

AN ORDINANCE DIVIDING AND REAPPORTIONING THE ASSESSMENT MADE TO  
Tax Lot 1601 WASHINGTON COUNTY ASSESSOR'S MAP  
2S1 32C WITHIN The Cedar Creek Sewer Local  
Improvement District  
AND DECLARING AN EMERGENCY

THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

SECTION 1. The Council of the City of Sherwood finds that an application has been duly filed with the City Recorder for a division and reapportionment of the assessments levied upon a parcel of contiguous land as provided by Section 12A of Ordinance 738 of the City of Sherwood; that the City Recorder mailed notice to the owners and parties having an interest in such property that the City Council would consider such reapportionment at its regular meeting held January 12, 1983; that the City Administrator has made a report and recommendation to the Council for the apportionment 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 the Council having heard and considered the matter, hereby adopts the facts and findings contained in the report of the City Administrator, and further finds that said reapportionment of assessment liens will not impair the security of the City of Sherwood for the collection of the assessments upon said property.

SECTION 2. The assessment for Tax Lot 1601  
Washington County Assessors Map 2S1 32C  
within the Cedar Creek Sewer Local Improvement District  
is hereby reapportioned as described in the report of the City Administrator which is hereby adopted by reference and made a part of this ordinance; and the Docket of City Liens is hereby amended to conform with this reapportionment.

SECTION 3. Inasmuch as it is necessary for the peace, health and safety of the people of the City of Sherwood that this ordinance take effect immediately in order that the lawful sale and transfer of property may proceed, an emergency is hereby declared to exist, and this ordinance shall be effective upon its passage by the Council and approval by the Mayor.

Passed by unanimous vote of the City Council this 12<sup>th</sup> day of January 1983.

Polly Blankenbaker  
City Recorder

Approved by the Mayor this 13<sup>th</sup> day of January 1983

CITY ADMINISTRATOR'S REPORT

January 4, 1983

SUBJECT: Request for Division and Reapportionment of  
Assessment Lien  
APPLICANT: CGO Enterprises, Inc.  
LOCATION: Lots 1-52 Gregory Park Estates, a Washington  
County Subdivision (formerly Tax Lot 2S1 32C (1601))

FINDINGS

1. On December 23, 1982 Charles Ortiz, President of CGO Enterprises Inc. owner of the subject parcel, made application to separate the sanitary sewer assessment levied against said parcel. (see attached)
2. The applicant requests that the assessment on the subject parcel be reapportioned in equal amounts against lots 1-52, Gregory Park Estates, a Washington County Subdivision.
3. The owner has been notified that he may appear at the January 12, 1983 meeting of the City Council to comment on this matter.
4. The property involved consists of a 52 lot subdivision known as Gregory Park Estates platted after the placement of liens on the unsubdivided parcel.
5. Said subdivision was reviewed and approved by the City and lots therein conform to the requirements of the Sherwood Community Development Code for buildable lots.
6. All parcels front on a public street.
7. Equal reapportionments to the 52 lots is justified since the lots are of comparable size, and therefore, no impairment to the security of the City or holders of Bancroft Bonds will result. Reapportioned assessments would be paid as each lot is sold.

RECOMMENDATION

Based on the above findings, I recommend that the City Council reapportion the assessments on Tax Lot 2S1 32C : 1601 as follows:

REAPPORTIONED TO:

REAPPORTIONED ASSESSMENTS

Lot 1		\$ 398.53
Lots 2 - 52		398.34 each
Gregory Park Estates		
a Washington County Subdivision	Total	<hr/> \$ 20,713.87

The above reapportionment would be modified by any payment made or interest accrued.

Recommended Fee for Processing Reapportionment Request:

I recommend that a processing fee be charged for reapportionment requests of \$5.00 per segregated parcel to help defray the costs associated with preparation and adoption of findings and the implementing ordinance.

A fee for the current request of \$260.00 is recommended as a condition of approval. On future requests, the fee would be filed along with the request for reapportionment.