streets and the 16th neighborhood Citywide.

Financial and budgetary impacts:

- Most properties' proposed assessments are 10% below what was proposed in 2010
- The level of confidence is Low.
- No change to staffing levels.
- 25% of the LID revenue (\$177,348.43) is to be added to the FY15-16 fiscal year budget.
- 75% of the LID revenue (\$532,045.30) is to be added to the FY16-17 fiscal year budget.
- The project is not currently in the 5-year CIP.

Community impacts and community involvement:

- Council amended the NE 136th Avenue Phase I LID Formation Ordinance (#184090; approved 9/01/10) to eliminate what is now the NE 136th Avenue Phase II LID (465 feet) from the scope of the LID in lieu of improving the entire block (865 feet).
- This had the effect of increasing NE 136th Avenue Phase I LID support from 49.9% (27.7% petition and 22.2% waiver of remonstrance) to 90.0% (50.0% petition and 40.0% waiver of remonstrance).

- Only the north 400 feet of NE 136th Avenue was constructed by the NE 136th Avenue Phase I LID.
- Although these changes were clearly communicated in 2010, property owner Alex Heredia of Almar Tools testified at Council on 4/30/14. He financially participated in the NE 136th Avenue Phase I LID and requested that the remainder of the street be improved. He would not be further charged for the street improvement extension, costs of which would be borne by his neighbors to the south, who will financially participate in the NE 136th Avenue Phase II LID.
- Council accommodated this request by amending the NE 136th Avenue Phase I LID Final Assessment Ordinance to initiate LID formation proceedings for a NE 136th Avenue Phase II LID to complete the 465 feet of improvements on the southern end of the block.
- Sanitary sewer improvements have been added to the scope of the project since the LID Resolution of Intent was approved, and is being funded from project contingency to avoid tearing up the newly-constructed street improvements.

Budgetary Impact Worksheet

Does this action change appropriations?

- YES:** Please complete the information below.
- NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

KK 7-1-15

LOCAL IMPROVEMENT DISTRICT NE PRESCOTT CT

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

✓	Bruce Rickey	4515 NE 136 th Ave Portland OR 97230	legnet-b@Yahoo.com
left	Antonio Zamora Sniggerud	3319 SE Sherman 97214	gangetrasad@gmail.com
✓	Kyle Sniggerud	4525 Ne. 136 th Ave PTW	Kyle@Sniggerud.com
✓	Matt Kayser	"	"
left	DAVID DAVIS	PORTLAND OR - 97203	
✓	Craig Coleman	4435 NE 136 th Ave Portland	ccoleman@12g.com

VOLUME: 228
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 ASSESSMENT NOTICE REGISTER

PAGE: 497
 RUN DATE: 06/29/15

FORMATION: ORDINANCE #: 37129 DATE: 06/10/2015
 ASSESSING: ORDINANCE #: 0 DATE: 00/00/0000

AUDITOR'S FILE NO. C10050 NE 136TH AVENUE PHASE 2 LID -- CONSTRUCT STREET, SIDEWALK,
 STORMWATER AND SANITARY SEWER IMPROVEMENTS IN THE NE 136TH AVENUE PHASE 2 LOCAL IMPROVEMENT DISTRICT
 DATE OF NOTICE: 06/30/2015
 OBJECTION DATE: 07/15/2015
 HEARING DATE: 07/22/2015

=====

ACCOUNT NUMBER	PROPERTY ADDRESS	ASMT AMT
LEGAL DESCRIPTION	MAILING NAME	ASSESSED VAL
	MAILING ADDRESS	

=====

TAX NMBR: R700700370	CNTY CODE: M	ACCT #: 00157251	NE 136TH AVE	\$ 77,700.35
PROPERTY ID: R253959	- BOOK:	PAGE:	PORTLAND OR 97230	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
REYNOLDS MTN VIEW; LOT 19			HESS,OSKAR TR (OSKAR HESS LIVING TRUST) 8965 SE DIVISION ST	INV #: SQ FT: 0.00
			PORTLAND OR 97266-1447	# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001 OPTION: 01

TAX NMBR: R700700390	CNTY CODE: M	ACCT #: 00157252	NE 136TH AVE	\$ 67,344.19
PROPERTY ID: R253960	- BOOK:	PAGE:	PORTLAND OR 97230	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
REYNOLDS MTN VIEW; W 130' OF LOT 20			HESS,OSKAR TR (OSKAR HESS LIVING TRUST) 8965 SE DIVISION ST	INV #: SQ FT: 0.00
			PORTLAND OR 97266-1447	# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001 OPTION: 01

TAX NMBR: R700700410	CNTY CODE: M	ACCT #: 00157253	NE 136TH AVE	\$ 79,002.15
PROPERTY ID: R253961	- BOOK:	PAGE:	PORTLAND OR 97230	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
REYNOLDS MTN VIEW; LOT 21			HESS,OSKAR TR 8965 SE DIVISION ST	INV #: SQ FT: 0.00
			PORTLAND OR 97266-1447	# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001 OPTION: 01

VOLUME: 228
 CITY OF PORTLAND
 OFFICE OF THE CITY AUDITOR
 LIEN5405
 ASSESSMENT NOTICE REGISTER

PAGE: 498
 RUN DATE: 06/29/15

FORMATION: ORDINANCE #: 37129 DATE: 06/10/2015
 ASSESSING: ORDINANCE #: 0 DATE: 00/00/0000

AUDITOR'S FILE NO. C10050 NE 136TH AVENUE PHASE 2 LID -- CONSTRUCT STREET, SIDEWALK,
 STORMWATER AND SANITARY SEWER IMPROVEMENTS IN THE NE 136TH
 AVENUE PHASE 2 LOCAL IMPROVEMENT DISTRICT
 DATE OF NOTICE: 06/30/2015
 OBJECTION DATE: 07/15/2015
 HEARING DATE: 07/22/2015

=====

ACCOUNT NUMBER	PROPERTY ADDRESS	ASMT AMT
LEGAL DESCRIPTION	MAILING NAME	ASSESSED VAL
	MAILING ADDRESS	

=====

TAX NMBR: R700700430	CNTY CODE: M	ACCT #: 00157254	13644 NE PRESCOTT	CT	\$ 86,126.46
PROPERTY ID: R253962	- BOOK:	PAGE:	PORTLAND	OR 97230	
LEGAL DESC:	YEAR ACQ:		PRESCOTT PARTNERS LLC		\$ 0.00
REYNOLDS MTN VIEW; LOT 22					
			501 NE 224TH CIR		INV #:
			RIDGEFIELD	WA 98642	SQ FT: 0.00
ADDL LEGAL DESC:					# BRANCH: 0.00
			PHONE NUMBER:		FINANCE PLAN: 0001
					OPTION: 01

TAX NMBR: R700700450	CNTY CODE: M	ACCT #: 00157255	13644 NE PRESCOTT	CT	\$ 80,919.24
PROPERTY ID: R253963	- BOOK:	PAGE:	PORTLAND	OR 97230	
LEGAL DESC:	YEAR ACQ:		PRESCOTT PARTNERS LLC		\$ 0.00
REYNOLDS MTN VIEW; LOT 23					
			501 NE 224TH CIR		INV #:
			RIDGEFIELD	WA 98642	SQ FT: 0.00
ADDL LEGAL DESC:					# BRANCH: 0.00
			PHONE NUMBER:		FINANCE PLAN: 0001
					OPTION: 01

TAX NMBR: R700700470	CNTY CODE: M	ACCT #: 00157256	4417 NE 136TH	AVE	\$ 86,366.10
PROPERTY ID: R253964	- BOOK:	PAGE:	PORTLAND	OR 97230	
LEGAL DESC:	YEAR ACQ:		GRUBBE, BARBARA		\$ 0.00
REYNOLDS MTN VIEW; LOT 24					
			4417 NE 136TH AVE		INV #:
			PORTLAND	OR 97230-1203	SQ FT: 0.00
ADDL LEGAL DESC:					# BRANCH: 0.00
			PHONE NUMBER:		FINANCE PLAN: 0001
					OPTION: 01

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STORMWATER AND SANITARY SEWER IMPROVEMENTS IN THE NE 136TH
AVENUE PHASE 2 LOCAL IMPROVEMENT DISTRICT
DATE OF NOTICE: 06/30/2015
OBJECTION DATE: 07/15/2015
HEARING DATE: 07/22/2015

=====

ACCOUNT NUMBER	PROPERTY ADDRESS	ASMT AMT
LEGAL DESCRIPTION	MAILING NAME	ASSESSED VAL
	MAILING ADDRESS	

=====

TAX NMBR: R700700490	CNTY CODE: M	ACCT #: 00157257	4435 NE 136TH AVE	\$ 76,340.25
PROPERTY ID: R253965	- BOOK:	PAGE:	PORTLAND OR 97230	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
REYNOLDS MTN VIEW; LOT 25			OREGON LAND MANAGEMENT LLC	
			ATTN: FRANCI BAILEY-REED &	
			TREVOR REED	INV #:
			06 RAMAH CT	SQ FT: 0.00
			PLACITAS NM 87043	# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001
				OPTION: 01

TAX NMBR: R700700510	CNTY CODE: M	ACCT #: 00157258	4515 NE 136TH AVE	\$ 77,803.97
PROPERTY ID: R253966	- BOOK:	PAGE:	PORTLAND OR 97230	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
REYNOLDS MTN VIEW; LOT 26			RICKEY, BRUCE R	
			PO BOX 56784	INV #:
			PORTLAND OR 97238-6784	SQ FT: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	# BRANCH: 0.00
				FINANCE PLAN: 0001
				OPTION: 01

TAX NMBR: R700700530	CNTY CODE: M	ACCT #: 00157259	4525 NE 136TH AVE	\$ 77,791.02
PROPERTY ID: R253968	- BOOK:	PAGE:	PORTLAND OR 97230	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
REYNOLDS MTN VIEW; LOT 27			N W INVESTMENTS GROUP LLC	
			7880 SW 184TH AVE	INV #:
			BEAVERTON OR 97007-7765	SQ FT: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	# BRANCH: 0.00
				FINANCE PLAN: 0001
				OPTION: 01

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STORMWATER AND SANITARY SEWER IMPROVEMENTS IN THE NE 136TH
AVENUE PHASE 2 LOCAL IMPROVEMENT DISTRICT

DATE OF NOTICE: 06/30/2015
OBJECTION DATE: 07/15/2015
HEARING DATE: 07/22/2015

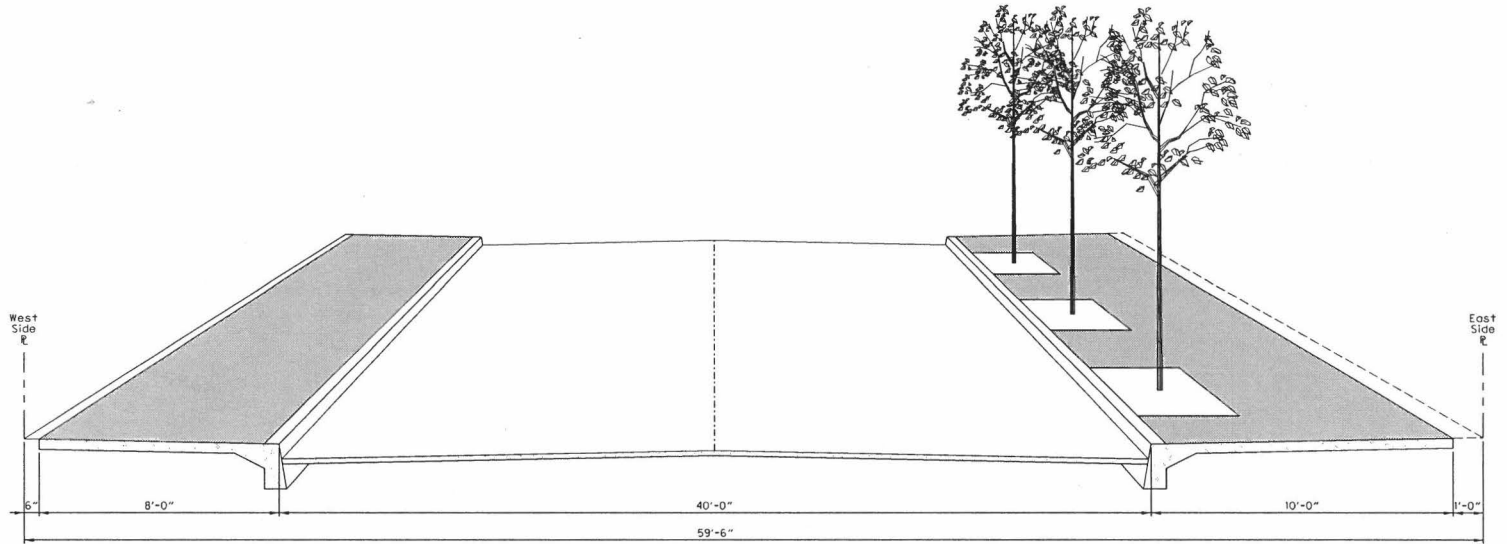
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ACCOUNT NUMBER	^	PROPERTY ADDRESS	^	ASMT AMT
LEGAL DESCRIPTION	^	MAILING NAME	^	ASSESSED VAL
	^	MAILING ADDRESS	^	

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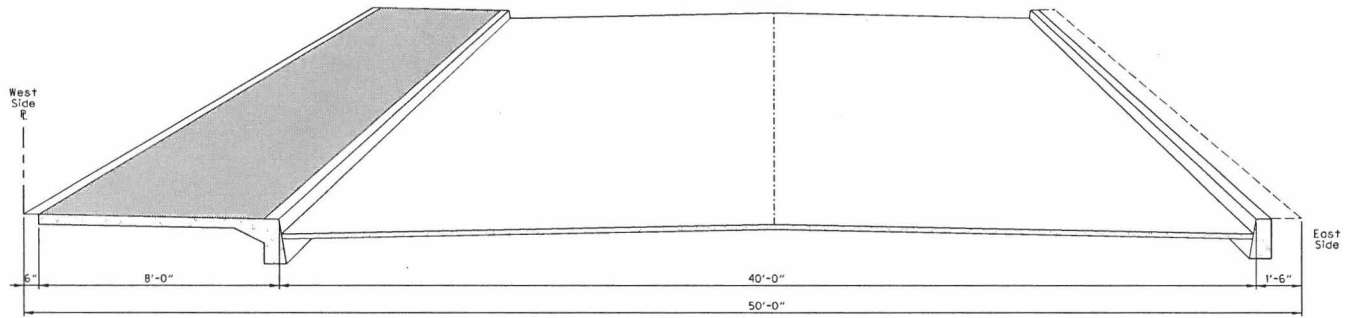
TOTAL NUMBER OF ACCOUNTS: 9
TOTAL PROPERTY ASSESSMENT: \$ 709,393.73

Plot Date: 7/2/2015 4:46:58 PM
 Filenames: S:_LID\Design\100033 - NE 136th Ave at NE Prescott Ct LID\CAD\PRESENTATION DRAWINGS\CROSS SECTIONS\PLAT_SHT_02A-01\PLAT_SHT_02A-01.dgn



Typical Section

N.E. 136th Ave.
 From N.E. Prescott Ct. to North
 Property Line of 4417 N.E. 136th Ave. ①



Typical Section

N.E. 136th Ave.
 From North Property Line of
 4417 N.E. 136th Ave. to North
 Property Line of 4525 N.E. 136th Ave. ②

NO.	DATE	DESCRIPTION	REVISION

DESIGNED BY R. Bennett	DATE APPROVED July 2015
CHECKED BY C. Shearer	DIV. ENGINEER S. Townsend
APPROVED BY J. Joe	



APPROVALS:	
SUPERVISING ENGINEER	REG. PROF. ENGR. NO. 14958PE
CITY ENGINEER	REG. PROF. ENGR. NO. 51538PE

CITY OF PORTLAND
 BUREAU OF TRANSPORTATION
 STEVE NOVICK
 STEVE TOWNSEN, P.E.
 COMMISSIONER
 CITY ENGINEER



N.E. 136th Avenue Phase II LID

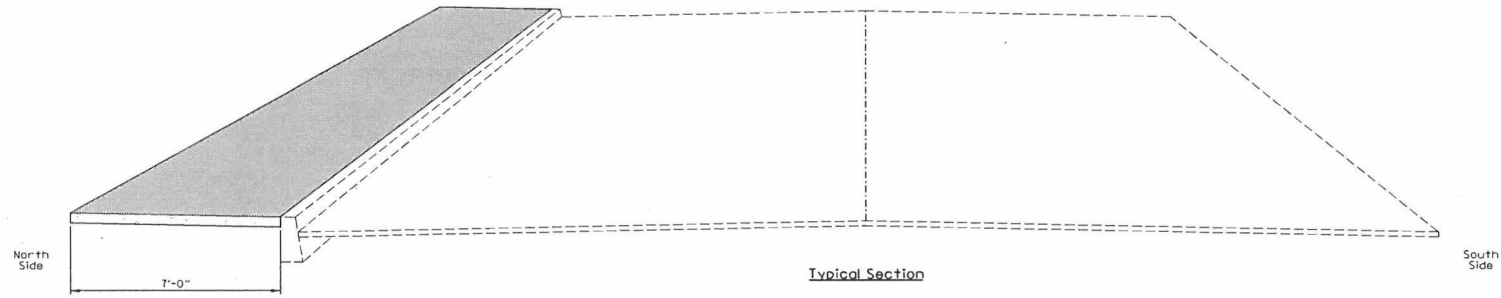
Typical Sections

174 SECTION	2730
PROJECT NO.	700392
SHEET NO.	2A-1

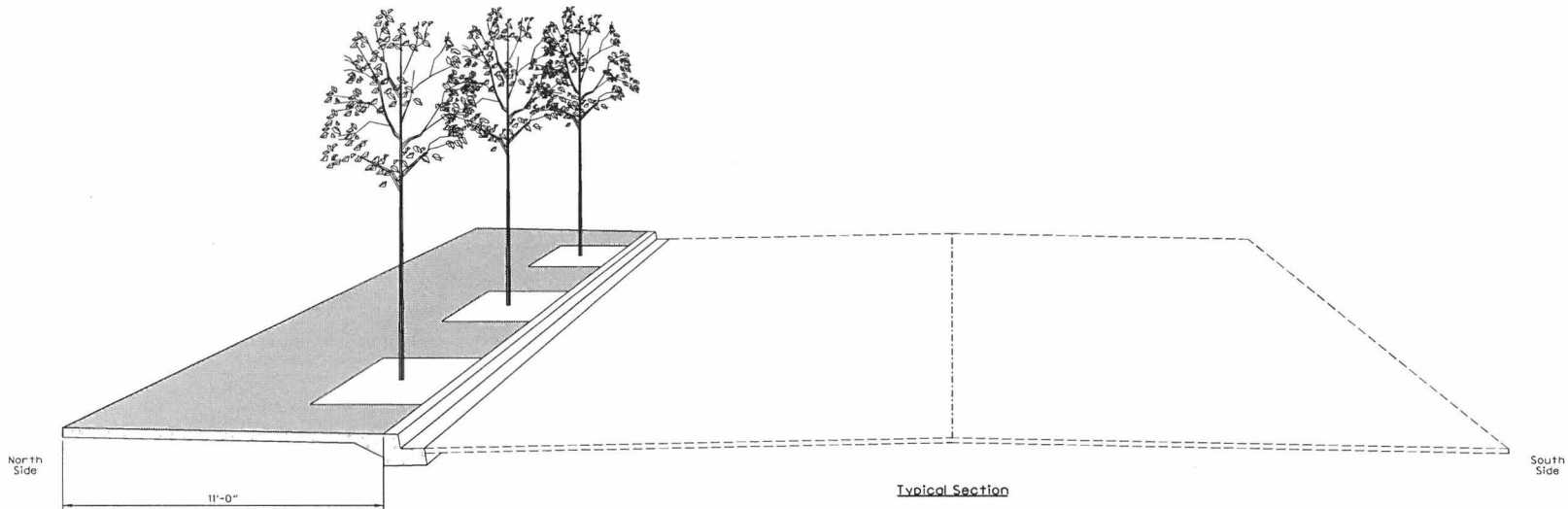
EXHIBIT B

File name: S:_Auto\civ\100033 - NE 136th Ave at NE Prescott Ct - LID\CAD\PRESENTATION DRAWINGS\CROSS SECTIONS\PL01_SHT_02A-02.dgn

Plot Date: 7/2/2015 4:46:59 PM



Typical Section
N.E. Prescott Ct.
West of N.E. 136th Ave. 3



Typical Section
N.E. Prescott Ct.
East of N.E. 136th Ave. 4

NO.	DATE	DESCRIPTION	APPRO.

DESIGNED BY R. Bennett	DATE APPROVED July 2015
CAD BY C. Shearer	DIV. ENGINEER S. Townsford
CHECKED BY J. Joe	



APPROVALS:	
SUPERVISING ENGINEER	REG. PROF. ENGR. NO. 14938PE
CITY ENGINEER	REG. PROF. ENGR. NO. 51538PE

CITY OF PORTLAND
BUREAU OF
TRANSPORTATION

STEVE NOVICK
STEVE TOWNSEND, P.E.

COMMISSIONER
CITY ENGINEER



N.E. 136th Avenue Phase II LID

Typical Sections

SECTION 2730
PROJECT NO. 700382
SHEET NO. 2A-2



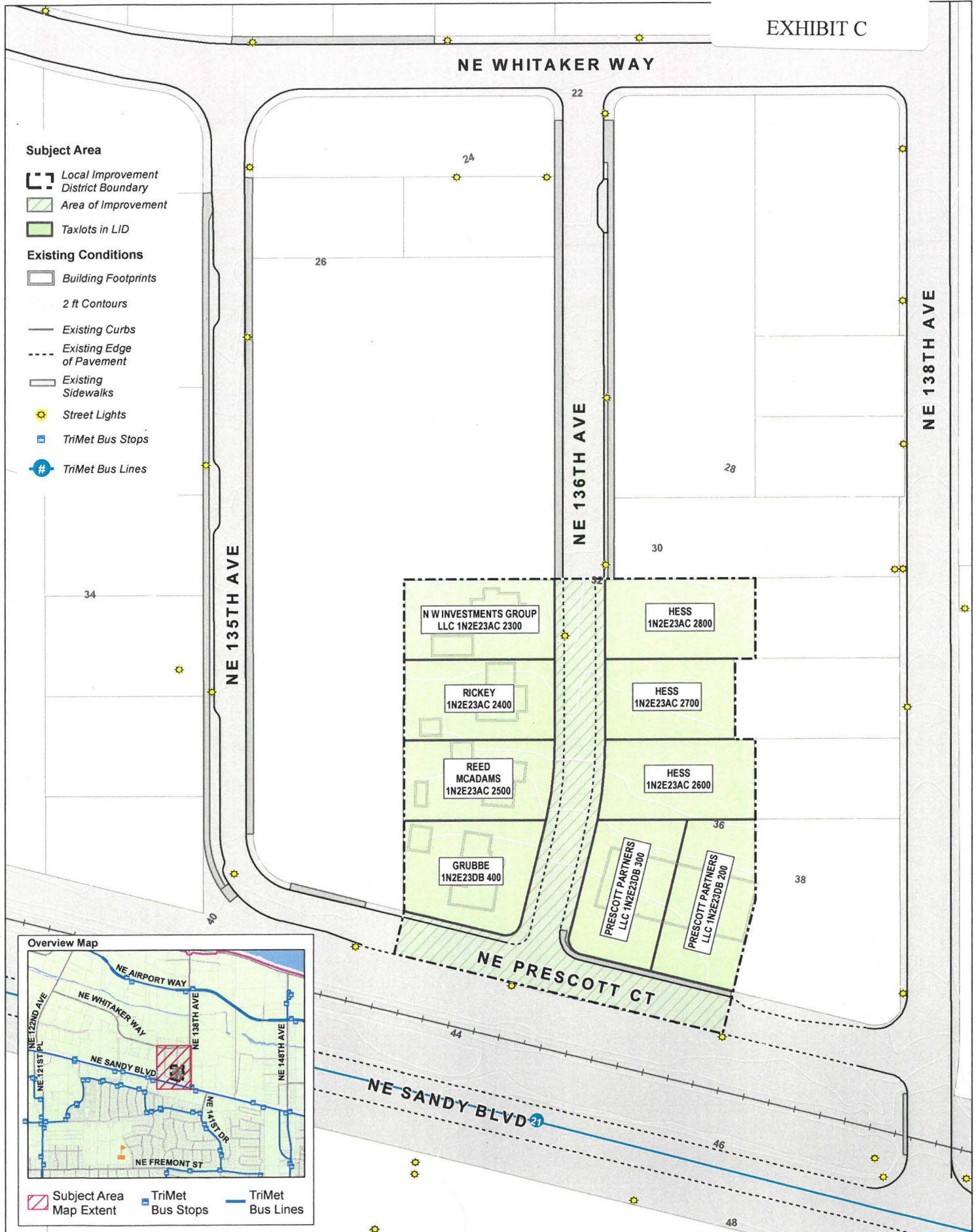
EXHIBIT C

Subject Area

- Local Improvement District Boundary
- Area of Improvement
- Taxlots in LID

Existing Conditions

- Building Footprints
- 2 ft Contours
- Existing Curbs
- Existing Edge of Pavement
- Existing Sidewalks
- Street Lights
- TriMet Bus Stops
- TriMet Bus Lines



Overview Map



- Subject Area
- TriMet Bus Stops
- TriMet Bus Lines
- Map Extent

CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATION

LOCAL IMPROVEMENT DISTRICT ADMINISTRATOR'S PRELIMINARY ESTIMATE
of the various kinds of work performed in the street, stormwater, sidewalk and sanitary sewer improvement of:

NE 136th Avenue Phase II Local Improvement District

Construction

Construction Estimate		
Street	\$301,343.52	
Stormwater	\$53,221.04	
Sanitary Sewer	\$29,100.43	
		\$383,664.99

Engineering

Engineering Estimate		
Design Engineering - Street	\$52,635.85	
Design Engineering - Stormwater	\$9,296.15	
		\$61,932.00
Construction Engineering - Street	\$31,581.34	
Construction Engineering - Stormwater	\$5,577.66	
		\$37,159.00
		\$99,091.00

Project Management

Project Management	\$12,386.32	
		\$12,386.32

Right-of-Way Acquisition

Property Rights	\$28,850.00	
Negotiation	\$11,300.00	
		\$40,150.00

Contingency

Inflation	\$41,765.00	
Scope Change	\$106,143.23	
Right-of-Way Acquisition	\$8,655.00	
		\$156,563.23

Auditor's Costs

LID Construction Fund - Progress Payment Interest	\$13,837.11	
LID Construction Fund - Superintendence	\$3,449.08	
Recording	\$252.00	
		\$17,538.19

Overhead

65.88% on personnel costs	\$81,768.61	
		\$81,768.61

TOTAL PROJECT COSTS

\$791,162.34

Property Owner Share

Estimated LID Assessment	\$709,393.73	
		\$709,393.73

Portland Bureau of Transportation

Absorption of overhead	\$81,768.61	
		\$81,768.61

TOTAL PROJECT FUNDING

\$791,162.34

EXHIBIT E

CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATION

PRELIMINARY ENGINEER'S ESTIMATE FOR THE IMPROVEMENT OF NE 136TH AVENUE NORTH OF NE PRESCOTT COURT

BID ITEMS

NO.	ITEMS OF WORK AND MATERIALS	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1.00	\$14,648.51	\$14,648.51
2	TEMPORARY PROTECTION & DIRECTION OF TRAFFIC	LS	1.00	\$3,662.13	\$3,662.13
3	TEMPORARY SIGNS	SQFT	81.00	\$20.00	\$1,620.00
5	TEMPORARY BARRICADES, TYPE III	EACH	2.00	\$115.00	\$230.00
10	TEMPORARY PLASTIC DRUMS	EACH	14.00	\$52.00	\$728.00
19	FLAGGERS	HOUR	40.00	\$48.50	\$1,940.00
23	EROSION CONTROL	LS	1.00	\$1,831.06	\$1,831.06
29	INLET PROTECTION	EACH	5.00	\$88.00	\$440.00
30	POLLUTION CONTROL PLAN	LS	1.00	\$183.11	\$183.11
43	REMOVAL OF STRUCTURES & OBSTRUCTIONS	LS	1.00	\$3,662.13	\$3,662.13
45	CLEARING AND GRUBBING	LS	1.00	\$4,669.21	\$4,669.21
49	GENERAL EXCAVATION	CUYD	659.00	\$35.00	\$23,065.00
53	12 INCH SUBGRADE STABILIZATION	SQYD	160.00	\$21.90	\$3,504.00
58	SUBGRADE GEOTEXTILE	SQYD	1,600.00	\$1.25	\$2,006.26
72	STORMWATER PLANTERS, LINED	SQFT	360.00	\$38.10	\$13,716.00
76	10 INCH PIPE, PVC AWWA C900, CI 150, BEDDING TYPE: D, COMPLETE	FOOT	90.00	\$95.00	\$8,550.00
96	CONCRETE INLETS, TYPE CG-2	EACH	2.00	\$1,690.00	\$3,380.00
103	CONCRETE INLETS, TYPE METAL	EACH	2.00	\$500.00	\$1,000.00
104	CONCRETE INLETS, TYPE METAL, MODIFIED	EACH	2.00	\$550.00	\$1,100.00
107	CONCRETE INLETS, TYPE BEEHIVE	EACH	2.00	\$1,310.00	\$2,620.00
111	ADJUSTING BOXES	EACH	1.00	\$217.00	\$217.00
112	CONNECTION TO EXISTING STRUCTURES	EACH	2.00	\$841.00	\$1,682.00
115	MINOR ADJUSTMENT OF MANHOLES	EACH	3.00	\$642.00	\$1,926.00
139	COLD PLANE PAVEMENT REMOVAL, 2 INCH DEEP	SQYD	697.00	\$3.42	\$2,383.74
146	AGGREGATE BASE, 8 INCH THICK	SQYD	1,600.00	\$12.30	\$19,680.00
149	LEVEL 3, 1/2 INCH DENSE, MWMAC MIXTURE	TON	548.00	\$89.50	\$49,046.00
163	CONCRETE CURBS, STANDARD CURB	FOOT	360.00	\$25.50	\$9,180.00
167	CONCRETE DRIVEWAYS	SQFT	984.00	\$8.40	\$8,265.60
169	CONCRETE WALKS	SQFT	868.00	\$6.00	\$5,208.00
170	MONOLITHIC CURB AND SIDEWALKS	SQFT	1,896.00	\$9.80	\$18,580.80
250	LAWN SEEDING	SQYD	160.00	\$4.00	\$640.00
251	TOPSOIL	CUYD	55.00	\$43.60	\$2,398.00
ADD	SANITARY SEWER LATERALS	EACH	6.00	\$2,443.33	\$14,659.98
	* Unit Price Shown is on Pound, Each, or Foot Basis as Applicable				

TOTAL BID ITEMS

\$226,422.53

ANTICIPATED ITEMS

NO.	ITEMS OF WORK AND MATERIALS	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
2	RELOCATE WATER FACILITIES - FIRE HYDRANT	EACH	1.00	\$20,000.00	\$20,000.00
3	RELOCATE WATER FACILITIES - METER	EACH	4.00	\$6,000.00	\$24,000.00
7	STORMWATER PLANTINGS AND PLANT ESTABLISHMENT	SQFT	360.00	\$15.00	\$5,400.00
9	DECIDUOUS TREES, 2-1/2 INCH CALIPER	EACH	14.00	\$1,300.00	\$18,200.00
14	BOLI FEE PAYMENT	LS	1.00	\$250.00	\$250.00
15	CONTRACT CONTINGENCY (REQUIREMENT TO ACCEPT BIDS UP TO 10% OVER ES	LS	1.00	\$21,176.26	\$21,176.26

TOTAL ANTICIPATED ITEMS

\$89,026.26

SCHEDULE SUMMARY

BID ITEMS		\$226,422.53
CONSTRUCTION CONTINGENCY	5% of Bid Items*	\$10,588.00
SUBTOTAL		\$237,010.53
ANTICIPATED ITEMS		\$89,026.26

EXHIBIT E

NO.	ITEMS OF WORK AND MATERIALS	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL AMOUNT
TOTAL CONSTRUCTION					\$326,036.79
	PROJECT MANAGEMENT		5% of Bid Items		\$10,588.13
	DESIGN ENGINEERING		25% of Bid Items		\$52,941.00
	CONSTRUCTION MANAGEMENT		15% of Bid Items		\$31,764.00
	SUBTOTAL				<u>\$95,293.13</u>
	PROJECT ENGINEERING & MANAGEMENT OVERHEAD		73.35% of PM, Eng, and CM		<u>\$69,897.51</u>
TOTAL PROJECT ENGINEERING & MANAGEMENT					\$165,190.64
	RIGHT-OF-WAY LAND, IMPROVEMENTS, AND DAMAGES				\$4,420.00
	RIGHT-OF-WAY APPRAISAL, TITLE INSURANCE, AND NEGOTIATION				\$5,650.00
	RIGHT-OF-WAY CONTINGENCY		of Land, Improve, and 30% Damages		<u>\$1,326.00</u>
TOTAL PROJECT RIGHT-OF-WAY					\$11,396.00
	INFLATION RATE ON CONTRACT	Years	Inflation		
	INFLATION RATE ON PERSONNEL	2	4.5% of Construction		\$28,654.00
	ESTIMATE CONTINGENCY FOR UNDEFINED OR CHANGE IN SCOPE	2	2.0% of Eng & Mgmt		\$6,674.00
			20% of Const, Eng & Mgmt, and Inflation		<u>\$87,719.13</u>
TOTAL PROJECT CONTINGENCY					\$123,047.13
TOTAL PROJECT ESTIMATE					\$625,670.55

EXHIBIT F

CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATION

PRELIMINARY ENGINEER'S ESTIMATE FOR THE IMPROVEMENT OF NE PRESCOTT COURT EAST AND WEST OF NE 136TH AVENUE

BID ITEMS

NO.	ITEMS OF WORK AND MATERIALS	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1.00	\$2,487.77	\$2,487.77
2	TEMPORARY PROTECTION & DIRECTION OF TRAFFIC	LS	1.00	\$621.94	\$621.94
23	EROSION CONTROL	LS	1.00	\$310.98	\$310.98
30	POLLUTION CONTROL PLAN	LS	1.00	\$31.09	\$31.09
43	REMOVAL OF STRUCTURES & OBSTRUCTIONS	LS	1.00	\$621.94	\$621.94
45	CLEARING AND GRUBBING	LS	1.00	\$792.98	\$792.98
49	GENERAL EXCAVATION	CUYD	52.00	\$35.00	\$1,820.00
72	STORMWATER PLANTERS, LINED	SQFT	18.00	\$38.10	\$685.80
139	COLD PLANE PAVEMENT REMOVAL, 2 INCH DEEP	SQYD	717.00	\$3.42	\$2,452.14
149	LEVEL 3, 1/2 INCH DENSE, MWMAC MIXTURE	TON	84.00	\$89.50	\$7,518.00
167	CONCRETE DRIVEWAYS	SQFT	552.00	\$8.40	\$4,636.80
169	CONCRETE WALKS	SQFT	2,084.00	\$6.00	\$12,504.00
250	LAWN SEEDING	SQYD	54.00	\$4.00	\$216.00
251	TOPSOIL	CUYD	29.00	\$43.60	\$1,264.40

* Unit Price Shown is on Pound, Each, or Foot Basis as Applicable

TOTAL BID ITEMS \$35,963.84

ANTICIPATED ITEMS

NO.	ITEMS OF WORK AND MATERIALS	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	RIGHT OF WAY MONUMENTATION	LS	1.00	\$3,000.00	\$3,000.00
7	STORMWATER PLANTINGS AND PLANT ESTABLISHMENT	SQFT	18.00	\$15.00	\$270.00
9	DECIDUOUS TREES, 2-1/2 INCH CALIPER	EACH	10.00	\$1,300.00	\$13,000.00
15	CONTRACT CONTINGENCY (REQUIREMENT TO ACCEPT BIDS UP TO 10% OVER ESTIMATE)	LS	1.00	\$3,596.38	\$3,596.38

TOTAL ANTICIPATED ITEMS \$19,866.38

SCHEDULE SUMMARY

BID ITEMS				\$35,963.84
CONSTRUCTION CONTINGENCY			5% of Bid Items*	\$1,798.00
SUBTOTAL				\$37,761.84
ANTICIPATED ITEMS				\$19,866.38
TOTAL CONSTRUCTION				\$57,628.22
PROJECT MANAGEMENT			5% of Bid Items	\$1,798.19
DESIGN ENGINEERING			25% of Bid Items	\$8,991.00
CONSTRUCTION MANAGEMENT			15% of Bid Items	\$5,395.00
SUBTOTAL				\$16,184.19
PROJECT ENGINEERING & MANAGEMENT OVERHEAD			73.35% of PM, Eng, and CM	\$11,871.10
TOTAL PROJECT ENGINEERING & MANAGEMENT				\$28,055.30
RIGHT-OF-WAY LAND, IMPROVEMENTS, AND DAMAGES				\$24,430.00
RIGHT-OF-WAY APPRAISAL, TITLE INSURANCE, AND NEGOTIATION				\$5,650.00
RIGHT-OF-WAY CONTINGENCY			30% of Land, Improve, and Damages	\$7,329.00
TOTAL PROJECT RIGHT-OF-WAY				\$37,409.00
INFLATION RATE ON CONTRACT	Years	Inflation		\$5,304.00
INFLATION RATE ON PERSONNEL	2	4.5% of Construction		\$1,133.00
ESTIMATE CONTINGENCY FOR UNDEFINED OR CHANGE IN SCOPE	2	2.0% of Eng & Mgmt		\$18,424.10
TOTAL PROJECT CONTINGENCY			20% of Const, Eng & Mgmt, and Inflation	\$24,861.10
TOTAL PROJECT ESTIMATE				\$147,953.62

NE 136th Avenue Phase II Local Improvement District
Prepared by the Local Improvement District Administrator on 6/30/15

STATE ID	RNO ID	PROPERTY ID	PROPERTY OWNER	SITE ADDRESS	Square Footage		% LID	Estimate	\$/ASF	RMV	Ratio	Delinquent Amounts	Pending Lien #	Notes	
					Total	Assessable									
Waivered Properties															
1N2E23DB	200	R700700430	R253962	PRESCOTT PARTNERS LLC	W/13644 NE PRESCOTT CT	13,298	13,298	12.1%	\$86,126.46	\$6.48	\$85,790	1.0	\$0.00	157254	W
1N2E23DB	300	R700700450	R253963	PRESCOTT PARTNERS LLC	13644 NE PRESCOTT CT	12,494	12,494	11.4%	\$80,919.24	\$6.48	\$690,810	8.5	\$0.00	157255	W
Government Properties															
None.															
Nonwaivered Properties															
1N2E23DB	400	R700700470	R253964	GRUBBE, BARBARA	4417 NE 136TH AVE	13,335	13,335	12.2%	\$86,366.10	\$6.48	\$191,340	2.2	\$0.00	157256	S
1N2E23AC	2600	R700700410	R253961	HESS, OSKAR TR	E/4435 NE 136TH AVE	12,198	12,198	11.1%	\$79,002.15	\$6.48	\$97,290	1.2	\$0.00	157253	S
1N2E23AC	2700	R700700390	R253960	HESS, OSKAR TR (OSKAR HESS LIVING	E/4515 NE 136TH AVE	10,398	10,398	9.5%	\$67,344.19	\$6.48	\$82,250	1.2	\$0.00	157252	S
1N2E23AC	2800	R700700370	R253959	HESS, OSKAR TR (OSKAR HESS LIVING	E/4525 NE 136TH AVE	11,997	11,997	11.0%	\$77,700.35	\$6.48	\$94,990	1.2	\$0.00	157251	S
1N2E23AC	2300	R700700530	R253968	N W INVESTMENTS GROUP LLC	4525 NE 136TH AVE	12,011	12,011	11.0%	\$77,791.02	\$6.48	\$183,230	2.4	\$0.00	157259	S
1N2E23AC	2500	R700700490	R253965	REED, TREVOR S & MCADAMS, KEVIN D	4435 NE 136TH AVE	11,787	11,787	10.8%	\$76,340.25	\$6.48	\$187,710	2.5	\$0.00	157257	S
1N2E23AC	2400	R700700510	R253966	RICKEY, BRUCE R	4515 NE 136TH AVE	12,013	12,013	11.0%	\$77,803.97	\$6.48	\$187,730	2.4	\$0.00	157258	S
Notes: S - Sanitary sewer lateral proposed for this property. W - Waiver of remonstrance for this property.															
TOTAL:						109,531	109,531	100.0%	\$709,393.73	\$6.48	\$1,801,140	2.5	\$0.00		
2				Waivered Properties		25,792	25,792	23.5%	\$167,045.70	\$6.48	\$776,600	4.6	\$0.00		
0				Government Properties		0	0	0.0%	\$0.00	\$0.00	\$0	n.m.	\$0.00		
7				Nonwaivered Properties		83,739	83,739	76.5%	\$542,348.03	\$6.48	\$1,024,540	1.9	\$0.00		
9				Total		109,531	109,531	100.0%	\$709,393.73	\$6.48	\$1,801,140	2.5	\$0.00		

PBOT

PORTLAND BUREAU OF TRANSPORTATION

1120 SW Fifth Avenue, Suite 800 Portland, OR 97204 503.823.5185
Fax 503.823.7576 TTY 503.823.6868 www.portlandoregon.gov/transportation

Steve Novick Commissioner Leah Treat Director

July 15, 2015

SUMMARY OF REMONSTRANCES AND FINDINGS TO COUNCIL

Create a local improvement district to construct street, sidewalk, stormwater and sanitary sewer improvements north of NE Prescott Ct in the NE 136th Ave Phase II Local Improvement District (Hearing; Ordinance; C-10050)

I. SUMMARY

No written remonstrance representing any of the owners of the 9 properties in the NE 136th Avenue Phase II Local Improvement District was received by the filing deadline registering objections to formation of the local improvement district. Total remonstrances represent 0% of the total area of properties included in the local improvement district and 0% of the estimated assessment within the local improvement district.

II. RECOMMENDATION

It is the recommendation of the Local Improvement District Administrator that the City Council overrule any and all remonstrances and form the NE 136th Avenue Phase II Local Improvement District.

Respectfully submitted,



Andrew H. Aebi
Local Improvement District Administrator



The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.

ORDINANCE No.

Create a local improvement district to construct street, sidewalk, stormwater and sanitary sewer improvements north of NE Prescott Ct in the NE 136th Ave Phase II Local Improvement District (Hearing; Ordinance; C-10050)

The City of Portland ordains:

Section 1. The Council finds:

1. The Council adopted Resolution No. 37129 on June 10, 2015, declaring its intent to initiate local improvement district formation proceedings and establishing the name of the local improvement district as the NE 136th Avenue Phase II Local Improvement District. In the event of any finding or any directive within this Ordinance conflicting with Resolution No. 37129 involving this local improvement district, the finding or directive within this Ordinance shall prevail.
2. The record related to the adoption of Resolution No. 37129 is incorporated into the record of this Ordinance except that no part of the record of Resolution No. 37129 shall be considered a remonstrance for purposes of Section 17.08.070 of City Code nor for purposes of Section 9-403 of the City Charter.
3. The City Auditor mailed notice of the July 22, 2015 local improvement district formation hearing on June 29, 2015 to the owners of the benefited properties within the proposed NE 136th Avenue Phase II Local Improvement District. The property owners were notified of the time and location of the hearing conducted by Council, the total estimated project costs, the right and manner to object to the formation of the NE 136th Avenue Phase II Local Improvement District, the deadline and procedure for filing a remonstrance against the formation of the NE 136th Avenue Phase II Local Improvement District, and the amount of the estimated future assessment on benefited properties as set forth in Exhibit A (attached to the original only). The deadline to submit a written remonstrance was at 5:00 PM on July 15, 2015.
4. Notices of the local improvement district formation hearing were posted within the NE 136th Avenue Phase II Local Improvement District on July 2, 2015.
5. The Local Improvement District Administrator published notice of the July 22, 2015 local improvement district formation hearing in the Daily Journal of Commerce on July 6 and July 8, 2015.

6. The street improvements will be constructed on NE 136th Avenue from the north right-of-way line of NE Prescott Court to the north property line of 4525 NE 136th Avenue plus any transition work on abutting street segments, intersections, and/or adjacent properties determined to be necessary by the City Engineer, including but not limited to a grind and overlay of existing pavement on NE Prescott Court from the west property line of the NE Prescott Court frontage of 4417 NE 136th Avenue to the east property line of the easternmost of two taxlots of 13644 NE Prescott Court.
7. Sanitary sewer improvements will be added to the scope of the project subsequent to the passage of Resolution No. 37129 pending Council passage of this Ordinance and will consist of new sanitary sewer laterals to be constructed and extended to the right-of-way line / property line location as of the date of the passage of this Ordinance to serve:
 - a. The 4417 NE 136th Avenue property with State ID #1N2E23DB 400; and
 - b. The 4435 NE 136th Avenue property with State ID #1N2E23AC 2500; and
 - c. The 4515 NE 136th Avenue property with State ID #1N2E23AC 2400; and
 - d. The vacant property east of 4435 NE 136th Avenue with State ID #1N2E23AC 2600; and
 - e. The vacant property east of 4515 NE 136th Avenue with State ID #1N2E23AC 2700; and
 - f. The vacant property east of 4525 NE 136th Avenue with State ID #1N2E23AC 2800.
8. Sidewalk improvements will be constructed along:
 - a. The west side of NE 136th Avenue from the north right-of-way line of NE Prescott Court to the north property line of 4525 NE 136th Avenue; and
 - b. The north side of NE Prescott Court from the east property line of NE Prescott Court frontage of 4417 NE 136th Avenue to the east property line of the easternmost of two taxlots of 13644 NE Prescott Court; and
 - c. The east side of NE 136th Avenue abutting the property with State ID #1N2E23DB 300.
9. Street trees will be planted abutting the properties with State IDs #1N2E23DB 200 and #1N2E23DB 300.

10. The general character and scope of the improvement is to remove the existing dirt, gravel and/or hard surface; grade the street to its proper subgrade; construct an asphaltic concrete street with an aggregate base; construct stormwater drainage facilities with water quality treatment facilities; construct curbs on both sides of NE 136th Avenue; construct sidewalk per Finding No. 8 of this Ordinance; plant street trees per Finding No. 9 of this Ordinance; and construct transition improvements on NE Prescott Court consisting of grind and inlay of existing pavement as shown in Exhibit B.
11. Widths, alignments and lengths of the project may be modified during the preparation of plans and specifications by the City Engineer.
12. The boundaries of the NE 136th Avenue Phase II Local Improvement District shall include the properties as shown in Exhibit C.
13. The Local Improvement District Administrator's estimated cost of designing, constructing and financing the improvements is \$791,162.34 as shown in Exhibit D. The Local Improvement District Administrator's estimate is based on the Engineer's Estimate as contained in Exhibit E for NE 136th Avenue and Exhibit F for NE Prescott Court. The Local Improvement District Administrator's level of confidence in the cost estimate for this project as of the filing date of this Ordinance is "Low" per Exhibit A of Resolution No. 36430 adopted by Council on July 26, 2006 given that project specifications are preliminary. The estimated amount of the future assessment for the NE 136th Avenue Phase II Local Improvement District is \$709,393.73. The Portland Bureau of Transportation will contribute overhead costs currently estimated at \$81,768.61.
14. The Local Improvement District Administrator has analyzed the financial feasibility of the NE 136th Avenue Phase II Local Improvement District and has made a finding that the collective bonding capacity of benefiting properties is sufficient so as to minimize the City of Portland's financial risk associated with this project.
15. The remonstrance level is evaluated in Exhibit G. Council retains jurisdiction over the formation of the NE 136th Avenue Phase II Local Improvement District because the total remonstrance level is less than the 60% threshold established by Section 9-403 of the City Charter. Council may overrule any and all remonstrances filed by owners of properties identified under Finding No. 7 of this Ordinance under Section 9-501 of the City Charter.
16. The parcels of land within the NE 136th Avenue Phase II Local Improvement District will receive special benefit from the project in the amounts set forth in Exhibits A and G.
17. The Council has considered the remonstrances made by owners of properties to be benefited by the NE 136th Avenue Phase II Local Improvement District project, and adopts the summary of remonstrances and findings as set forth in Exhibit H.

18. Assessments for local improvement districts are not subject to the property tax limitation established by Article XI, Section 11b of the Oregon Constitution.
19. Pursuant to City Code, assessment for the NE 136th Avenue Phase II Local Improvement District will be imposed by a separate and subsequent ordinance.

NOW, THEREFORE, the Council directs:

- a. The NE 136th Avenue Phase II Local Improvement District (LID) is hereby created as shown in Exhibit C and the NE 136th Avenue Phase II Local Improvement District includes the properties to be benefited in the amounts identified in Exhibits A and G.
- b. The properties owners' estimated share of costs is as shown in Exhibit F. Costs for any necessary utility relocation shall be allocated per Subsection 17.16.100 of City Code as well as per the Final Procedures for Allocation of Utility Relocation Costs adopted on June 5, 2002.
- c. The properties shall be assessed on a square footage basis.
- d. The City Engineer shall prepare plans and specifications for the improvement.
- e. The City Engineer shall arrange for construction of the local improvement project.
- f. Procurement Services within the Bureau of Internal Business Services shall advertise for bids, prepare a contract, and award the contract through a competitive bid process. The improvements may be constructed in whole or in part by the City of Portland, or the City of Portland may seek bids for any portion of the NE 136th Avenue Phase II Local Improvement District project. The manner in which the improvements are constructed is at the sole discretion of the City Engineer.
- g. The City Auditor shall obtain interim financing to pay for NE 136th Avenue Phase II Local Improvement District project costs prior to bonding.
- h. The Bureau of Transportation is authorized to incur expenditures for this project per Finding No. 11 and Exhibit D, and the City Auditor is authorized to reimburse such expenditures from the Local Improvement District Fund.
- i. The requirement to connect to a new sanitary sewer lateral constructed by the NE 136th Avenue Phase II LID within three (3) years per Section 17.33.030 of City Code is hereby waived subject to the limitations of Directive 'k' of this Ordinance.
- j. The requirement to connect to a new sanitary sewer lateral constructed by this LID within five (5) years per Section 17.33.070 of City Code is hereby waived subject to the limitations of Directive 'k' of this Ordinance.

- k. Directives 'i' and 'j' of this Ordinance shall no longer apply for a property receiving a new sanitary sewer lateral per Finding No. 7 of this Ordinance if any of all of the following criteria apply:
- i. The Chief Engineer of the Bureau of Environmental Services determines that such a connection is required to protect public health and safety per Section 17.33.005.B of City Code; or
 - ii. A new application for a permit is approved per Section 24.10.070 of City Code; or
 - iii. There is a failure of the onsite sewage disposal system as determined by the Chief Engineer of the Bureau of Environmental Services.

Passed by the Council,

Commissioner Steve Novick
Prepared by: Andrew Aebi:slg
Date Prepared: June 30, 2015

Mary Hull Caballero
Auditor of the City of Portland
By

Deputy

Agenda No. **ORDINANCE NO.**

Title

Create a local improvement district to construct street, sidewalk, stormwater and sanitary sewer improvements north of NE Prescott Ct in the NE 136th Ave Phase II Local Improvement District (Hearing; Ordinance; C-10050)

<p>INTRODUCED BY Commissioner/Auditor: COMMISSIONER STEVE NOVICK</p>	<p>CLERK USE: DATE FILED <u>JUL 17 2015</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety – Novick <i>AN</i></p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Transportation Policy, Planning and Projects Manager: Art Pearce Director: <i>[Signature]</i></p> <p>Prepared by: Andrew Aebi:sg Date Prepared: June 30, 2015 Supervisor: <i>[Signature]</i></p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter</p> <p>Council Meeting Date July 22, 2015</p>	
<p>ACTION TAKEN:</p> <p><i>ANP 1/16/15</i> JUL 22 2015 CONTINUED TO SEP 09 2015... 9:30 A.M.</p> <p>SEP 09 2015 FAILED TO PASS</p>	

AGENDA

TIME CERTAIN
Start time: _____
Total amount of time needed: _____
(for presentation, testimony and discussion)

CONSENT

REGULAR
Total amount of time needed: **5 MIN**
(for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz	✓
2. Fish	2. Fish	✓
3. Saltzman	3. Saltzman	✓
4. Novick	4. Novick	✓
Hales	Hales	✓