

RESOLUTION NO. 2900
REIMBURSEMENT DISTRICT FORMATION RESOLUTION

WHEREAS, the City of Pendleton Ordinance 3974 establishes a process for the formation of reimbursement districts; and

WHEREAS, the City Council has received application from Public Works and Community Development Departments to form a Reimbursement District for improvements related to workforce housing infrastructure: as depicted in Exhibit "A" attached hereto and by this reference incorporated herein, all being in the County of Umatilla, State of Oregon; and

WHEREAS, the applicant desires to recover costs for planning and construction of roadway, water, sewer, and storm infrastructure to facilitate new residential real estate development in an undeveloped and unimproved area; and

WHEREAS, the City Council has directed the Community Development Director, with the assistance of the Public Works Director, to create a Report detailing the location, planning, estimated costs and methodology for distribution of the cost among the area within the district;

WHEREAS, Developer(s) complete the tentative subdivision plat approval process and entered into a development agreement, including the Improvement Plan, with City Council for financial commitment and investment by both parties; and

WHEREAS, notice of public hearing has been provided to the public and affected property owners; and

WHEREAS, the City Council has reviewed the application, Directors' Report and input from the public.

NOW, THEREFORE, CITY OF PENDLETON DOES HEREBY RESOLVE:

SECTION 1. The Public Works and Community Development Directors' Report is hereby adopted and approved and is attached as Exhibit A.

SECTION 2. The City Council approves the recommendations of the Directors' Report and declares that a Reimbursement District is hereby created to be known as East End Reimbursement District, embracing the property benefitted by and to be assessed for the payment of such improvements, which reimbursement district shall include all lots laying and being within the district described above.

SECTION 3. Upon Developer(s) completed tentative subdivision plat approval, and has entered into a development agreement, including an Improvement Plan, with the City Council for financial commitment and investment by both parties, said development agreement will include, at a minimum, required timelines for construction milestones and required financial milestones

SECTION 4. Upon receipt from the Applicant of the final costs and proposed assignment of costs to each benefitting property, the Community Development Director shall prepare and submit to Council a proposed Final Reimbursement Resolution. Notice of Council action of the Final Reimbursement Resolution shall be provided to the property owners within the District.

PASSED by the vote of the Council Members present and approved by the Mayor this 16th day of May, 2023.

APPROVED: _____
John H. Turner, Mayor

ATTEST: _____
Sheri R. Allen, City Recorder

APPROVED AS TO FORM: _____
Nancy Kerns, City Attorney

LEGAL DESCRIPTION APPROVED: _____
Tim Simons, PE, PLS